



Stubton Neighbourhood Plan



2014 TO 2026

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1 Background and context

Neighbourhood Plans

A new planning initiative embedded in the Localism Act (2011), gives Parish Councils the opportunity to engage with their local communities and prepare a Neighbourhood Plan which will help to shape future development in their areas. Once adopted, these plans will become part of the strategic development plan produced by local district councils and therefore, carry full legal weight in the determination of future planning applications.

Neighbourhood Plans do not take effect unless they receive more than 50% of the votes cast in a community referendum. Plans must also meet a number of conditions before they can be put to a community referendum and legally come into force. These conditions are to ensure plans are compliant and take account of wider policy considerations.

The conditions are:

- 1 they must have regard for national planning policy.
- 2 they must be in general conformity with strategic policies in the development plan for the local area (i.e. such as in a core strategy).
- 3 they must be compatible with EU obligations and human rights requirements.

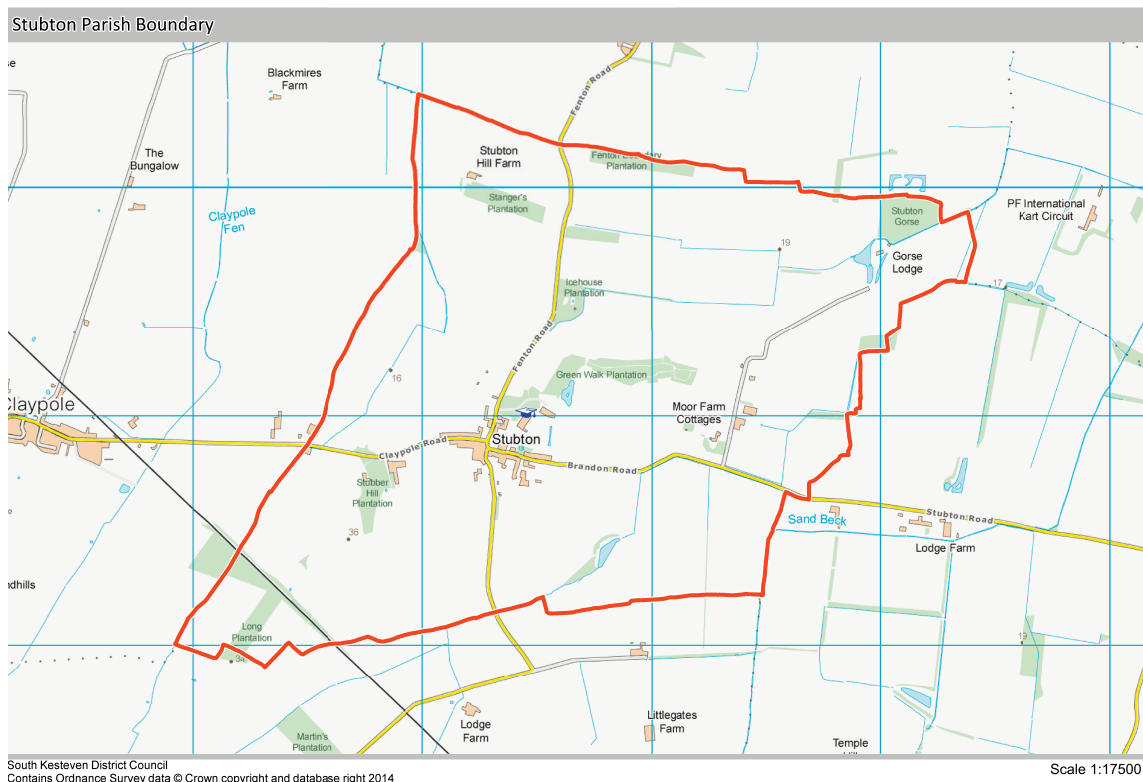
An independent qualified person must check that a Neighbourhood Plan appropriately meets these conditions before it can be voted on in a local community referendum. This is to make sure that referenda only take place when proposals are workable and fully compliant.

A Neighbourhood Plan for Stubton

With an increased number of planning applications being submitted, allied to the potential for change within the village and surrounding landscape, the Parish Council took the decision that it would be timely to consider a Neighbourhood Plan for Stubton. The plan would give parishioners an opportunity to help formulate policies on the type, scale and design of any new development and help determine what would be acceptable and appropriate in their environment. It would set out how they would like to see the village develop over the next ten to

fifteen years. It would ensure that local people would have a stronger influence over the way change and development takes place in their area and help to protect and possibly enhance the features they most value.

In November 2012, Stubton Parish Council approached South Kesteven District Council (SKDC) with a proposal to produce their own plan and this was confirmed by Karen Sinclair, then Planning Policy Manager on 15 February 2013. The area to be covered by the NP is delineated by the parish boundaries shown on the map below.



Professional Support

Professional expertise is essential to ensure that the process is carried with the necessary rigour to meet the national objectives. An application for funding was made to 'Locality' part of the Community Development Foundation which supports communities in their neighbourhood planning programmes. The application was successful and a grant of £6,950.00 was offered on 10th June 2013. The major part of the grant will be used to pay for professional support in preparing the Neighbourhood Plan.

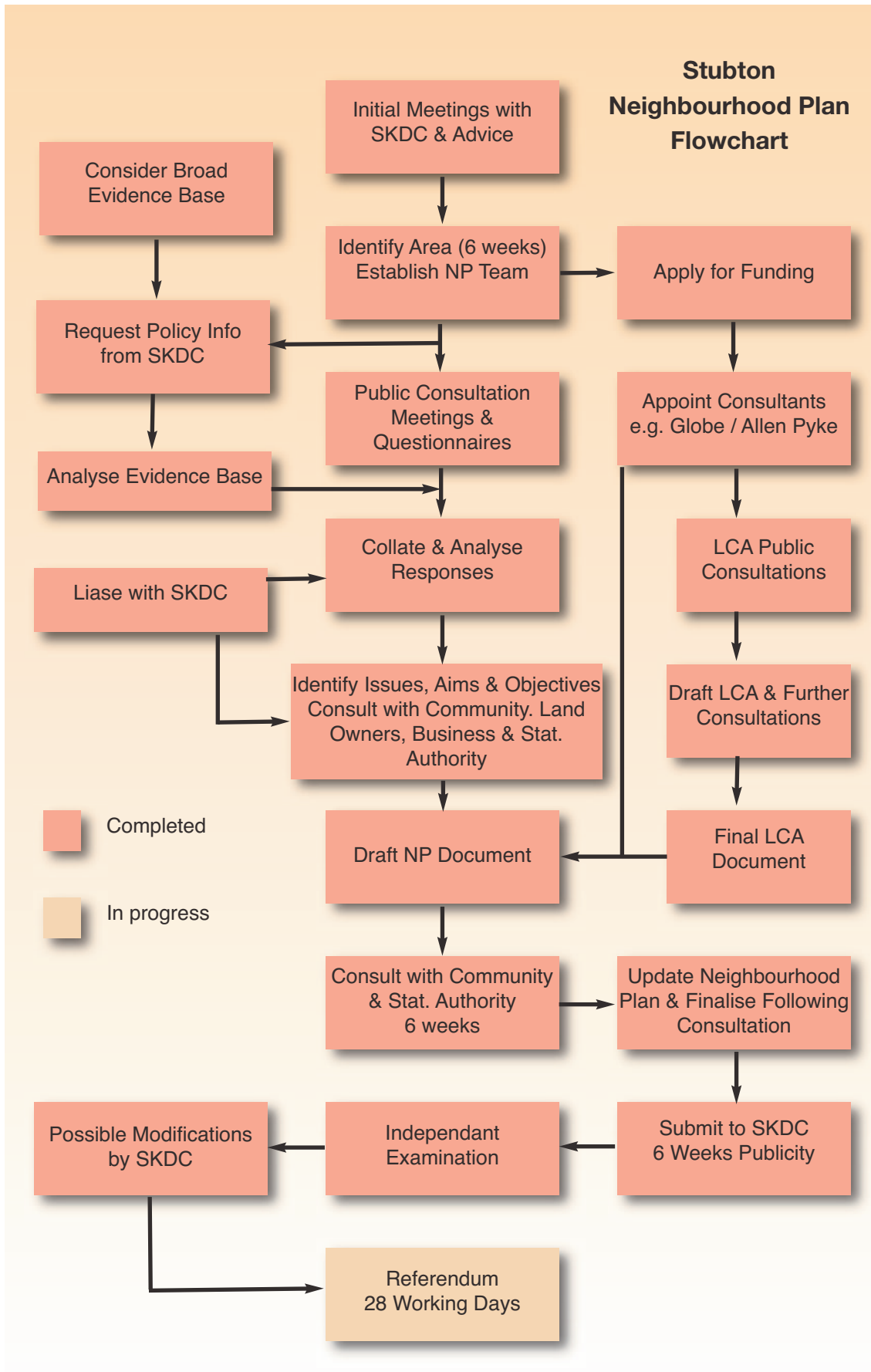
Globe Consultants, represented by Andy Booth BA (Hons) MRTPI and Lynette Swinburne BSc (Hons) DipTP MRTPI were appointed to provide professional advice on planning issues.

Vanessa Ross BA (Hons) PG BLA, MA, CMLI, Technical Director with Allen Pyke Associates was commissioned to carry out a landscape character assessment of the parish and the surrounding landscape.

The Steering Group

The work of facilitating the plan was carried out by a small steering group: Hugh Wilson, chair of the Parish Council, Rob Thornton, vice chair, and two co-opted members, local residents, Gary Senior and Brian Birkinhead. The team was given considerable professional support and guidance in assembling the initial evidence base, by John Halton from nearby Brandon.

The preparation of a Neighbourhood Plan must conform to guidelines laid down by central government and involve consultation with not only the local community, but also the district council and local businesses and landowners. There is a prescribed procedure with appropriate checks and formal consultation processes, which must be observed. The planning process for Stubton is set out in the flow chart on the following page:



2 Planning Regulations

National Planning Policy Context

A key requirement of a Neighbourhood Plan is that it must be compliant with national and local planning policies. At national level, the Department of Communities and Local Government set the policy and in 2012, a National Planning Policy Framework (NPPF) was issued, in which is defined broad and specific guidelines for all planning policy in England and how this will be applied. The opening paragraph in the introduction to the NPPF document explains the principle as follows:

“The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities”.

The planning policy deals with both the built and natural environment and it is the latter which is most relevant to this Neighbourhood Plan. The Ministerial foreword in the NPPF document, includes the following statement from the Rt. Hon. Greg Clark MP, the then Minister for Planning:

“Our natural environment is essential to our wellbeing, and it can be better looked after than it has been. Habitats that have been degraded can be restored. Species that have been isolated can be reconnected. Green Belt land that has been depleted of diversity can be refilled by nature – and opened to people to experience it, to the benefit of body and soul”.

Within the document, The NPPF sets out 12 ‘core planning principles’ the first of which specifies that local decision making should *“be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area.”*

Local Planning Policy Context

Stubton parish is located within the administrative boundary of South Kesteven District Council (SKDC). The Core Strategy adopted in 2010 sets out the current

planning policy for the district, in which is established a three tier hierarchy of towns and villages.

Tier 1 Market towns: Grantham, Stamford, Bourne and Deepings

Tier 2 Local Service Centres, which include Long Bennington in the immediate vicinity of Stubton parish, provide a range of community services for their own residents and those in the surrounding villages.

Tier 3 Smaller villages (including Stubton), deemed to have fewer or no services, are considered less sustainable and unsuitable for development.

SKDC's Spatial Strategy sets out the planning limits on smaller villages as follows:

"In all smaller villages and the countryside, development will be restricted.

Proposals will only be considered acceptable if they are sites for:

A. affordable housing (rural exception or allocated sites)

B. Agriculture, forestry or equine development

C. Rural diversification projects

D. Local services & facilities

E. Replacement buildings (on a like-for-like basis); or

F. Conversions of buildings provided that the existing building(s):

Contribute to the character & appearance of the local area by virtue of their historic, traditional or vernacular form; are in sound structural condition; and are suitable for conversion without substantial alteration, extension or rebuilding, and that the works to be undertaken do not detract from the character of the building(s) or their setting."

Section 4 of SKDC's core strategy document relates to policy on environmental issues and deals with the protection and enhancement of the district's character:

"EN1: Protection and Enhancement of the Character of the District"

The supporting text for the policy is as follows:

"Landscapes are an important part of Lincolnshire's physical and cultural resource. They contain innumerable visible traces of human interaction with nature over many millennia. They contribute to the identity of the County, provide settings for everyday life, attract tourism and business, and are a source of enjoyment and

inspiration. Virtually all landscape, however unassuming, means something to someone.

The District's landscape character is not only its topography but is a blend of natural features, biodiversity and man-made structures. This policy aims to ensure that these resources are conserved and that the environment is protected and enhanced."

Pastureland east of the village.



Brandon Road, looking west towards Stubton.



Aerial view of Stubton Village

3 Stubton Village

A brief history

The name Stubton originates from Old English: *Stubb ton, a farmstead where there are tree stumps*. It appears in Domesday Book under the name of Stobetun/Stubetune. At that time, there were 30 households, which was then considered quite a large settlement. In 1086 the Lord and tenant-in-chief was Norman d’Arcy. Records indicate that the landscape consisted of a mix of smallholdings, ploughland and meadow.

Documentary evidence of the development of the village was very sparse until the late 1700’s. The Heron family took over the Stubton Hall estate in 1789, being inherited by Sir Robert, from his uncle Sir Richard, in 1805. The house was originally used only for summer visits, but after being elected MP for Grimsby Sir Robert adopted it as his main home. Wishing initially to remodel the existing house, he commissioned Sir Jeffrey Wyatt, a sought after architect at the time, who had previously worked on Windsor Castle and the Orangery at nearby Belton House. However, when work started, on discovering the poor state of the house they revised their ideas, and a new design was prepared for a restrained, classical style building similar in style to Wolley Park in Berkshire. Sir Robert and his wife, Amelia, had no children and when he died in 1854, the estate, including large sections of land in Stubton and Claypole passed to a male relative of Amelia’s, George Neville. Beyond Stubton Hall parkland, arable farming was the main activity, providing the majority of the employment in the area.



Stubton Hall 1916

Stubton Hall in 1916, showing the large conservatory.

The parish church Grade II* listed, is dedicated to St Martin and when built in 1799 consisted of a nave, pinnacled tower and vestry, located on a site commonly known as Bemrose Croft. The Bishop of Lincoln consecrated the church in June 1800. The chancel was added in 1869 as a memorial to the late rector, Rev. W. S. Hampson. Although the present church is relatively modern, the Domesday Survey mentions a priest and church in 1086 and the original medieval church and churchyard occupied a site immediately opposite the present front of Stubton Hall. The only vestiges remaining, are the two bells installed in the tower of the present church and a memorial stone dated 1530 set into the wall of the vestry.



The present church underwent considerable renovation of the tower roof and internal structures in 2010. New lighting and heating were installed in the following year. Theft of the lead from the vestry roof occurring in 2011, this was repaired and reinstated in 2013.

The conspicuous broken column resting upon a mound in Bemrose Croft to the northeast corner of the church, marks the grave of Sir Robert Heron. (The broken column signifies that he was last in the line). This, and a number of buildings in Stubton, is listed under the Planning Listed Buildings and Conservation Areas Act 1990 of special architectural or historic interest.

The Church of St Martin	Grade II*
Stubton Hall	Grade II
Gateway and flanking walls in Stubton Hall park	Grade II
The Ice House	Grade II
Monument to Sir Robert Heron, Bart	Grade II
The Manor House	Grade II
The Barn at Home Farm	Grade II

The Manor, Doddington Lane



The broken column memorial to Sir Robert Heron, Bart



The 'Hayloft' barn at Home Farm Fenton Road, now a private residence.

Stubton Character and Style

Stubton has 179 villagers, occupying 77 households. There is a very strong community ethos, with residents demonstrating a clear ‘can do’ attitude and always willing to participate in community activities. A team from the village was responsible for initiating and overseeing the construction of a new Village Hall in 2000, with considerable help from the millennium lottery fund which also made a significant contribution to major repairs to the church tower in 2010. The local community gave generously and helped with local fundraising. Other important contributors were: National Churches Trust, Marshalls Charity, Lincolnshire Old Churches Trust and Allchurches Trust. In 2011 the churchyard was cleared with volunteer help. There is always a good turnout for the frequent litter picks to keep verges and hedgerows clear. Stubton has won the Lincolnshire Best Kept Village three times, most recently in 2012. Residents’ willingness to get involved was the catalyst for the decision to start the process of creating a Neighbourhood Plan and taking ownership of the future development of the village.



The Village Hall on Fenton Road, built in 2000

Stubton forms part of the landscape character map of England defined by Natural England as: “Area 48 Trent and Belvoir Vales. A gently undulating landform, with shallow ridges dropping down gently to broad river valleys. It is an open, arable or mixed farmed landscape, strongly rural in feel, with trimmed hedges and few hedgerow trees; woodlands are only locally significant. There are frequent nucleated villages with red brick houses, roofed with pantiles, and spired churches prominent in long views.



View from the churchyard towards the escarpment at Caythorpe.

It lies on an area of plane, with uninterrupted views east towards what is colloquially known as the “Lincolnshire cliff” at Hough-on-the-Hill. To the north the land rises gently to ‘Boundary Plantation’ to the south of Fenton. The west is a flat area of fen and pastureland stretching over the rail main line to the A1. The southern aspect again has uninterrupted views towards the Vale of Belvoir.



View from Fenton Road looking west over pastureland



The green in the centre of Stubton village

This small rural village consists of a single settlement which has developed in broadly linear form at the junction of four secondary roads leading from neighbouring villages. In the main, properties are set back from the roads with generous, well-tended grass verges. The village centre, defined by the pleasant open aspect of the crossroads, provides for a small village green, complete with flag pole, original red telephone box, stylish wooden bus shelter, commemorative bench and horse trough. Black metal estate fencing which delineates adjacent property boundaries, contributes to the intimate rural character of the village centre.

The built environment consists of both mixed heritage and more modern properties. A centrally located small Grade II manor house is one example of the former, built from local limestone, with steeply pitched red pantile roof. Located adjacent to Bemrose Croft on the Brandon Road is the former old school house, of single story construction with white painted brick walls and slate pitched roof. This was converted for domestic accommodation some years ago.

Within the village there are also a number of late 18th and 19th century farm

houses and cottages, constructed of red brick with red clay pantile roofs. These particularly reflect the built vernacular of the local area and many of the more recently built infill properties of four bedroom detached houses have adopted these materials and style.

The small, neat Grade II* listed church of St Martin Stubton is constructed of dressed limestone, with square tower and crocketed pinnacles. Its walled churchyard provides a tranquil green space at the eastern edge of Stubton.



The Old Rectory

Adjacent to the church is the Old Rectory, which, dating back to the 1850's, is built of brick with stone quoins and a slate roof. The house sits elegantly within its parkland setting with a southerly orientation, taking in the expansive views towards the escarpment at Hough-on-the-Hill.

A number of semi-detached properties within the village, previously built as staff houses have, over the years, been purchased and upgraded, whilst retaining the building style which is mainly red brick or rendered walls with tiled roofs. Off the Brandon Road, Cherry Lane consists of a small cul-de-sac development of white rendered semi-detached bungalows, built on land adjacent to the grounds of Stubton Hall.



Limestone wall with pantile coping



Cavity wall around The Garth, formally Stubton Hall kitchen garden

Among the historic features in the village, there are two walls of particular interest. The first of these, being Grade II listed and constructed of local limestone capped with pantiles, is part of the Stubton Hall estate and runs along a section of Brandon Road and Cherry Lane. The second surrounds a former kitchen garden previously providing fruit and vegetables to Stubton Hall. This wall is substantially built of red brick with a wide central cavity and containing at the base, small fire grates. The warm air from the fires would circulate inside the cavities to provide heat for delicate fruits espaliered on the inner face of the wall. A large dormer bungalow built in 1972, now occupies the plot.

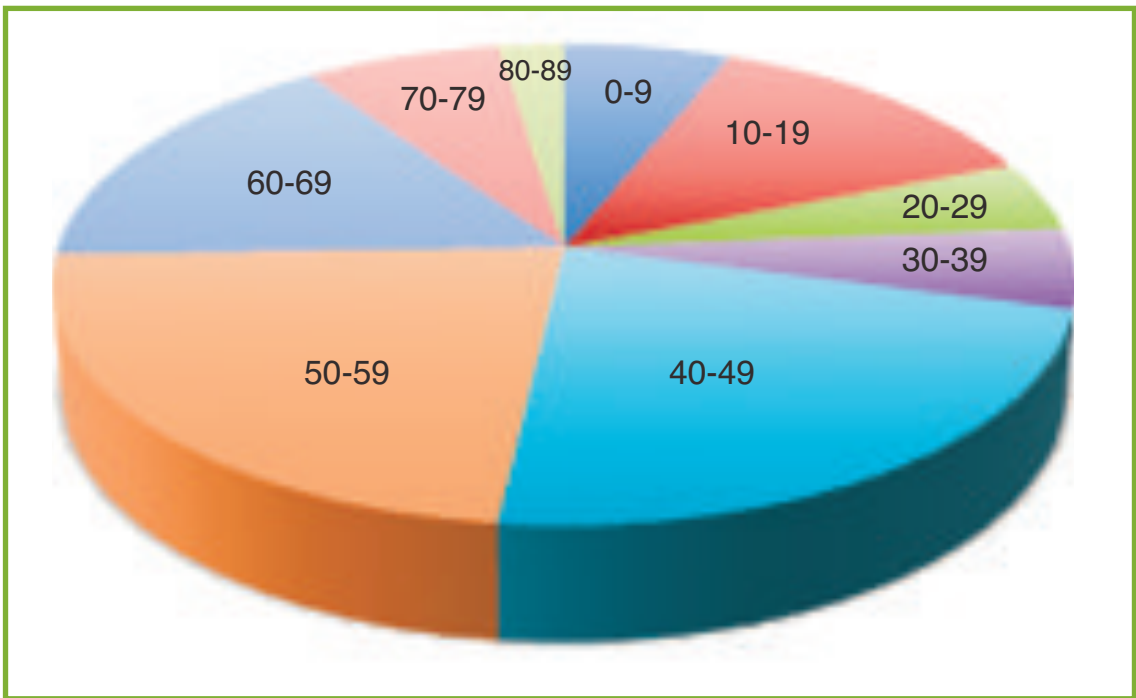
A small distance along the Brandon Road, is a small group of properties accessed by Gorse Lane, running through Beeswax Farm. This comprises of the farmhouse, four farm cottages, the equestrian centre and a former shooting lodge, now converted into private accommodation. The village is surrounded by farmland and there are numerous examples of original ridge and furrow fields.

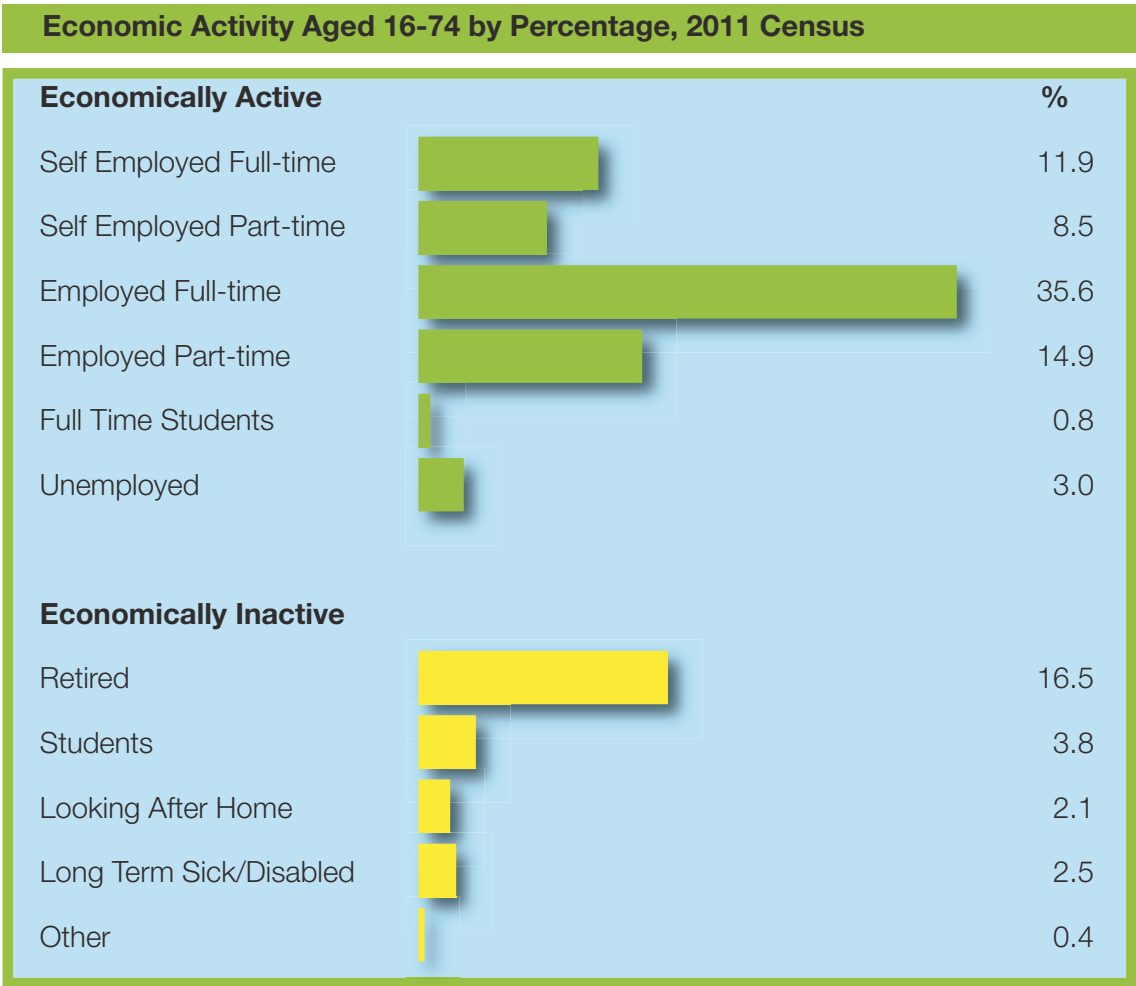


Village Demographic

Population numbers in the village have remained surprisingly consistent through the centuries, from 170 in 1841 to 179 in 2014. Agriculture is still an important local industry but employs considerably fewer people. The local population is very economically active, with an increasing number of residents choosing to be self employed. The following graphs, based on the 2011 census, shows the age profile and the level of economic activity within the village.

Age profile by percentage, 2011 census





The Village Economy

Agriculture is still the highest profile activity within the parish, comprising of family run farms producing mainly crops, with some sheep and horse paddocks. The much larger Beeswax Holdings to the east of the village has over 1800 acres of arable land used for the cultivation of cereal and root crops.

Another major business in the parish is the newly refurbished Stubton Hall, a country house hotel, renowned as one of the premier wedding venues in the country. This supports a network of suppliers providing catering services and property maintenance. The restoration of Stubton Hall has created local revenue and jobs, both in Stubton and through the local supply chain. The business directly employs 6 full-time and 52 part-time staff. Many of these are in the 17-25 and over 50 age brackets, for which jobs are particularly scarce in rural communities. Most employees live within 10 miles and many commute on foot or by bicycle. Whilst many of the jobs are only part-time, they are not short-term. These opportunities allow young people to build a CV whilst continuing education, starting a business or caring for a family.

The owners are spending an additional £1 million with local builders to restore an 18th century stable block, add an extra 18 bedrooms and create a luxurious spa, which will further enhance local employment prospects.



Stubton Hall, lake and parkland

There are numerous smaller but thriving businesses in the parish which include: equine livery and riding; IT; electrical testing; furniture restoration; small animal welfare and care.

Country pursuits are also important to the local economy, there are a number of shoots within the area attracting sportsmen from all over the county.

Leisure Facilities within the Village

The majority of social activities are centred on the Village Hall and Social Club. There is a licensed bar which opens two evenings a week and for regular social functions. The Summer Barbecue; the Pudding Club; Christmas and New Year's Eve parties are all highlights in the social calendar arranged and hosted by local residents.

Regular services are held in the church on the first and third Sunday of the month. Special services are held on Mothering Sunday, Easter, Harvest Festival and the community get-together for carol singing in the Church and Stubton Hall at Christmas.



Local residents celebrate the Queen's Diamond Jubilee in 2012 *The village cricket match*

4 Process

Community Engagement

At the start of the process, members of the community were invited to a public meeting in the Village Hall on 8th July 2013. Slides used for the initial presentation set out the context and stages of the project. Copies of the slides are included in the evidence base. After the presentation, attendees were invited to indicate what they particularly liked and disliked about living in Stubton and its environs. These were recorded on flip charts and included in the evidence base. At the end of the meeting the attendees were invited to complete the questionnaire. The views expressed by the residents were used to shape the strategy in preparing the Neighbourhood Plan for Stubton.

Results from the Questionnaire

For people who did not attend the meeting, further copies of the questionnaire were distributed to every household in the parish. In total, 42 copies of the questionnaire were completed and returned. The following tables show the answers to the questions and in the right hand column the number of respondents who made the same or a similar comment:

Question 1

What do you most value about Stubton and its environs?

Peace, quiet and tranquillity	36
Views of the countryside – big skies	21
Sense of real community – community spirit	17
Rural setting/unspoilt countryside	13
Wildlife in the village and surrounding countryside	09
Access to open countryside	08
Views to, and the presence of historic buildings	06
Landscape character	04
Pride in Best Kept Village award and overall tidiness	04
Lack of anything industrial	03
Idyllic feel of village	03
Low traffic, low crime and little anti-social behavior	03
Lack of new housing development	02
Proximity to facilities	01

Question 2

What do you least value?

Concerns of industrial type development nearby e.g. windfarms	22
Speeding traffic through village	16
Large vehicles causing damage to roads and verges (also being used as cut through when A1 shut)	10
Negative impact of any development which could change the peaceful rural environment and views	09
Permissive style tracks/paths closed by landowners	08
Disintegration of roadside verges and potholes	06
Buildings unsympathetic to rural neighbourhood	04
Lack of dialogue between landowners and locals	03
Fly tipping	03
Potential increase in noise and traffic levels	02
Limited public transport	02
Solar panels visible from the roads	02
Noisy overflying light aircraft	01

Question 3

What outdoor activities do you enjoy in Stubton and the local area?

Walking in the countryside	26
Cycling	15
Dog Walking	13
Presence of wildlife	11
Participation in, and enjoyment of Social Club activities	08
Peace and quiet	06
Enjoyment of, and appreciation of views and landscapes, historic buildings and feeling of space	06
Horse riding	05
Access to countryside	04
Easy access to excellent pubs and restaurants	04
Cycling on bridle paths	04
Bird watching	03
Collecting hedgerow fruits	01

Question 4

What would you like to see included in the Neighbourhood Plan?

Restriction on: Industrial development e.g. windfarms	12
Commercial	03
New domestic buildings	05
Traffic calming	12
Improve access to countryside and maintain existing access	11
Maintain unspoilt vistas and preservation of landscape character	11
Secure sustainability of village through limited and sympathetic infill development	07
Preservation of peace, quiet and tranquillity	06
Protecting wildlife and the natural environment	06
Improve local facilities: Transport	04
Mains gas	01
Mains drainage	04
Visitor information re footpaths, views and village history on display boards	03
Better input to website and further development of same	02
Rich heritage of buildings	02
New footpath to Claypole along side road	02
Completion of Stubton Hall providing leisure facilities	01
Sense of place	01
A park or grassed area	01

Compliance with SKDC

One of the conditions of the Neighbourhood Plan is that it must conform to SKDC’s core strategy. Therefore, before proceeding to the next stage of the plan the answers from the questionnaires were checked against the appropriate section of SKDC’s document.

“EN1: PROTECTION AND ENHANCEMENT OF THE CHARACTER OF THE DISTRICT

Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement, or restoration.

All development proposals and site allocations will be assessed in relation to:

- 1. statutory, national and local designations of landscape features, including natural and historic assets*

2. *local distinctiveness and sense of place*
3. *historic character, patterns and attributes of the landscape*
4. *the layout and scale of buildings and designed spaces*
5. *the quality and character of the built fabric and their settings*
6. *the condition of the landscape*
7. *biodiversity and ecological networks within the landscape*
8. *public access to and community value of the landscape*
9. *remoteness and tranquillity*
10. *visual intrusion*
11. *noise and light pollution*
12. *Conservation Area Appraisals and Village Design Statements, where these have been adopted by the Council*
13. *impact on controlled waters*
14. *protection of existing open space (including allotments and public open space, and open spaces important to the character, setting and separation of built-up areas)”*

EN1 Protection and Enhancement of the Character of the District has the most relevance to this document and the responses to the questionnaires were checked against it to ensure compliance. Other sections also considered were: Spatial Policies, SP1, SP2, SP3 and SP4; H1 Residential Development; EN3 Renewable Energy Generation.

Tables showing how the responses relate to SKDC's Core Strategy are shown in *appendix 1*.

Landscape Character Assessment

The Landscape Character Assessment of the Stubton Parish and surrounding landscape, produced by Vanessa Ross BA (Hons) PG, BLA,MA, CMLI, Technical Director with Allen Pyke Associates provided key source material in the compilation this Neighbourhood Plan. This is an important additional source document and should be read in conjunction with the Plan.

5 Aims and Objectives

The responses to the community engagement questionnaires were analysed and grouped under seven main category headings. From these, a set of aims and objectives for the Neighbourhood Plan were developed.

Issues raised in community engagement questionnaire	Aims and Objectives
<p>Environment peace quiet and tranquillity Preservation of peace, quiet and tranquillity</p>	<p>Protecting the peace, quiet and tranquillity of the village environment</p>
<p>Countryside and wildlife Views of the countryside - big skies Rural setting, unspoilt countryside Access to open countryside Landscape character Wildlife in the village and surrounding countryside Presence of wildlife Improve access to countryside and maintain existing access maintain unspoilt vistas and preservation of landscape character Protection of wildlife and the natural environment Permissive style tracks/paths closed by landowners Lack of dialogue between landowners and locals Enjoyment of, and appreciation of views and landscapes, historic buildings and feeling of space</p>	<p>Protecting greenspace, the landscape character and supporting nature conservation and biodiversity</p>
<p>Built Environment Concerns of industrial type development nearby e.g. windfarms Views to, and the presence of historic buildings Lack of new housing development Lack of anything industrial Restrictions on: Industrial development e.g. windfarms Commercial New domestic buildings Secure sustainability of village through limited and sympathetic infill Negative impact of any development which could change the peaceful rural environment and views Buildings unsympathetic to rural neighbourhood Rich heritage of buildings</p>	<p>Supporting sensitive development which protects and enriches the landscape and built setting within the village and its environs</p>
<p>Village Ethos Sense of real community - community spirit Pride in Best Kept Village award and overall tidiness Idyllic feel of village Low traffic, low crime and little anti-social behaviour Sense of place Visitor information re footpaths, views and village history on display boards</p>	<p>Enhancing the life experience of Stubton residents by community involvement</p>
<p>Recreation Walking in the countryside Cycling Dog walking Horse riding Cycling on bridle paths Birdwatching A park or grassed area new footpath to Claypole along side of the road</p>	<p>Improving access to countryside and recreational opportunities for residents and visitors of all ages to enjoy</p>
<p>Services Improve local facilities: Public transport Mains gas Mains drainage</p>	<p>Seeking ongoing improvements in public transport, utility infrastructure and Internet performance</p>
<p>Impact of traffic Speeding traffic through the village large vehicles causing damage to roads and verges Disintegration of roadside verges and pothole Traffic calming</p>	<p>Promoting measures to reduce the impact of traffic speed, damage and noise</p>

Opportunities and Constraints

Natural Environment

When asked in the community engagement questionnaire, what they most valued about living in Stubton, the highest number of respondents recorded, 'peace, quiet and tranquillity'. Safeguarding this benefit is a high priority and must be an important criterion when considering any proposal within, or adjacent to, the village boundary.

Countryside and wildlife

Results from the community engagement and the landscape character assessment questionnaires, indicate that the residents like to walk, horse ride, birdwatch and cycle in the local area. The gently undulating landscape which surrounds Stubton, plus the presence of many native, deciduous trees planted in the hedgerows and in small woods and copses, give an agreeable sense of scale to the landscape.

Respondents to the questionnaires specifically mentioned the open views of the countryside and 'big skies'. The rural setting and unspoilt nature of the landscape was also a significant feature of the local environment.

The countryside surrounding Stubton provides accessible green space for the residents and also for the Local Service Centre of Long Bennington. It also provides accessible countryside for Claypole and the urban areas of Fernwood, Balderton and Newark to the west of Stubton. Cycling is a popular activity and the village is part of the national network of cycling byways.



Hiking is also a very popular pastime for villagers and the wider public. The network of footpaths in the land surrounding the parish also links into a National Trail, The Viking Way which skirts the area, passing through the adjacent villages of Marston, Hougham, Westborough and Long Bennington. The views across the Trent and Belvoir Vales from the footpaths are a particular feature.



Concerns were expressed by the residents, that access to a number of permissive footpaths and bridleways had been restricted during the past two years and a

number of residents requested that the Parish Council opened an early dialogue with the new landowners to try and get the paths reopened.

The presence of varied species of wildlife contributes considerably to life experience in the village and it's environs. There are numerous species of birds seen regularly around the village, which include, skylarks, buzzards, owls, heron, plus a proliferation of pheasant and partridge. Groups of roe deer can be seen occasionally emerging from the numerous woods surrounding the village and more familiar country animals, such as rabbits and hares are seen regularly on walks.

Built Environment

Stubton is deemed to be non-sustainable by SKDC, Affordable Housing only will be considered, which makes it unlikely that there will be any new development in the near future. If this policy was relaxed, this section of the Neighbourhood Plan could be reviewed. However, a higher level of development in the green space surrounding the village would not be acceptable.

Village Ethos

Stubton generally, has a high quality environment, a strong community spirit and the residents have a keen sense of place. The village is neat, tidy and well maintained. It has won the small village category of Lincolnshire's 'Best Kept Village' competition on three occasions, the last time in 2012.



A good turn out for the April 2014 litter pick.

Most social interaction in Stubton takes place in the Village Hall, which was rebuilt in 2000 with the aid of Lottery Funding. A team from the village secured the funding and managed the project. Regular social activities are held throughout the year and particular events such as the annual barbecue are important landmarks in the village calendar.

Initiated by a Stubton resident in 2006, the Good Neighbours volunteer scheme was set up to provide services to the elderly and housebound residents in all villages within the Claypole Group. The housebound and bereaved are visited and practical services such as shopping, prescription collection and volunteer taxi services are provided. The service also fulfills important unmet needs by providing support and fellowship at the monthly coffee mornings hosted by village inns and in village halls, which are a useful focus of social interaction appreciated by senior citizens. Particular focal points in the year are the summer outing and the Christmas lunch.

The Church also has a role to play in the community by providing the regular services which are held twice a month with special services taking place at Easter, Harvest Festival and Christmas.

Recreation

The countryside surrounding Stubton provides very important open space for the local community and the adjacent areas of Claypole, Fernwood, Balderton and Newark. Walking is a popular pastime in the area for the dedicated ramblers as well as parishioners taking exercise or walking dogs. Many local cycling clubs have dedicated routes in the area, both on-road and off-road through the bridleways. Horseriding is an integral part of village life and for many the reason for living in this location.

Services

A number of the residents commented on the poor public transport service to the village. Others suggested that the installation of mains gas and drainage would be a positive benefit. Broadband to the village is also very slow and occasionally 'trips out', which presents a problem, particularly for the self employed and people who work from home. All of these are outside the scope of a planning document, but the Parish Council will open dialogue with the appropriate service providers to see what improvement could be made.

Impact of Traffic

In 2010 a group of local residents, supported by Lincolnshire's traffic team, carried

out speed checks at peak times on the main roads through the village over a two-week period. This confirmed that there was significant evidence of speeding through the village by commuting traffic. All data gathered from these sessions, was passed to the Lincolnshire traffic team. It is clear that speeding traffic constituted a danger to residents and an increase in noise pollution. The Parish Council discussed these findings with Lincolnshire County Council, but they said at that time, no funds were available to implement calming measures.

Local Business

The Parish Council seeks to maintain strong links with developers and local landowners. With the redevelopment of Stubton Hall, changing its use from special school to boutique hotel, a very successful working relationship was built up between the developer, Parish Council and the village. Constant dialogue was maintained between the new owners and the residents and the work carried out in developing the site has been extremely successful. There were a few issues early in the process but generally relations between the Hall and the residents are very harmonious.

However, commercial pressures and possible changes in ownership could bring new challenges. It is important that any additional future development respects the village's natural, historic and cultural assets and the built environment through good design and appropriate scale.

Land to the north and west of the parish is farmed by local resident farmers, growing mainly arable crops but with some livestock and paddock. Beeswax Holdings, farm the much larger area, to the east and south, 1,814 acres of commercial arable land, which supports a crop rotation of cereal, root crops and sugar beet. Over the past two years the previous owners have restricted public access to some permissive footpaths and bridle ways. The Parish Council must be alert to the possibility of changes in use or developments, which could impact on the local environment.

Renewable Energy

There have been a proliferation of applications for industrial scale, renewable energy projects in a number of locations adjacent to the village. A study carried out by East Midlands Councils identified possible opportunities for low carbon renewable energy as an evidence base for the development of policies by local authorities. This organisation provides strategic advice on a range of services to county and district councils in the east midlands. The task of identifying actual sites is left to the energy companies and they are also required to consult with the

local community through the initial development stages. The level of contact with the local community is generally low and these projects reach a very advanced stage before there is any meaningful engagement with the actual planning process and appropriate public consultation.

To be successful, any renewable energy application must comply with the Stubton Neighbourhood Plan policies for the protection and enhancement of the character of the village. They must also comply with SKDC core strategy policy.

Stubton Parish Council supports energy conservation and any reasonable measures designed to help reduce our carbon footprint. The village is proactive in encouraging the production of renewable energy: the village hall and ten percent of properties have been fitted with solar panels whilst others have utilized heat pumps. The acceptance of any proposed new development will depend upon the proposed installation being appropriate in scale to the local setting and not having an adverse impact on the character of the natural environment.



View from Doddington Road towards the village of Gelston

6 Vision

Vision

To improve, protect and enhance the character and facilities within the village, enabling full use of the surrounding natural environment by improved accessibility to the countryside for residents and the general public.

Policies for the protection and enhancement of the character of the village

The policies are driven by the responses to the community engagement questionnaire. Important criteria the residents valued most about living in Stubton form the key issues in the process and from these, objectives have been set and the following policies determined.

Quality benchmarks

After reviewing information from the community engagement and taking account of the aims and objectives, the Neighbourhood Plan Steering Group decided that it would be apposite to agree a number of quality benchmarks, which could be revisited regularly throughout the life of the plan.

Countryside and wildlife

The local network of footpaths and byways are an important feature in the recreation and general wellbeing of Stubton residents. The parish should aim to develop existing footpaths, where possible add new ones and work towards easier and safer access onto the footpath network.

Built environment

The parish should retain its intimate rural character. The majority of properties in the parish are concentrated at the centre of the village; the small settlement nature is the major part of its charm. The parish has grown by approximately ten percent in the last decade through a small development and infills, which have been absorbed successfully without major effect on the village character. A similar scale of development would be acceptable in meeting future needs.

Stubton Hall, is an outstanding example of a 19th century country house, adding considerably to the overall ambience of the village. Maintaining and protecting this high quality visual asset, in addition to the economic benefits from local employment is important to the community. The Steering Group holds the view that any development proposals which compromise its aesthetic and economic viability would be unacceptable.

The eastern boundary of the churchyard offers space for a memorial area, consecrated for the interment of sacred remains, providing a haven of peace and tranquillity for relatives. The location is enhanced by open views towards the escarpment at Caythorpe and Hough-on-the-Hill. The protection of this valued amenity is paramount to those seeking comfort in bereavement.

Village ethos

It was agreed that everyone living and working in the parish should:

Feel safe and secure. The existing low crime rate within the parish should not be put at risk by inappropriate development.

Be proud of the community and the village environment. The Neighbourhood Plan gives local residents the chance to say how they want their community to develop and also gives them the opportunity to join initiatives to improve their local environment.

Be inclusive. The Plan must deliver benefits for all sections of the community.

Services

Evidence from the 2011 census indicates that around 20% of the working population are self employed within the village. Add to this the numbers in employment who occasionally work from home, the provision of fast reliable broadband is of paramount importance.

Ofcom research reveals that *the average residential UK broadband speed reached 14.7Mbit/s in May 2013*, whereas current local broadband speeds in Stubton are around 3.4Mb/s. An improved service would increase Stubton's attractiveness as an option for those looking to set up home working/small business in the parish. The Parish Council will open dialogue with Internet providers to try and improve the service.

Areas for protection

Public green space within the village is very limited and it is important for the general ambience of the village that they are retained in their current form. Areas identified by the Steering Group are: village green with seat and flagpole; Bemrose Croft plus commemorative bench; sections of wide verge adjacent to The Glebe: Mayglen and top of Cherry Lane. The rural character of the village is also enhanced by the red telephone box; bus shelter; horse trough and original finger post on the village green.

7 Policy

Introduction

The policies of the Stubton Neighbourhood Plan are set within the context of the plan making framework for England. The scope and content of the Stubton Neighbourhood Plan has been shaped by the priorities and aspirations of the Stubton community, led by the Parish Council's Neighbourhood Plan Steering Group.

Planning Context

The procedure for the making of a Neighbourhood Plan is prescribed within the Neighbourhood Planning (General) Regulations 2012.

The Regulations have informed the preparation of policies for the Stubton Neighbourhood Plan, in particular:

- Ensuring that the Neighbourhood Plan contributes to the achievement of sustainable development (which is defined below).
- Ensuring that the Neighbourhood Plan is in general conformity with the strategic policies of South Kesteven District Council.

Sustainable Development

A definition of sustainable development is provided within the National Planning Policy Framework (2012). It notes that there are three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles:

an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future

generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Neighbourhood plans

The National Planning Policy Framework sets out the broad parameters within which a Neighbourhood Plan should be prepared. It notes that there are a number of key elements that should be at the heart of Neighbourhood Plan making:

- Neighbourhood Plans give communities direct power to develop a shared vision of the neighbourhood and deliver the sustainable development they need.
- Neighbourhood Plans can shape and direct sustainable development within their area.
- The ambition of the Neighbourhood Plan should be aligned with the strategic needs and priorities of the wider area.
- Neighbourhood Plans should be in general conformity with the strategic policies of the Local Plan and plan positively to support them. They should not promote less development than set out in the Local Plan and should not undermine its strategic policies.

Policy Objectives

The policies of the Stubton Neighbourhood Plan seek to deliver the Aims and Objectives of the community, which are set out earlier in this document and are summarised again below:

Aims and Objectives

Natural Environment

- Protecting the peace, quiet and tranquillity of the village environment
- Protecting greenspace, the landscape character and supporting nature

conservation and biodiversity

Built Environment

- Supporting sensitive development which protects and enriches the landscape and built setting within the village and its environs

Village Ethos

- Enhancing the life experience of Stubton Parish residents through community involvement

Recreation

- Improving access to countryside and recreational opportunities for residents and visitors of all ages to enjoy

Services

- Seeking ongoing improvements to public transport, utility infrastructure and internet performance

Impact of Traffic

- Promoting measures to reduce the impact of traffic speed, damage and noise

Policies

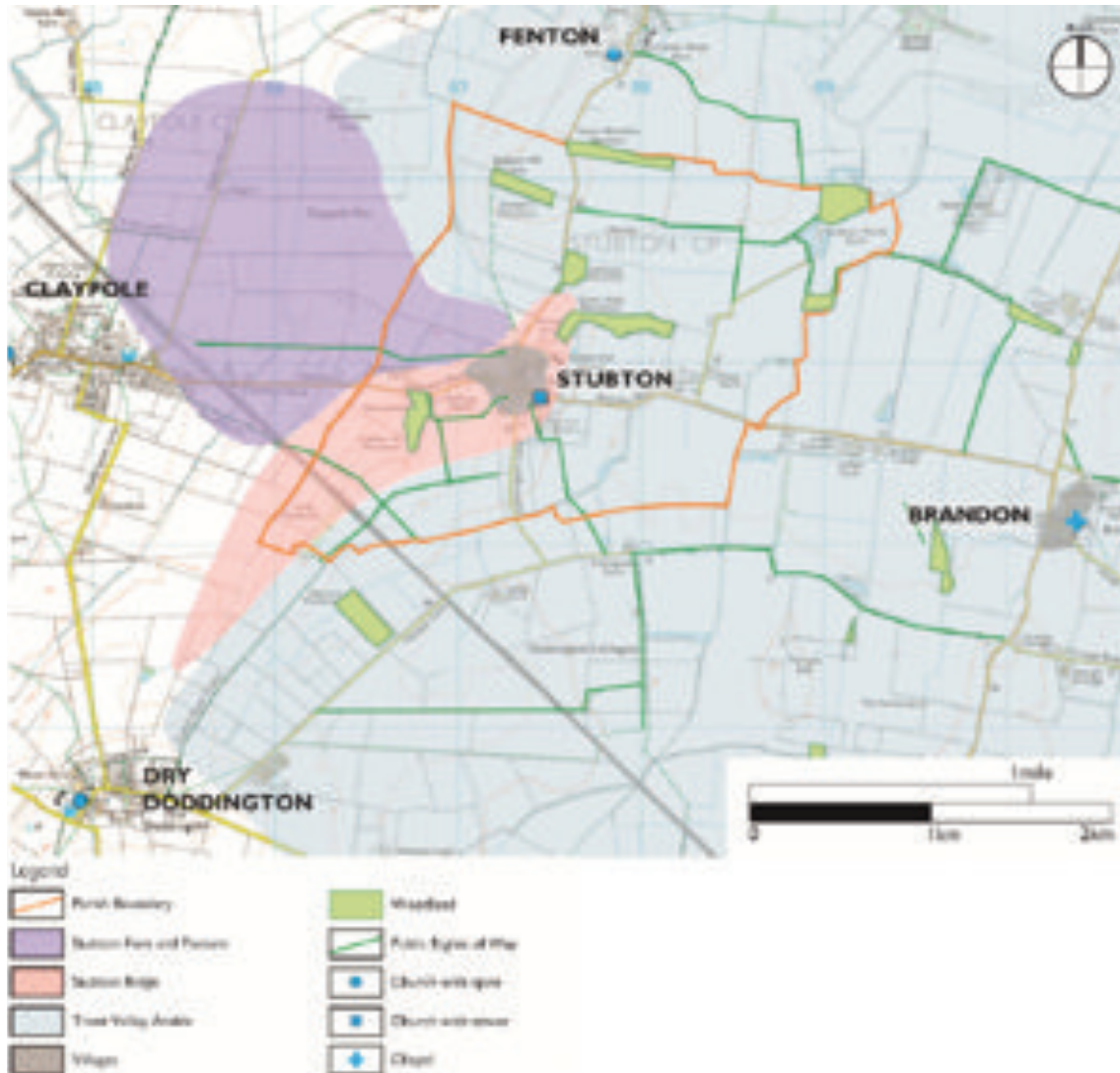
Natural Environment

Peace, quiet and tranquillity were the predominant adjectives used by the Parishoners in response to the question "*What do you most value about Stubton and its environs?*". Stubton is a small nuclear settlement surrounded by working farmland, sited on the crossroads of four very minor roads which could more accurately be described as country lanes (single track roads). The absence of significant commercial traffic, any industrial type development, or disturbing outside influences within the area, contributes to the sense of remoteness and calm tranquility expressed by many of the residents.

Stubton is well served by public footpaths and other rights of way. Its rural setting is fundamental to its character, and access to the surrounding landscape for recreation, is integral to the lifestyle of residents. In response to residents' views regarding the importance of the landscape to their enjoyment of life in the parish, in 2013 the Parish Council commissioned a Landscape Character Assessment

study. The resulting report forms a key part of the evidence underpinning this Plan.

The following section describes the local landscape character areas. The characteristics are drawn from information collected in the desk based assessment but more importantly from visiting the area, walking around the landscape and consulting with local residents to gain an understanding of their views on the landscape and what they feel are the main characteristics.



The topography of the parish is predominantly flat with some gentle undulations across the landscape and occasional hills such as at Stubton Hill and Stubbies Hill Plantation. Due to the topography of the underlying landscape, the views and visibility are of significance and a key feature of the landscape of the Parish. Many of the field boundaries comprise of hedgerows and mature trees and there are larger woodland plantations. There is a predominance of long distance views, often many miles beyond the parish boundaries. Views to and from Stubton Hall

are of specific local significance, with the Hall itself being located on higher ground with extensive panoramic views towards the escarpment to the east. The Hall is also a local landmark when arriving in the village from the east.

The land use is predominantly agricultural fields with the majority of land being used for arable production, with a few fields adjacent to the village used for grazing sheep as well as some horse paddocks.

There are a number of small areas of deciduous woodlands, generally in planned, linear formations along field boundaries. A larger group of mixed deciduous and coniferous trees are located within the grounds of Stubton Hall which presents a parkland setting distinct from the other areas of woodland.

Hedgerows grow along many field boundaries, and comprise native species with a predominance of hawthorn and blackthorn. Groups of trees occur at some junctions with other field boundaries and occasional larger mature trees such as oak, ash and horse chestnut occur within the hedgerows and along some roads. The presence of trees particularly along field boundaries within the parish are a distinctive feature.

Within the village itself, there is a greater variety of trees and vegetation including ornamental trees, conifers and smaller fruit trees typical of garden planting.

Approaching the village, the tree planting in and around it often screens all but the tallest buildings such as the church. Some shelter belt planting occurs around the edges of farms, and include species such as Lombardy Poplars as well as other larger growing species including oak, ash, chestnut, willow and poplar. The presence of trees is characteristic of the parish and the views out to the adjacent areas, particularly along field boundaries within the parish, are a distinctive feature.

New development within villages such as Stubton Parish is restricted by South Kesteven's spatial strategy and therefore only limited opportunities exist, only for certain types of uses which are sympathetic to the rural character of the village. In addition, the Core Strategy sets out specific criteria for the assessment of development proposals which ensure that development is appropriate to the character and significant natural, historic and cultural features of the landscape, and contribute to its conservation, enhancement or restoration. Neighbourhood Plan policy on these issues is set within this context.



Map showing key views from Stubton Parish towards surrounding areas and the escarpment slopes (shown in orange)

Policy NE1

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

Policy 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.

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***

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.

Policy NE3

Development proposals where the primary objective is to conserve or enhance biodiversity and other features of the local environment or landscape should be permitted.

Built Environment

Stubton is a small residential village with the majority of buildings constructed of brick. Stubton Hall and the Manor House are built from Lincolnshire limestone. The village developed around the Hall, and since the 1960s there has been significant change with many of the properties dating from the later 20th century.

Stubton Hall, which is Grade II Listed is located on the north eastern edge of the village and this former country house dates from the 19th century. Stubton Hall is a prominent feature and of significance to those both in the parish and further afield and is visible from a number of footpaths and when driving towards the village from the east.

The church of St Martins is a Grade II* Listed building dating from approx 1800. It is a stone church with a tower and located on the east of the village on Brandon Road.

Whilst early village development took place around the Hall, the last 50 years have brought significant change and much infilling, with the siting of the majority of new houses along the Claypole Road and off Fenton and Brandon roads. The more recent infill properties, in the main, have followed the local form and character of earlier cottage properties within the village, using a limited palette of red rustic brickwork for the walls and terracotta pantile roofs. The use of a limited range of materials can bring unity and a sense of place to a streetscape even when buildings of different size and age are present.

There is a mix of boundary treatments. Properties surrounding the cross road in the village use predominantly estate fencing which gives an open aspect to the village centre. Mature brick walls are also a feature, particularly surrounding the properties associated with the former Stubton Hall kitchen garden, adjacent to

The Home Farm, and surrounding the churchyard. Hedges of privet, hawthorne and laurel are used extensively to delineate property boundaries.

A small number of farms (or former farms) are located within the parish, these comprise farm houses, barns (some converted for residential or commercial purposes) and where farms are still active agricultural buildings including some of modern construction.

New development within villages such as Stubton is restricted by South Kesteven District Council's spatial strategy. The spatial strategy states that only development for the following uses would be considered acceptable:

- A. affordable housing (rural exception or allocated sites)
- B. agriculture, forestry or equine development
- C. rural diversification projects
- D. local services & facilities
- E. replacement buildings (on a like for like basis); or
- F. conversions of buildings provided that the existing building(s):
 - contribute to the character & appearance of the local area by virtue of their historic, traditional or vernacular form;
 - are in sound structural condition; and
 - are suitable for conversion without substantial alteration, extension or rebuilding, and that the works to be undertaken do not detract from the character of the building(s) or their setting

The Stubton Neighbourhood Plan supports developments which accord with the South Kesteven District Council spatial strategy, as outlined previously, where it maximises opportunities to protect and enrich the landscape and built setting of the village and its environs as defined within the Stubton Landscape Character Assessment. The list of uses set out within the South Kesteven District Council spatial strategy as 'acceptable uses' are considered to be 'appropriate uses' for the purposes of the Stubton Neighbourhood Plan and the built environment policies in particular.

Policy BE1

New development for appropriate uses, which is in accordance with the other policies of this plan, will be supported 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.

Policy BE2

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.

Conformity with SKDC Planning Policy: SP1, EN1, H1.

Conformity with NPPF: Paragraphs 17 and 14. Sections 7 and 11.

The Stubton neighbourhood has areas of land which may be susceptible to flooding. Dykes and watercourses are under the jurisdiction of the Environment Agency and Upper Witham Internal Drainage Board. These authorises control bylaws which need to be respected. It is advisable to contact these statutory bodies prior to considering any form of development / improvements. There is a foul sewerage system in part of Stubton which may be at capacity. Any new surface treatments should be discussed with the authorities and surface water drainage will need to comply with sustainable drainage systems.

Recreation

The Stubton area is well served by footpaths and other public rights of way which enable recreational access to the local countryside for residents and visitors to the area. These features are intrinsic to the lifestyle of residents and are an important feature of the Stubton lifestyle. New development may offer an opportunity to improve existing footpaths and other routes, and may in some circumstances, be able to contribute to the creation of new ones.

The Stubton Landscape Character Assessment provides further detail and

recommendation of appropriate measures which would improve access to the countryside.

Policy R1

Links to existing footpaths and rights of way as well as improvements to footpath signage will be sought in connection with new development for appropriate uses where feasible, in order to maintain and enhance access to the countryside.

Conformity with SKDC Planning Policy: Spatial Objective 10, SP4

Conformity with NPPF: Section 8 (paragraph 75).

Traffic and road safety

Roads within the Parish consist of country lanes with the highest category of road close to the parish being a 'C' road running between the A17 and the A1. Community concerns in relation to the impact of traffic in the parish focus on the speed of vehicles through the village on all roads and the damage to roads and verges caused by vehicles. New development should incorporate appropriate measures to ensure that it does not worsen these factors, and wherever practical and feasible, improves them.

Policy T1

New development for appropriate uses will be supported where an assessment has been made of its likely impact on local traffic, it incorporates appropriate and measures have been incorporated to ensure road safety on site and in relation to the public highway.

If introduced by South Kesteven District Council, Community Infrastructure Levy (CIL) will be used as contribution to highway improvements and traffic calming initiatives as may be identified and agreed with the Highway Authority.

Conformity with SKDC Planning Policy: SP3

Conformity with NPPF: Section 4.

8 Conclusion

At this juncture, it is appropriate to revisit the Ministerial foreword in the NPPF document which includes the following statement from the Rt Hon Greg Clark MP, Minister for Planning at the time the document was issued:

“Our natural environment is essential to our wellbeing, and it can be better looked after than it has been. Habitats that have been degraded can be restored. Species that have been isolated can be reconnected. Green Belt land that has been depleted of diversity can be refilled by nature – and opened to people to experience it, to the benefit of body and soul”.

Many of the comments made by Stubton parishioners during the community engagement process are encapsulated within this statement. The natural environment is essential to the wellbeing of all individuals, beneficial to mind, body and spirit. It follows therefore, that protection and enhancement of the environment is justifiably the predominant feature in policy-making for this particular Neighbourhood Plan.

Regular Review

The Parish Council will seek to develop its process of consultation with its parishioners.

The Parish Council will undertake a review of the Neighbourhood Plan every five years to ensure it remains compliant with both national and local planning policy, and that it is up-to-date and relevant to changing circumstances.

9 Acknowledgments

The Parish Council would like to thank everyone involved in the production of this Neighbourhood Plan.

Special thanks are due to:

The parishioners of Stubton for attending presentations, responding to the questionnaires and providing the vital information on which this Neighbourhood Plan was based.

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The Stubton Village website and the villagers, who provided photographs and local information used in the Neighbourhood Plan.

10 Appendix

Appendix 1

Question 1

What do you most value about Stubton and its environs?

Issue raised	No	Ref. to SKDC CS
Peace, quiet and tranquillity	36	EN1 9/11
Low traffic, low crime and little anti-social behavior	03	EN1 11
Views of the countryside – big skies	21	EN1 2/3/6/8/10/11
Rural setting/unspoilt countryside	13	EN1 2/6/7/8/9/10/11
Wildlife in the village and surrounding countryside	09	EN1 6/7/8/14
Access to open countryside	08	EN1 8
Landscape character	04	EN1 6
Idyllic feel of village	03	
Sense of real community – community spirit	17	EN1 2
Pride in Best Kept Village award and overall tidiness	04	EN1 2
Lack of anything industrial	03	EN1 1/3/4/5/7/8/9/10/11
Lack of new housing development	02	SP1/SP2/H1

Question 2

What do you least value?

Issue raised	No	Ref. to SKDC CS
Concerns of industrial type development nearby e.g. windfarms	22	EN1 2/6/7/8/9/10/11/EN3
Negative impact of any development which could change the peaceful rural environment and views	09	EN1 2/6/7/8/9/10/11
Buildings unsympathetic to rural neighbourhood	04	EN1 4/5/10/11 EN3
Fly tipping	03	
Speeding traffic through the village	16	SP4
Large vehicles causing damage to roads and verges (also being used as cut through when A1 is shut)	10	SP3 EN3
Disintegration of roadside verges and potholes	06	SP3 SP4
Potential increase in noise and traffic levels	02	EN1 11 EN3
Noisy overflying light aircraft	01	EN1 11
Permissive style tracks/paths closed by landowners	08	EN1 8
Lack of dialogue between landowners and locals	03	
Limited public transport	02	SP3
Solar panels visible from the roads	02	EN1 10/11 EN3

Question 3

What outdoor activities do you enjoy in Stubton and the local area?

Issue raised	No	Ref. to SKDC CS
Walking in the countryside	26	EN1 8
Cycling	15	EN1 8
Dog walking	13	EN1 8
Presence of wildlife	11	EN1 7
Enjoyment of and appreciation of views and landscapes, historic buildings and feeling of space	06	EN1 3/4/5/6/7/8/9/10/11
Peace and quiet	06	EN1 9/11
Horse riding	05	EN1 8
Access to countryside	04	EN1 8
Cycling on bridlepaths	04	EN1 8
Birdwatching	03	EN1 7
Collecting hedgerow fruits	26	EN1 7
Participating in and enjoyment of Social Club activities	08	
Easy access to excellent pubs and restaurants	04	

Question 4

What would you like to see included in the Neighbourhood Plan?

Issue raised	No	Ref. to SKDC CS
Traffic calming	12	
Preservation of peace, quiet and tranquillity	06	EN1 1/9/11
Improve access to countryside and maintain existing access	11	EN1 8
Maintain unspoilt vistas and preservation of landscape character	11	EN1 2/3/4/5/6/9/10/11
Protection of wildlife and natural environment	06	EN1 7
New footpath to Claypole along side the road	02	EN1 8
Sense of place	02	EN1 2
Restriction on:		
Industrial development e.g.windfarms	12	EN1 3/4/5/6/7/8/9/10/11
Commercial	03	EN1 3
New domestic buildings	05	EN1 3/4/5/6/7/8/9/10/11
Visitor information re footpaths, views and village history on display boards	03	EN1 8
A park or grassed area	01	EN1 1/4
Secure sustainability of village through limited and sympathetic infill development	07	SP1 H1
Completion of Stubton Hall providing leisure facilities	01	
Improve local facilities:		
Transport	04	SP3
Mains Gas	01	
Mains drainage	04	

11 Supplementary Action Plans

Achieving the Aims and Objectives beyond the scope of planning policy

Some of the Aims and Objectives sit outside the scope of planning policy but are nonetheless important features of the village which should be central to its future. These include:

Village Ethos

Enhancing the life experience of Stubton residents through community involvement

The strong community spirit of Stubton was highlighted by many residents involved in the Neighbourhood Plan process. The policies proposed in this Plan aim to maintain and, where appropriate, improve those features which contribute to Stubton as an attractive and welcoming place to live.

A policy cannot establish or control the level or type of community activity which takes place within the Neighbourhood Plan area; however, there may be some opportunities for the Parish Council to pursue this aspiration. The following are some suggestions that the Parish Council could adopt (formally or informally) to ensure that this aim is taken forward:

- *Continue the work of the Neighbourhood Plan Steering Group to monitor the effectiveness of the Plan's policies and review these periodically, particularly alongside any review of the South Kesteven Core Strategy and other planning documents.*
- *Continue to support the village hall committee and social club and the work that they undertake in planning and promoting future events throughout the year to bring the community together.*
- *Encourage greater community involvement in Parish Council activity, particularly relating to planning. Community consultation could be encouraged when planning applications are considered by the Parish Council..*

Recreation

Improving access to countryside and recreational opportunities for residents and visitors of all ages to enjoy

Whilst Policy R1 addresses improvements that are to be sought to footpaths in the parish in the event that new development takes place in Stubton, there are also other, pro-active ways in which the Parish Council could seek to meet this objective of the Plan. This further work could also be used to support policy R1 once completed. The following suggestion is made to take address the aims of the Neighbourhood Plan:

- *Stubton Parish Council could review existing footpaths and identify any potential new routes. Liaison with landowners and adjacent parishes could inform a review of the use of existing tracks and field margins with a view to creating new routes and see that existing routes are clearly marked and accessible.*

Services

Seeking ongoing improvements to public transport, utility infrastructure and internet performance

South Kesteven District Council prioritises the delivery of necessary infrastructure to the right location. This is so that it supports the level of growth envisaged in the Core Strategy. There are no current plans for growth in this Parish that will necessitate major infrastructure upgrades.

In relation to public transport, the east coast rail line runs broadly close to the A1, close to Marston just inside the southern tip of the Parish. Stubton is not directly served by any public transport.

At present, there is insufficient evidence to demonstrate what the current standards of provision of utility and internet services are and therefore no policy is proposed within the Neighbourhood Plan. The Parish Council could undertake additional work to collate this evidence and use it to identify specific improvements that are necessary in the village. Policy SP4 of the South Kesteven District Council Core Strategy seeks developer contributions for infrastructure, where appropriate and therefore, by compiling a list of improvements, the Parish Council would be well prepared in the event that appropriate development did come forward in the village. Therefore, it is suggested that the Parish Council undertake the following:

Internet performance

- *Identification of current broadband provision and level of service/speed,*

including shortfalls.

- *Liaison with broadband providers to identify future plans for the area.*
- *Identify broadband priorities and improvements for Stubton to be shared with South Kesteven District Council.*

Utility infrastructure

- *Further consultation to identify specific concerns of the community.*
- *Liaison with utility providers to identify what their plans are for the area.*
- *Identify priorities and improvements for Stubton to be shared with South Kesteven District Council.*

In addition, the Parish Council could proactively work with the providers to identify ways to improve the infrastructure of the village or consider alternative models of provision.

Impact of Traffic

Promoting measures to reduce the impact of traffic speed, damage and noise

Many members of the local community have raised concerns about traffic speeds through the centre of Stubton and about the damage caused to verges by vehicles. However, there is a need for further consideration of highways issues and it is suggested that the Parish Council works together with Lincolnshire County Council as Highways Authority to identify specific sites for improvement. This could include:

- *Agreement of an appropriate traffic calming scheme for the centre of Stubton.*
- *Agreement of a design approach in new developments for the treatment and protection of verges from heavy vehicles.*
- *Discussion of a broader range of measures which could improve road safety, traffic speed and noise in the Parish.*