

# South Kesteven District Council Local Plan Review (2041) Call for Sites Submission

9 acres of land to the East of A1 and north of A151 Bourne Road, Colsterworth



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**SECTION I:**  
**INTRODUCTION**

## Introduction

- 1.1** The purpose of this report is to promote 9 acres of land to the east of the A1 and north of the A151 at Colsterworth to be included within the South Kesteven District Council *Call for Sites* (Regulation 18) as part of the SKDC Local Plan Review. The submission is to alert SKDC of the availability of the site and specifically to promote the land for employment use (Retail/B1/B2/B8).
- 1.2** The report will outline the credentials of the site and why it is considered a suitable and appropriate location for commercial development.
- 1.3** This report is to be read in conjunction with the following documentation:
  - Location Plan
  - Call for Sites—Site Proforma
- 1.4** The surrounding area to the east of the A1 is a mix of roadside commercial and industrial development with agricultural development to the east. Colsterworth Services are located at this junction with the petrol station and McDonald's restaurant located to the south-west of the site. It is considered that there is ability to expand upon the roadside offering and it is considered that there is demand for roadside development.
- 1.5** For clarification, the 0.6 hectares herein shall be denoted as the 'Submission Site'. This area currently consists of a parcel of paddock land adjacent to existing services and the A1.

## Context of South Kesteven Local Plan Review (2041)

- 1.6** The current South Kesteven Local Plan (2011—2036) was adopted in January 2020. However, within the Inspector's final report prior to adoption, the Council were committed to undertake an early review of the Local Plan from April 2020 with submission by the end of December 2023. This review of the plan was to set out the planning framework for the District over the next 20 years. As part of the process of the review, the plan is seeking further allocations of land for employment use.
- 1.7** As part of this process, South Kesteven have published a 'Draft Plan' and are now in the process of consulting upon the Draft Plan. The landowner now wishes to present this site to SKDC as a potential allocation for employment use.
- 1.8** As will be discussed throughout this submission, this site is considered to be suitable to provide further employment land at Colsterworth and to the SKDC plan overall.

### Key Points

Submission Site	9 acres of land to the east of the A1 and north of the A151, Colsterworth
Current Use	Agricultural paddock land
Planning History	None
Proposed Use	Employment (Retail Class E / B1 / B2 / B8)

**SECTION II:**  
**SITE DETAILS & CONTEXT**

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## Location and Context

- 2.1** The Submission Site comprises 9 acres of paddock land located adjacent to the A1 carriageway.
- 2.2** The site comprises of two linked off-set fields, one with frontage onto the A151 and the other with frontage onto the A1 carriageway. They are both of roughly rectangular shape with hedgerow field boundaries.
- 2.3** The surrounding area is a mix of roadside commercial and employment land, consisting of food services, a petrol station, truck and lorry parking and a hotel. To the east is agricultural land and development. To the west is the A1 with Colsterworth village beyond.
- 2.4** The site is conveniently located by the A1, providing the ability of convenient roadside access for users both north and south-bound, due to the A151 flyover providing suitable transport linkage.

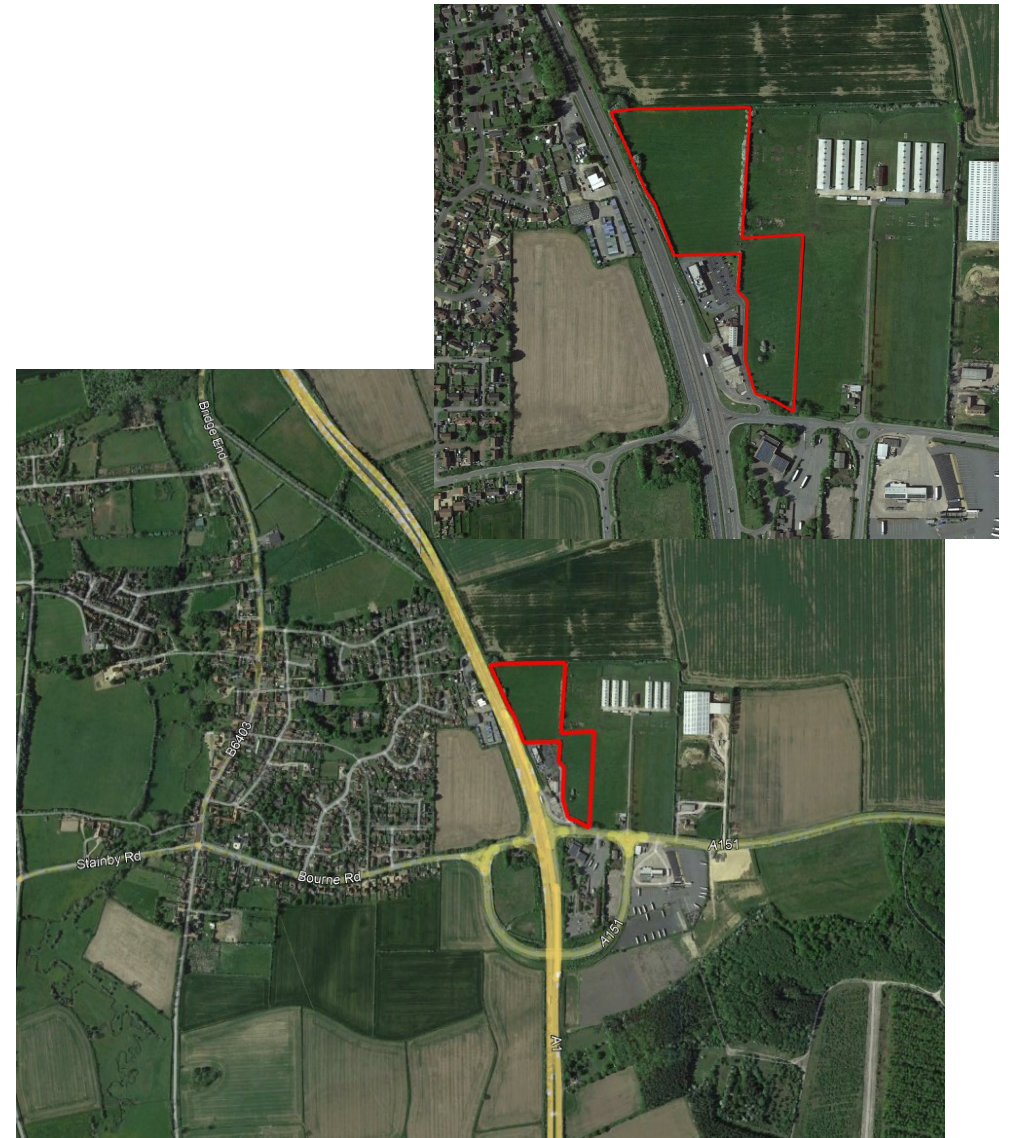


Figure 1—Location of Submission Site

**Planning History**

**2.5** The SKDC portal shows no record of any relevant planning application on this land.

**Surroundings**

**2.6** As illustrated in Figure 5, the submission site enjoys close proximity to the A1, Colsterworth Village and the existing employment site which comprises 9.5 hectares of land to the south of the A151. The area immediately to the south-west of the site, north of the A151 also presents itself as existing employment and roadside services which has recently been regenerated through the McDonald's development approximately 5 years ago.

**2.7** The prevailing character of the area is commercial roadside service development and this is established and recognised through the 'existing employment' designation. The appropriate further expansion of this land is considered to be a natural and controlled growth of the area.

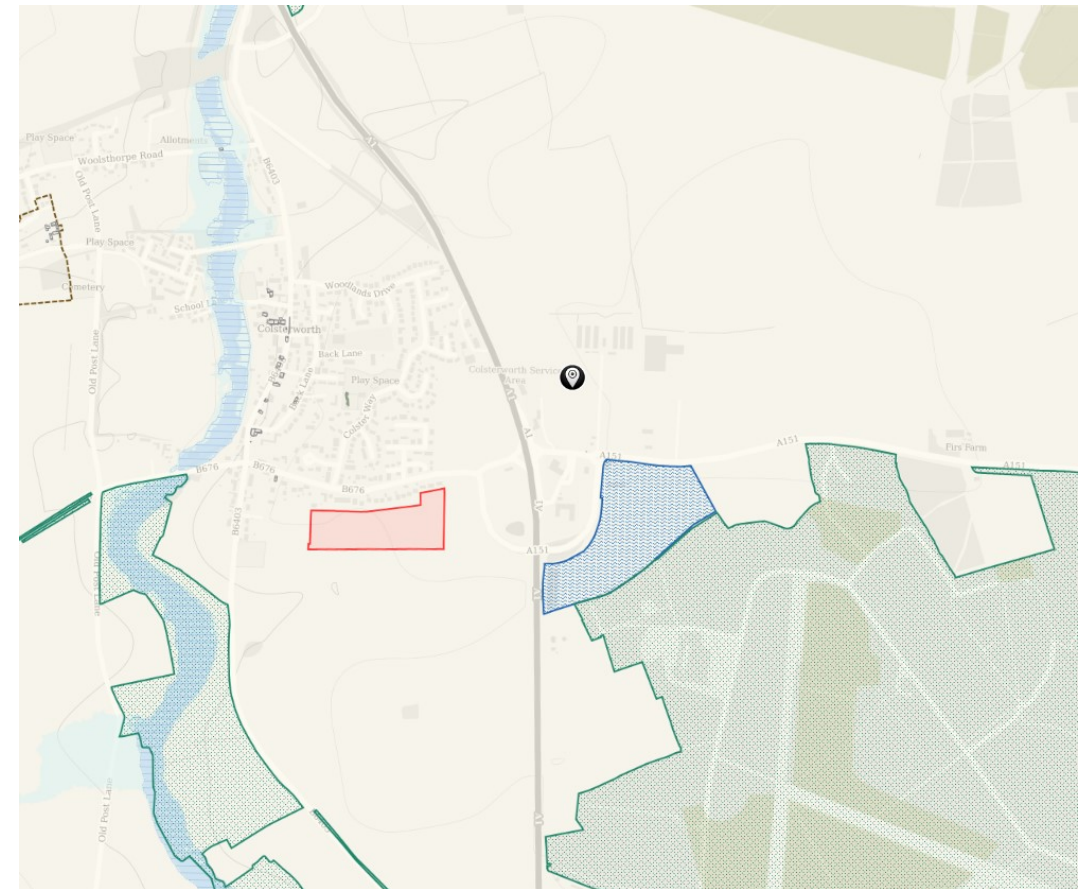
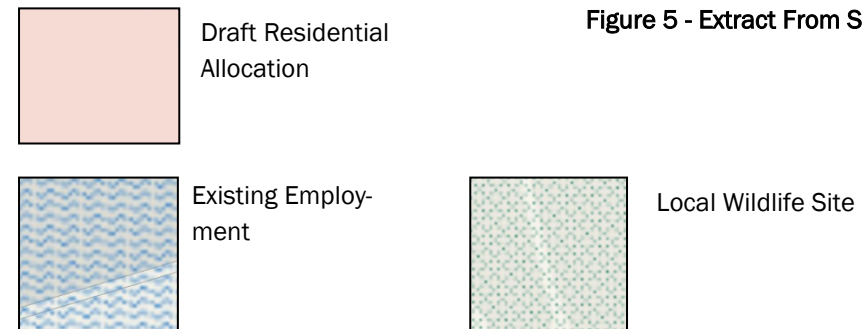


Figure 5 - Extract From SKDC Policies Map



**SECTION III:**  
**PROPOSED USE OF THE SITE**

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### Proposed Promoted Use

- 3.1** The Submission Site is proposed to be allocated for the following uses:
- Employment (Class E / B1 / B2 / B8)
  - Rural / Quasi-agriculture industrial development
- 3.2** Considering immediately to the west is a McDonald's restaurant, garage and service station and to the south is the existing employment area with a service station/convenience store, lorry park and takeaway outlet, it is considered that this land would provide appropriate expansion of the existing employment and roadside services at this location.
- 3.3** It is considered that the site lends itself well for further commercial development expanding upon the existing commercial to the south and west. The area has established itself as a convenient commercial location on the A1 and the north portion of the site has prominent frontage onto the A1 carriageway.

### Compatibility of the Use

- 3.4** Given the existing surrounding uses are commercial and employment uses, it is considered that further employment land in this location would be highly compatible and complementary to the existing uses and businesses in this location, enabling further development whilst also having positive knock-on economic impact on the surrounding services.
- 3.5** This type of location is prime for such roadside service

expansion and the existing roadside development and the existing employment area evidences how this site would be able to sustainably expand upon the current offering.

- 3.6** The existing prevailing character of the area is of commercial and employment land. Allocation of this land as further expansion of the existing would be wholly compatible and would not have an adverse impact upon the character and setting of the surrounding area. Instead, it would complement, supplement, and reinforce the character of this area.
- 3.7** Roadside services grow naturally from existing developments and Colsterworth Services has grown to be a prominent roadside service facility on the A1 in Lincolnshire. This site provides a suitable and appropriate location for controlled expansion and growth.
- 3.8** It is considered that there is sufficient area for 2-4 commercial units on the south-eastern field and 3-5 commercial units on the north-western field, of suitable and appropriate scale. Ultimately, the number of units will be dictated by the individual sizes and land take required, however as the site totals 3.6 hectares, it is considered that the land provides sufficient but proportionally appropriate land to promote development. It is considered that 2-3 units could be achieved each year.

### Proposed Promoted Use

**3.9** Draft policy E8 states that other employment proposals in locations not covered by the above policies will be supported, provided clear demonstration of the (a-e) criteria within the policy. The below outlines the reasons as to why it is considered that the site would be suitable under these policy requirements and why a formal allocation should be considered.

#### a) Other Suitable Sites

Besides allocations at Great Gonerby, there is a lack of specified roadside services on the A1 within the SKDC Draft Plan. Users of this land will specifically want to target roadside locations and this site offers the opportunity alongside existing roadside development to provide a suitable offering.

#### b) Adverse Impact on the character and appearance

The site is adjacent existing commercial development on the roadside of the A1 and further expansion is considered to complement the character and appearance of the area.

#### c) Impact on the local highway network

The site is likely to be accessed from the south from the A151, which is accessed via the existing A1 slip road. This provides access already for the services and McDonald's. It is understood that transport impact would have to be assessed on a case by case basis, but access would be via the A151 rather than the A1 mitigating impact.

#### E8: Other Employment Proposals

Other employment proposals in locations not covered by the above policies will be supported, provided there is a clear demonstration that;

- a. there are no suitable or appropriate sites or buildings within allocated sites or the built up area of existing settlements;
- b. there is no significant adverse impact on the character and appearance of the area and the amenity of neighbouring uses;
- c. there is no significant impact on the local highway network;
- d. there is no significant likely adverse impact on the viability of delivering any allocated employment site; and
- e. there is a business case which demonstrates that the business requires a location outside an allocated employment site.

#### d) Impact on the viability of an allocated employment site

It is considered that this site is different in location, scale and context to the existing draft allocations and provides a different employment use offering which would be useful as a formal allocation.

#### e) A business case for the location

Roadside services provide an important facility for motorists and users of the A1 carriageway and is a specialised offering. The location of roadside services is entirely dictated by demand for uses in these locations and it is considered that a formal allocation would allow for this to be solidified as an area of roadside employment expansion.

**SECTION IV:**  
**SITE DELIVERABILITY, MARKET INTEREST & CONCLUSION**



### Land Availability

- 4.1** The landowner wishes to make SKDC aware that this land is available for allocation and development.

### Site Deliverability

- 4.2** The site is available and would be able to be brought forward for development immediately after allocation and the necessary planning consents.

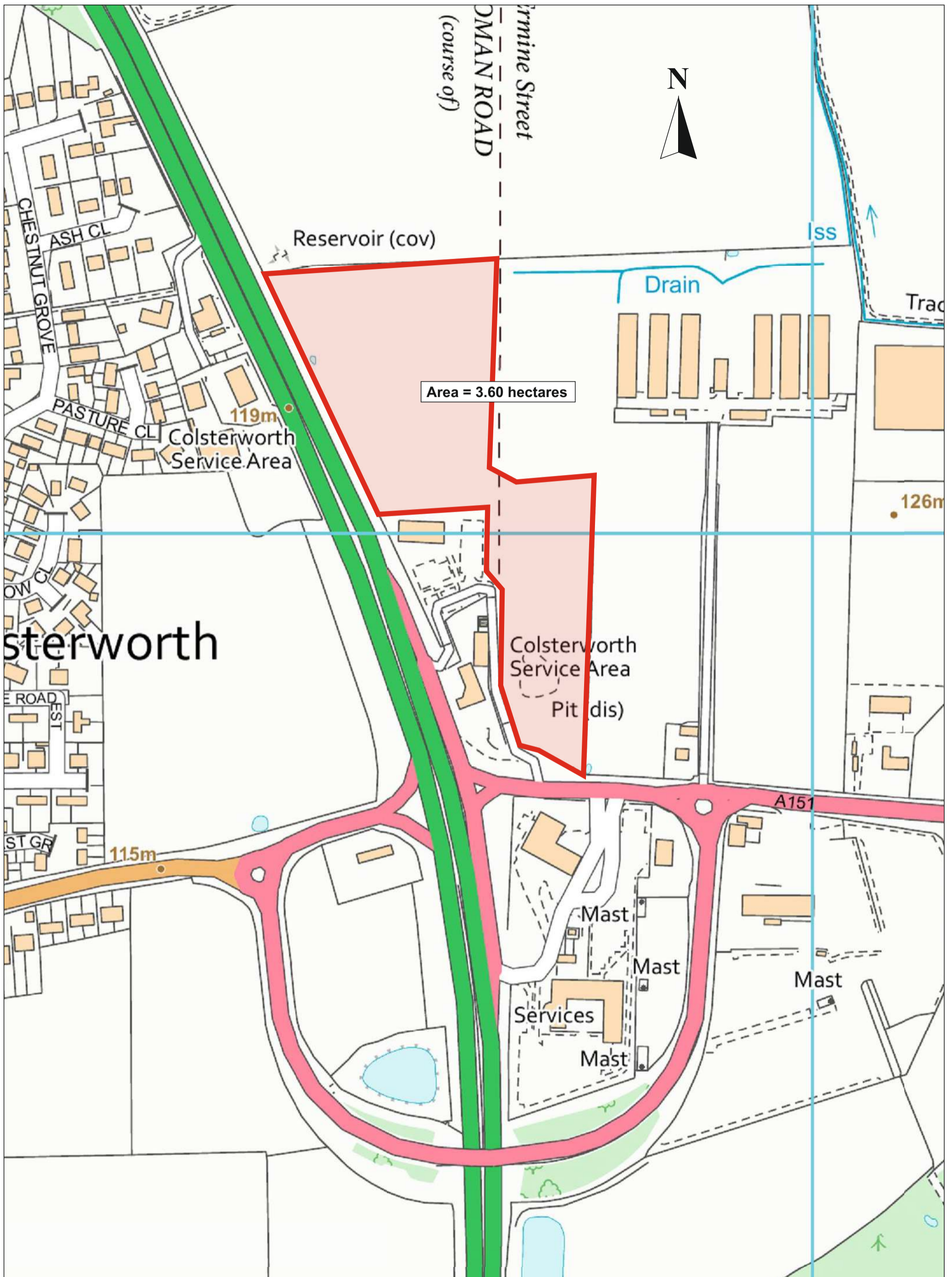
### Market Interest


- 4.3** The site has been privately marketed and has launched onto the market as of April 2024.

### Conclusion

- 4.4** Overall, this site is considered to be an appropriate, sustainable and available site for future expansion of the existing employment site and existing roadside services on the A1.

BROWN & CO



 <b>SOUTH KESTEVEN DISTRICT COUNCIL</b>	<b>South Kesteven District Council</b>  <b>Local Plan Review</b>	Response Number <input type="text"/>
		Date Received <input type="text"/>
		Date Acknowledged <input type="text"/>
<b>Call for Sites – Site Proforma</b>		For Official Use only

## Call For Sites 2020

Please use this form to provide supporting information on sites suggested for future development. A separate form should be completed for each site suggested. Please complete this form with as much detail as possible and return it to the Planning Policy team at your earliest convenience.

Site Name:	<input type="text"/>
<b>1) Please provide alongside this proforma a map clearly showing the defined boundaries of the site identifying the land suggested at a scale of no less than 1:2500. (Please Note - failure to provide a map will mean we will not take the site into consideration)</b>	

<b>2) In relation to the site are you: (Please mark the appropriate box)</b>			
Site Owner	<input type="checkbox"/>	Housing Association	<input type="checkbox"/>
Planning Consultant	<input type="checkbox"/>	Parish or Town Council	<input type="checkbox"/>
Developer	<input type="checkbox"/>	Amenity or Community Group	<input type="checkbox"/>
Other (please specify)	<input type="text"/>		

<b>3) Your Contact Details: applicable to Section 2: (Please Note – an Email address is a mandatory requirement)</b>	
Name:	<input type="text"/>
Company/Organisation Name (if applicable):	<input type="text"/>
Address:	<input type="text"/>
Telephone No:	<input type="text"/>
Email Address (Mandatory):	<input type="text"/>

4) Site Ownership Details		
Do you own the site?	Yes	No
Are you promoting the site for development?	Yes	No
Is the site in multiple ownership?	Yes	No
If yes, please list all the owners if known: <i>(Please fill in a Name, Address, Phone Number and Email Address for each additional site owner in table 4a)</i>		
Have the other landowner(s) confirmed their willingness for the land to be potentially developed?	Yes	No

4a) Additional Site Owner Contact Details, if applicable to Section 4:	
Name:	
Company/Organisation Name <i>(if applicable):</i>	
Address:	
Telephone No:	
Email Address:	

4a) Additional Site Owner Contact Details, if applicable to Section 4:	
Name:	
Company/Organisation Name <i>(if applicable):</i>	
Address:	
Telephone No:	
Email Address:	

*Please note – if there are further additional Site Owners, then please attach their contact details to the end of the proforma.*



5) Site Location Information		
<b>Site Location</b> <i>(Near which settlement is the site located)</i>		
<b>Site Address:</b>		
<b>Postcode:</b>		
<b>Site OS grid reference</b> (if known):	<b>Northing:</b>	<b>Easting:</b>

6) Site Details			
<b>Estimated site area</b> <i>(hectares):</i>			
<b>Land Type</b> <i>(please note that brownfield sites must meet the defined text in Annex 2 of NPPF)</i>	Greenfield	Brownfield	Mixed
<b>Is the site vacant?</b>	Yes	No	
<b>Is the site partly occupied?</b>	Yes	No	
<b>Please provide brief current land use details</b> <i>(e.g. agriculture, employment, unused/vacant)</i>			
<b>If the site was considered to be suitable for development, would all or part of the existing use remain in occupation?</b>	Yes-all	Yes- part	No
<b>What would be the timetable for the existing use(s) to cease?</b>			
<b>Availability of access to the site?</b> <i>(please provide brief details on how the site is currently accessed)</i>			
<b>Planning History:</b> <i>(If there is/was a planning application, permission or refusal please provide brief details and application reference number)</i>			

**7) Future proposed use of the Site**

<p><b>Proposed Use(s):</b> <i>(please tick boxes where appropriate)</i></p>	Residential (C2 or C3):	
	Office, Research & Development, Light Industrial (B1):	
	General Industrial (B2), Warehousing (B8):	
	Retail	
	Tourism/Leisure	
	Gypsies & Travellers or Travelling Showpeople	
	Renewable Energy	
	Other	<i>(Please specify):</i>
<p><b>Details of Proposed Use(s);</b> <i>(please specify the type of uses for the site and indicate the number of units, plots, pitches, amount of floorspace etc that could potentially be located on the site)</i></p>		

8) Site Constraints - Is the site subject to any of the following constraints which could impact its development or delivery? – If any of these constraints have been identified please provide brief explanation. If not, please leave the box blank.			
<b>Access issues</b> (e.g. limitations or problems relating to site access)			
<b>Topography or ground conditions</b> (e.g. site slopes, varying site levels etc)			
<b>Contamination/ Pollution/ Hazardous Uses</b> (e.g. unsuitable ground conditions, previous hazardous land uses, unstable/contaminated structures)			
<b>Flood risk</b> (liability of site to flooding)			
<b>Environmental constraints</b> (e.g. negative effects on local wildlife designations, protected species, loss of mature woodland etc)			
<b>Public rights of way:</b> (Do any public rights of way such as footpaths and bridleways cross the site or run adjacent to it?)			
<b>Buildings/Other structures on the site?</b> (Barns, folly etc)			
<b>Heritage Assets:</b> (Does the site contain or is it adjacent to any listed buildings, ancient monuments or archaeological sites? Does any part of the site lie within or adjoin a conservation area?)			
<b>Is the site subject to any Legal Matters:</b> (Please select appropriate boxes and provide details)	Covenants	Wayleaves	Easments
	Other	Don't Know	None
<b>Legal Matter details:</b> (Please provide any additional information)			

9) Site Deliverability	
Is the site available to develop immediately?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If "no" how long until the site becomes available for development?	<i>(Likely timescales):</i>
Once work has commenced what are the indicative timescales for the whole site to be completed?	0 - 5 years
	5 - 10 years
	10 - 15 years
	15 - 20 years
If possible, please provide an average estimate of the number of units, plots, pitches, floorspace etc that could be provided each year.	

10)Market Interest	
Is there any current market interest in the site?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is the site currently being marketed?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is the site owned by a Developer?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is the site under option to a Developer?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Any other relevant market information?	<i>(Please provide details):</i>

11) Available utilities		
Please tell us which of the following utilities are currently available to the site:		
Mains water supply	Yes	No
Mains sewerage	Yes	No
Electricity supply	Yes	No
Gas supply	Yes	No
Connection to a Public highway	Yes	No
Any other relevant Utilities information?	<i>(Please provide details):</i>	

12) Viability and Abnormal Associated Costs:		
I) Are you aware of any abnormal costs associated with bringing forward this site for development, (e.g. contaminated land? etc)	Yes	No
	If yes, please describe:	
Has an economic viability assessment been carried out for the proposed development?	Yes	No
	If yes, please describe:	

**13) Other information:**

**Is there any other information that has not been covered by the above that the Local Planning Authority should be aware of?**

Yes

No

**If "Yes" please use the next section to explain:**

Empty space for explanation.

## **Returning the form**

Please return this form together with a map that clearly identifies the boundary of the site to the following addresses;

**Via Email** – [PlanningPolicy@southkesteven.gov.uk](mailto:PlanningPolicy@southkesteven.gov.uk)

**Via Post** – Planning Policy Team  
South Kesteven District Council  
Council Offices, St. Peter's Hill  
Grantham, Lincolnshire NG31 6PZ

*In light of concerns regarding Covid-19 we are encouraging people to submit their representations electronically wherever possible to help limit spread of the infection*

## **Data protection:**

*As part of SKDC Local Plan Review we are asking that the relevant landowner/ developer/ agent complete the attached list of questions. The information will be used to help inform the council's decision-making process when allocating sites for the Local Plan Review. It will inform SKDC of relevant site information needed to make these decisions. The information you provide will be held by SKDC for the entirety of the local plan review process at this point, the information is no longer needed for the purpose it was collected for and it will be securely deleted. We may need to share your information with approved third parties such as; relevant authorities, consultants working on behalf of SKDC and others ( i.e. utility providers ect) for the purpose of allowing us to assess the submitted sites in greater detail. The information will be marked as confidential.*

*This complies with the GDPR regulations 2018.*

## **Disclaimer:**

Completion of this form does not imply that the Council supports the arguments for development on the proposed site.