

Planning Policy Team
South Kesteven District Council
Council Offices
The Picture House
St Catherine's Road
Grantham
NG31 6TT



Your ref:
Our ref: J0079652

Sent By Email

planningpolicy@southkesteven.gov.uk

23rd April 2024

Dear Sir / Madam,

SOUTH KESTEVEN REGULATION 18 LOCAL PLAN CONSULTATION: LAND AT WILSFORD LANE (SOUTH), ANCASTER - DRAFT POLICY 'SKPR-271 (LV- H2): WILSFORD LANE'

These representations have been submitted on behalf of our Client Nightingale Land in respect of Land at Wilsford Lane (South), known hereafter as the 'Site'.

The representations cover the following:

- Site and Locality characteristics and previous allocation under adopted Local Plan.
- Gateway Location and Landscape.
- Heritage.
- Benefits of increasing density.

This representation is accompanied by the following documents and plans:

- Heritage Appraisal (including 2 x Figures)
- FPCR Landscape & Visual Overview
- Development Framework Plan.

Site and Locality characteristics and previous allocation under adopted Local Plan

- Ancaster is defined as a 'Larger Village'. As noted in The Local Plan Review, Larger Villages will provide a supporting role in meeting the development needs of the District and benefit from being able to provide the necessary day-to-day services to ensure rural communities have choice in terms of homes, work and recreation.

- The northern section of the Site, which measures 2.7ha (see accompanying Development Framework Plan), is currently allocated for 35 residential units under adopted Policy 'LV-H2: Wilsford Lane (SKLP211)'. This represents a density of 16dph.
- The Local Plan Review again proposes a draft allocation on the northern part of the Site for 35 dwellings under draft Policy 'SKPR-271 (LV-H2): Wilsford Lane'. This Representation seeks to increase the number of dwellings within the same boundaries as the adopted and draft allocation on the northern part of the site to approximately 81 dwellings. This would represent a density of 30 dph across 2.7ha. It is proposed that the overall Site is expanded to 6.2ha (see accompanying Development Framework Plan) to ensure that additional benefits including a Local Equipped Area for Play (LEAP), a meadow grassland, allotments and additional tree planting can be provided. No residential development is proposed outside of the area already allocated for residential dwellings.
- The adopted Local Plan (2020) allocated residential development at a site on the opposite side of Wilsford Lane under Policy 'LV-H1: Wilsford Lane (SKLP315)' at a density of 30 dph. The site allocated under Policy 'LV-H1: Wilsford Lane (SKLP315)' is currently under construction. Furthermore, The Local Plan Review is proposing that all other draft residential allocations in Ancaster should be at a density of 30dph (see Policies 'SKPR-58 Land to the East of Ermine Street' and 'SKPR-283 – Land off St Martins Way').
- Both the adopted Policy and draft Policy state that the lower density at Wilsford Lane (South) is because of the gateway location and heritage features to the south. No evidence has been provided by the Council to demonstrate that a density greater than 16 dph would be harmful to this gateway location or to the nearby heritage assets.

The location of the site has many benefits:

- Ancaster is one of the few settlements in the District with a train station.
- Bus stops are located within walking distance of the Site along Wilsford Lane and along Ermine Street (B6403).
- The Site is located in Flood Zone 1 (lowest risk).
- The Site is enclosed by mature vegetation and is barely visible from the surrounding road network.
- The site is not located in an Air Quality Management Area (AQMA).
- The 'Biodiversity Opportunity Areas and Green Infrastructure areas Interactive Policies Map' illustrates that the Site is a 'Biodiversity Net Gain – Opportunity for Creation' and is enclosed on three sides by land that is defined as 'Ecological Network – Opportunity for Management'.

Gateway Location and Landscape

This representation is accompanied by a Landscape & Visual Overview which concludes that increasing the density of development at the Site to 30dph, thereby mirroring the allocation under construction to the north of Wilsford Lane, will have no unacceptable landscape impacts on the site and the wider area.

The Landscape and Visual Overview also notes the following:

- Sleaford Road (A153) provides an approach to Ancaster from the east of the Site. However, at the junction of Wilsford Lane and Sleaford Road the site is completely screened by a triangular block of

woodland on the eastern corner of the site and does not form a gateway view or approach to the village. Similarly, it is screened by existing tree planting along its southern edge.

- Wilsford Lane itself is a small lane and not a main entrance into the village. However, when traveling west along Wilsford Lane the housing under construction to the east on a site allocated at 30dph would be clearly visible at certain points, and a similar density of development within the Site at Wilsford Lane (South) would therefore be considered appropriate.
- To the west of the Site is High Dike/Ermine Street. This is agreed to be a gateway entrance to Ancaster from the south. The large area of open space proposed for the Site's southern area will maintain open views across the Site from High Dike/Ermine Street. Any partial/glimpsed views from the west of the Site's built form would be seen within the context of the surrounding existing housing and also the housing under construction at consented scheme S22/1457. A density of 30dph within the site's northern area would therefore be in keeping with its immediate surroundings.
- At a national level, the overall landscape effect on character will be negligible due to the large area of the National Character Area (NCA) in comparison to the size of the site.
- At a district level the Site is very small scale in comparison to the 'Southern Lincolnshire Edge' Landscape Character Type. The development will form a minor and logical extension to Ancaster's existing settlement.
- The site is generally of unremarkable character and influenced in part by the adjacent housing off Roman Way, Flaminian Way and Wilsford Lane.
- The site's boundary vegetation will help to visually enclose the proposed scheme from the north and south. Views from the west will be enclosed in part by the built form of the existing housing on Roman Way and Flaminian Way, which are accessed off Wilsford Lane.

Heritage

This representation is accompanied by a Heritage Appraisal which concludes that an increased density of 30 dph within the land already allocated for development would not impact upon heritage for the following reasons:

- Consideration of the below ground archaeology within the Site suggests that the features in the southern area could be accommodated within a scheme which included a greater density of houses in the allocated northern area. Any areas of discrete impact (such as a play area) would be sited in the southern area following further investigations. Furthermore, results from previous archaeological investigations indicate that part of this area was in agricultural use contemporary with the Roman settlement and is of lower sensitivity.
- Consideration of the setting of designated heritage assets in the vicinity has concluded that their significance could be appropriately preserved with a greater density of dwellings in the area already allocated for dwellings.
- Heritage benefits could be delivered by way of proposed public access across the south-western area of the site which will provide views to the Scheduled Monument, Listed buildings and Conservation Area, as well as appropriate interpretation.

- With specific regards to the 'gateway location', Sleaford Road to the south is an approach to the Conservation Area but is recognised as an 'Enclosed Approach' due to the flanking vegetation. If built form was set back from the road within the area already allocated for development and the southern area appropriately managed, this would not affect the heritage significance of the Conservation Area. Indeed, the use of the southern area as managed grassland would open up new publicly accessible views towards the Conservation Area.

Benefits of Increasing Density

It is proposed that the following benefits could be provided if the density of the site was increased:

- An increase in density would ensure that the Council is making 'effective use of land' as encouraged by the National Planning Policy Framework (NPPF December 2023).
- Provision of 35% affordable housing which exceeds the requirements of adopted and draft policy.
- The need for affordable housing is estimated to be 402 homes per annum which equates to around 57% of the overall housing need figure of 701 homes per annum. Affordable housing delivery has been low in the District at around 18% of all completions since 2011 and so there is a great need to increase the delivery of affordable dwellings.
- The Local Housing Needs Assessment (LHNA) 2023 states that projected growth in the South Kesteven population is expected to be led by the older population (aged 65+) and households led by a person of this age group are predicted to make up 44.5% of all households in 2041, compared to 29.7% in 2011. Furthermore, over the plan period 2021-2041, the disabled population in South Kesteven is projected to grow by 24%. The provision of 81 dwellings, including bungalows, is therefore of great importance to the District. As shown by the 'Development Framework Plan' the applicant is proposing 4 bungalows all of which will be Cat M4(2).
- As noted in The Local Plan Review development within the Larger Villages may help to retain or improve the range of services available to both the larger villages and the other settlements served by them.
- Custom and Self Build – At present adopted Policy 'H3: Self and Custom Build Housing' only requires 2% provision on sites of 400 or more dwellings and The Local Plan Review is only proposing minor text amendments to Policy H3. Since the start of the October 2016 base period monitoring for the self and custom build register, the Council have a total of 275 individuals split between the 8 base periods. The provision of 2 self build plots would exceed the requirements of Policy and help the Council to address the large number of people on the register.
- Large areas of green space could be provided that would ensure the provision of public access across the south-western area of the site which will provide views to the Scheduled Monument, Listed buildings and Conservation Area, as well as appropriate interpretation.
- An increase in density in the already allocated northern section of the Site would allow for the provision of additional land to the south to be used for non-residential uses and in particular additional biodiversity and green infrastructure. This is considered particularly beneficial at this Site because draft Policy 'SKPR-271 (LV-H2): Wilsford Lane' includes new text that encourages opportunities to enhance biodiversity and green infrastructure. Furthermore, the 'South Kesteven Open Space, Sports and Recreation Study 2024' states that the North Sub-Area has existing and projected deficits with regard to the following open space typologies:
 - Amenity Greenspace

- Natural and Semi-Natural Greenspace
- Provision for Children and Young People

The provision of additional land to the south for non-residential development will therefore allow for additional benefits including;

- Significant Biodiversity Net Gain (BNG) by way of a proposed meadow grassland and additional tree planting. The 'Biodiversity Opportunity Areas and Green Infrastructure areas Interactive Policies Map' illustrates that the Site is a 'Biodiversity Net Gain – Opportunity for Creation' and is enclosed on three sides by land that is defined as 'Ecological Network – Opportunity for Management'. Therefore the inclusion of the southern area of land as a meadow would help to achieve the goals of these ecological designations given that this land is agricultural land at present.
- Allotments. There are currently no allotments in Ancaster.
- Local Equipped Area for Play (LEAP). The provision of a LEAP is of significant benefit because the 'South Kesteven Open Space, Sports and Recreation Study 2024' notes that residents in the villages to the north of the North sub-area are likely to travel to neighbouring settlements or Grantham to access larger play provision such as Locally Equipped Areas of Play (LEAP) or Multi-Use Games Areas (MUGA).
- Public circular walking route. It should be noted that the NPPF encourages developments that make effective use of land by providing multiple benefits such as countryside access.

Conclusion

The adopted Local Plan (2020) and the Local Plan Review have either allocated or are proposing to allocate all residential sites in Ancaster at a density of 30dph apart from Land at Wilsford Lane (South). Both the adopted Policy and draft Policy state that the lower density at Wilsford Lane (South) is because of the gateway location and heritage features to the south. However, no evidence has been provided by the Council to demonstrate that a density of 30dph at the Site would be harmful.

Consequently, the purpose of this representation is to demonstrate that an increased density of 30dph at the Site, on land already allocated for residential development, would not result in a harmful impact to heritage assets or to landscape and the gateway location. The accompanying Heritage Appraisal and Landscape & Visual Overview both conclude that increasing the density of development at the site to 30dph, thereby mirroring the allocation under construction to the north of Wilsford Lane, will have no unacceptable heritage and landscape impacts on the site and the wider area. Therefore, we believe there is no evidence based reason not to allocate the land for the same density of development, as has been allocated, and is proposed to be allocated elsewhere in the village. Increasing the density of the Site to be the same as other adopted and emerging allocations in the village will enable the Council to boost its pipeline of housing without building on additional greenfield sites.

In accordance with the Framework, planning policies and decisions should support development that makes efficient use of the land. In this particular case, 30dph is an appropriate density.

Furthermore, an increase to the density at the Site will allow for the provision of many benefits as detailed earlier in this representation and as illustrated by the accompanying Development Framework Plan.

Proposed Amendment to the Draft Local Plan

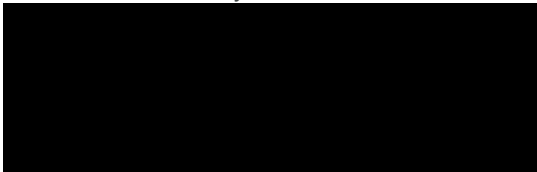
The land at Wilsford Lane (South) is proposed to be allocated again for 35 dwellings under draft Policy 'SKPR-271 (LV-H2): Wilsford Lane'. This results in a reduced density of 16dph when compared to all previous allocations in Ancaster under the adopted Local Plan (2020) and when compared to all draft allocations in Ancaster under The Local Plan Review.

It is therefore proposed that land at Wilsford Lane (South) is allocated as a proposed housing allocation of up to 81 residential dwellings at 30dph in the northern section of the Site already allocated for development in the forthcoming Regulation 19 version of the South Kesteven Local Plan Review. It is also proposed that land to the south of the current and draft allocation is included in the site boundary for draft Policy 'SKPR-271 (LV-H2): Wilsford Lane' so that additional community benefits can be provided.

The applicant, Nightingale Land, are keen to work with the Council and the local community to understand if there are any other benefits that can be provided at the Site.

I trust that this submission has provided you with what you need but if you do have any questions, please do not hesitate to contact me.

Yours faithfully

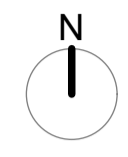
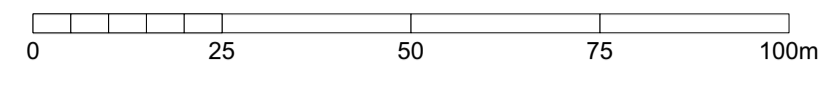


James Stone

Associate Partner

T: [Redacted]

[Redacted]



- KEY**
- Site Boundary (6.2 ha)
 - Site Allocation
 - Proposed residential development (2.7ha) circa 81 dwellings at 30 dph; hatched area to include 2 self-build & 4 bungalows
 - Pedestrian Access Points
 - Vehicular Access Point
 - Sustainable Drainage Feature /SuDS (0.08ha)
 - Local Equipped Play Area / LEAP (0.04 ha)
 - Proposed new planting/trees
 - Proposed Meadow grassland planting
 - Proposed Footpaths
 - Allotments (0.15 ha)
 - Existing residential development
 - Existing trees and hedgerows
 - Existing Public Rights of Way



**Consented Scheme
 Ref: S22/1457
 (under construction)**

P02	19/04/2024	Minor amendments to labels & road layout	RJC KMN
P01	09.04.2024	First issue	RJC KMN
rev	date	description	dm chk

fpcr

client: Nightingale Land
 project: Land at Wilsford Lane, Ancaster

masterplanning • FPCR Environment and Design Ltd
 environmental assessment • Lockington Hill
 landscape design • Lockington
 urban design • Derby
 ecology • DE74 2RH
 architecture •
 arboriculture •

t: 01509 672772
 e: mail@fpcr.co.uk
 w: www.fpcr.co.uk

drawing title: **Development Framework Plan**

scale: 1:1000 @ A1	dm: RJC KMN	chk: RJC KMN	date created: 8 April 2024
project number: 12394	status: S3	issue: P01	

document number: **12394-FPCR-XX-XX-DR-A-0002**

Project Code: Originator: Date: Last: Type: Rev: Drawing Number

File: L:\12300\12394\LANDS\Drawings\12394 Dev Framework Plan.vwx

FPCR Landscape & Visual overview - Land at Wilsford Lane (South), Ancaster (23.04.2024)

A) Site Context

The site is 6.2ha hectares in area, located at the southern developed edge of Ancaster in the South Kesteven District of Lincolnshire. Ancaster is circa six miles southwest of Sleaford and eight miles northeast of Grantham. The site is accessed off Wilsford Lane and comprises one agricultural field, broadly triangular, which reaches an apex at its eastern edge. The site rises very gently, circa 5m, from west to east, reaching a high point of circa 60m AOD. Aside from boundary vegetation, the site is generally featureless except for a small, wooded area in its eastern corner. The site is within Flood Zone 1 and is therefore in an area with a low probability of fluvial flooding.

The site's surroundings are mixed in nature and can be summarised as follows:

- **North** – Wilsford Lane runs along the site's northern boundary. Mature boundary vegetation, which screens views from the road, is a designated Local Wildlife site (LWS) covered by Policy EN2 of the South Kesteven Local Plan 2011-2036. Policy EN2 covers matters relating to protecting Biodiversity and Geodiversity. On the northern side of Wilsford Lane, an area of new housing is under construction on a site allocated at 30ph (local Plan allocated site LV-H1, consented scheme ref S22/1457). Beyond this, agricultural land stretches to the north-east, with the built form of Ancaster's existing buildings to the north-west.
- **East** – immediately east of the site is the junction between Wilsford Lane and Sleaford Road / A153. Beyond this is agricultural land, with the village of Wilsford circa 1km further east.
- **South** – Sleaford Road / A153 runs along the site's southern boundary, with mature boundary vegetation screening views from the road. On the southern side of the A153 is Castle Quarry, beyond which is predominantly agricultural land.
- **West** - The northern portion of the site's western edge is bordered by the rear of housing accessed off Roman Way and the side of housing accessed off Flaminian Way and Wilsford Lane. A bank of mature, tall trees, south of the housing on Roman Way and adjacent to part of the site's western boundary, provides softening of some views towards High Dike, otherwise known as Ermine Street/B6403. As you move southwards along the western boundary, away from the bank of trees, the vegetation is scattered hedgerow and trees, with resulting clear views from the southern area of the site across to High Dike / Ermine Street and the Ancaster Conservation Area which is on lower-lying land than the site.

The Ancaster Conservation Area was designated by the District Council in 1982 and includes the Scheduled Monument of the former Ancaster Roman Settlement, adjacent to the southern part of the site's western boundary. The Conservation Area also includes a cluster of listed buildings sited along High Dike / Ermine Street, which can be viewed from the southern area of the site, such as St Martin's Church. The Ancaster Conservation Area was subject to an appraisal and boundary amendment in 2010. This appraisal identified key views from St Martin's Church looking east across the Scheduled Monument of the Ancaster Roman Settlement, towards the southern area of the site. The site itself is not within a designated conservation area, nor does it contain any heritage designations.

The 2011-2036 South Kesteven Local Plan has allocated the northern part of the site for approximately 35 new homes (housing allocation site LV-H2: Wilsford Lane – SKLP211). According to the Local Plan, the lower density for the site of approximately 16 dwellings per hectare, is based on the site's gateway location and nearby heritage features. The Local Plan applies the following development principles to the allocated portion (LV-H2) of the site:

- a. *Landscape screening to Southern edge will be required so as to reduce the impact on views into the Site from the open countryside.*
- b. *There will be no negative impacts on the Wilsford Lane Verge, Ancaster Local Wildlife Site and the development will provide net gains in biodiversity on site and contribute to wider ecological networks where possible.*
- c. *There is the potential for archaeology remains on this site and the appropriate precommencement investigations should be carried out.*

This site is situated within a Minerals Safeguarding Areas and a Limestone Mineral Safeguarding Area. Before considering a planning application for this site a Minerals Assessment will be required.

B) Landscape & Visual Screening Criteria

A baseline appraisal is being prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition, GLVIA (2013). The baseline studies will comprise field surveys of the site and the surrounding landscape, as well as reviewing landscape characterisation work. This process will include an understanding of the area of the landscape that may be affected by the proposed development, whilst the baseline visual study will include an understanding of the area in which the proposed development may be visible. This will include the groups of people who may experience views, the viewpoints where they may be affected, and the nature of these views. The following provides an overview of issues relevant to the landscape characterisation and visual appraisal of this site.

B1) Landscape Character

National Character Area: The site and its immediate context lie within the National Character Area (NCA) 47 'Southern Lincolnshire Edge'. NCA 47 covers an extensive landscape area, stretching from eastern edge of Grantham in the south to the southern edge of Lincoln in the north. Key Characteristics for NCA 47, of relevance to the site, include: '*... large-scale open landscape of arable cultivation...; ... smaller, less regular fields, along with small areas of woodland and parkland; ...Semi-natural habitats in small, isolated fragments, with pockets of woodland ...*'. At this national level, the overall visual effect on landscape character will be negligible due to the large area of the NCA in comparison to the size of the site.

Local Landscape Character: At a district level, the site is within the 'Southern Lincolnshire Edge' Character Area, described as a '*large-scale, open, arable landscape.*' and '*... a remote and relatively simple agricultural landscape ... extensive views, limited by distant woodlands or the overlapping of hedgerows. There is a sparse settlement pattern.*' Key characteristics of this character area include '*...large rectilinear fields with some fragmented; hedgerows and shelterbelts ...*' The Site is a very

small scale in comparison to the 'Southern Lincolnshire Edge' Landscape Character Type. The development will form a minor and logical extension to Ancaster's existing settlement.

Site and its immediate context: The landscape features of the site are limited to boundary vegetation. No excessive changes to the topography are foreseen for the site, and they will be confined to grading to accommodate foundations and new roads. In summary, the site is generally of unremarkable character and influenced in part by the adjacent housing off Roman Way, Flaminian Way and Wilsford Lane. The main effect will be the loss of open land to the proposed development. This will be mitigated by localised long-term landscape benefits of on-site planting, which will help to screen and soften views, including from the Ancaster Conservation Area to the west of the site.

B2) Visual Amenity

The site's boundary vegetation will help to visually enclose the proposed scheme from the north and south. In terms of the site's potential gateway location, Sleaford Road (A153) provides an approach to Ancaster from the east of the site. However, at the junction of Wilsford Lane and Sleaford Road the site is completely screened by a triangular block of woodland on the eastern corner of the site and does not form a gateway view or approach to the village. Similarly, it is screened by existing tree planting along its southern edge. Wilsford Lane itself is a small lane and not a main entrance into the village. However, when traveling west along Wilsford Lane the housing under construction to the east, on a site allocated at 30dph, would be clearly visible at certain points, and a similar density of development within the site at Wilsford Lane (South) would therefore be considered appropriate.

To the west of the site is High Dike/Ermine Street. This is agreed to be a gateway entrance to Ancaster from the south. The large area of open space proposed for the site's southern area will maintain open views across the site from High Dike/Ermine Street. The proposed built form is to be contained to the northern area of the site. Views from this gateway entrance of the site are screened in part by the built form of the existing housing on Roman Way and Flaminian Way, which are accessed off Wilsford Lane. The vegetation of the open space proposed for the site's southern area will filter and soften the southern edge of the site's proposed built form. Any partial/glimpsed views from the west of the site's built form would be seen within the context of the surrounding existing housing and also the housing under construction at consented scheme S22/1457. A density of 30dph within the site's northern area would therefore be in keeping with its immediate surroundings.

Potential visual receptors include:

- Residents and visitors at residential properties to the north and west of the site on Wilsford Lane, Roman Way and Flaminian Way as well as residents at the southern edge of the new housing being developed to the north of Wilsford Lane (Allocated site LV-H1 / Consented scheme ref: S22/1457).
- Residents and visitors at the listed buildings at the southern end of the Ancaster Conservation Area along Ermine Street / B6403 (Ancaster Hall; St Martin's Church; The Rectory and Outbuildings)
- Users of the Roman Walking trail along Ermine Street / B6403
- Users of surrounding roads (Wilsford Lane, Sleaford Road/A153)

Of these, the highest sensitivity potential receptors would be residents of the Ancaster Conservation Area opposite to the Scheduled Monument of the Ancaster Roman Settlement, and the lowest sensitivity would likely be users of the Sleaford Road/A153. This list of receptors will be further refined

as necessary during field work. During construction adverse effects on visual amenity will occur due to the construction of roads, buildings, and attenuation features. Upon completion, it is anticipated that those receptors with proximity to the site will likely experience noticeable change to views. In the medium to long term, it is anticipated that 15 years after completion the effect on visual amenity will reduce because of additional onsite green infrastructure, helping the built development assimilate more readily with its surroundings and filtering views from nearby receptors.

C) Summary

The principle of built development on the site is acknowledged by the allocation of part of the site in the South Kesteven Local Plan 2011-2036 (allocated site LV-H2). The site is located at the developed edge of Ancaster, in part adjacent to existing housing. Whilst the proposed development will change the character of the site from an open field to a residential area, the new site features will not be different from existing residential dwellings and adjacent roads.

Furthermore, views across the southern portion of the site from High Dike/Ermine Street will be maintained by the site's proposed open space. New planting along the southern edge of the developable area and retained boundary vegetation will help soften and filter any views of the proposed scheme from the Ancaster Conservation Area. As a result, the landscape and visual effects would likely be localised and only those receptors located closest to the site would likely be affected at a greater level.

It is therefore concluded that increasing the density of development at the site to 30dph, thereby mirroring the allocation under construction to the north of Wilsford Lane, will have no unacceptable landscape impacts on the site and the wider area.

Heritage Appraisal

for

Land at Wilsford Lane, Ancaster

On behalf of Nightingale Land

Date: 25th April 2023 | Pegasus Ref: P24-0561



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
1	April 2023	Jamie Henderson Principal Heritage Consultant	Gail Stoten Executive Director	-



Contents.

1. Introduction.....	1
2. Relevant Legislation & Planning Policy	3
3. Site Description & Background.....	5
4. Below Ground Archaeology	6
5. Setting	10
6. Recommendations & Conclusion.....	20

1. Introduction

- 1.1. Pegasus Group have been commissioned by Nightingale Land to undertake a Heritage Appraisal of land at Wilsford Lane, Ancaster (Plate 1).

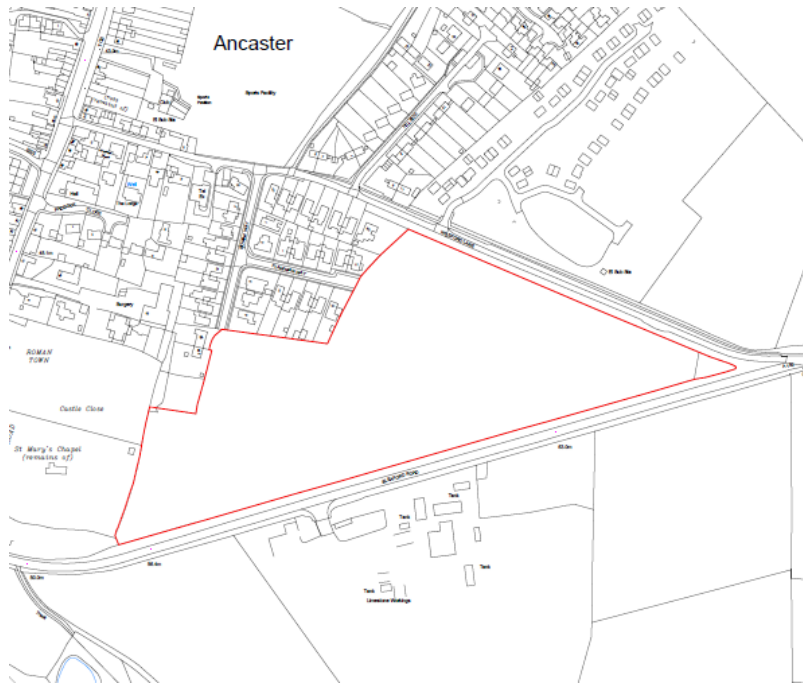


Plate 1 Site location plan

- 1.2. Part of the site is allocated in the South Kesteven Local Plan (allocation LV-H2), at a low density of 16 DPH. The site is again proposed for allocation at 16 dph under draft policy SKPR 271 (LV-H2): Wilsford Lane.
- 1.3. This Appraisal will be used to inform a representation to the emerging South Kesteven Local Plan with regards to the proposed residential development of the red line area, with built form within the existing allocation area at a higher density and the use of the wider red line area for carefully managed associated uses including public open space and a locally equipped play area. It should be noted that no residential development is proposed outside of the area allocated for development under allocation LV-H2.
- 1.4. The purpose of this document is to seek to understand the heritage assets located within the site and the surrounding area and what constraints, if any, these may pose to the increased density of residential development. It will do this through making an appraisal of the archaeological resource within the site and heritage assets in the wider vicinity and identifying if their intrinsic significance or contribution of setting to significance represents a major constraint to the deliverability of the site for the quantum of development proposed.
- 1.5. The proposals as assessed in this appraisal comprise the development of the area shown below as LV-H2 (Plate 2) for residences, with the remainder of the field potentially used for such associated uses as public open space.

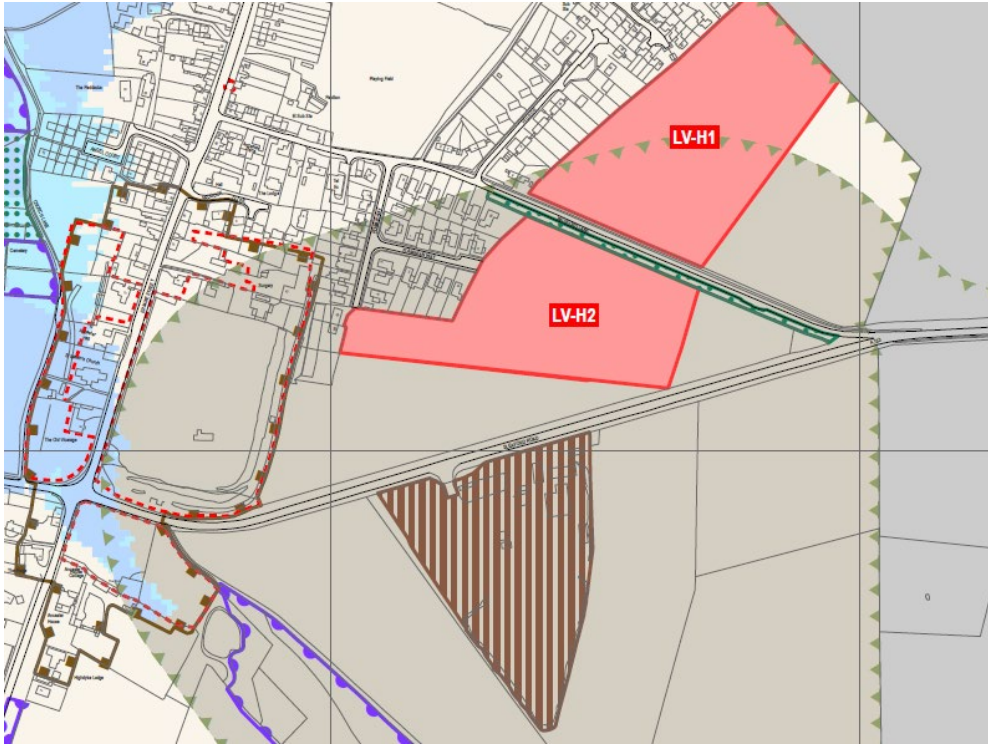


Plate 2 Location of LV-H2 potential allocation area.

2. Relevant Legislation & Planning Policy

2.1. Legislation relating to the built historic environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides statutory protection for Listed Buildings and Conservation Areas.

2.2. Section 66(1) of the Act states that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

2.3. With regards to development within Conservation Areas, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

2.4. Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

2.5. The National Planning Policy Framework (NPPF) paragraphs 205 and 206 are relevant and state that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- ***grade II listed buildings, or grade II registered parks or gardens, should be exceptional;***
- ***assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”***

2.6. Paragraph 208 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the

public benefits of the proposal including, where appropriate, securing its optimum viable use.”

- 2.7. Relevant local policies to the site are contained within the adopted South Kesteven Local Plan 2011–2036. The relevant policies relating to this site are:

EN6: The Historic Environment

“The Council will seek to protect and enhance heritage assets and their settings in keeping with the policies in the National Planning Policy Framework.

Development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would conserve or enhance the significance of the asset shall be considered favourably. Substantial harm or total loss will be resisted.

Proposals will be expected to take Conservation Area Appraisals into account, where these have been adopted by the Council.

Where development affecting archaeological sites is acceptable in principle, the Council will seek to ensure mitigation of impact through preservation of the remains in situ as a preferred solution. When in situ preservation is not practical, the developer will be required to make adequate provision for excavation and recording before or during development”.

- 2.8. The adopted South Kesteven Local Plan 2011– 2036 allocates the north eastern portion of the site for residential development under allocation LV–H2 with the Local Plan stating that:

Indicative Unit Numbers: 35 Approximate Density: 16 Dwellings per hectare – lower density based on gateway location and heritage features to the south.

The following development principles accompany this allocation:

a. Landscape screening to Southern edge will be required so as to reduce the impact on views into the site from the open countryside.

b. There will be no negative impacts on the Wilsford Lane Verge, Ancaster Local Wildlife Site and the development will provide net gains in biodiversity on site and contribute to wider ecological networks where possible.

c. There is the potential for archaeology remains on this site and the appropriate precommencement investigates should be carried out.

This site is situated within a Minerals Safeguarding Areas and a Limestone Mineral Safeguarding Area. Before considering a planning application for this site a Minerals Assessment will be required.

3. Site Description & Background

Site Description

- 3.1. The proposed development site is located south of the village of Ancaster, Lincolnshire and is comprised of one irregularly shaped field, approximately 6.3 ha in area. The field, which is in arable cultivation, slopes gently from south to north. The area is bounded by a band of trees to its south separating it from Sleaford Road, with Wilsford Lane to its north and a tree-lined hedgerow separating it from the fields to its west.
- 3.2. To the immediate west of site sits the Ancaster Roman Settlement (List I.D. 1005004) and Ancaster Conservation Area. Within a wider 1km study area there are a further Scheduled Monument and seven Listed Buildings comprising one Grade I Listed church, two Grade II* Listed buildings and four Grade II Listed buildings.

Planning history

- 3.3. There have been no previous planning applications lodged within the site boundaries, however, a planning application (ref: S20/1169) was submitted in 2020 to the immediate north of the site for the erection of 96 dwellings at a net density of 29.5 dph which was approved with the following condition:

8: Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority. This evaluation should consist of a programme of trial trenching. The archaeological investigations shall also have been completed in accordance with the approved details and a report submitted to the Local Planning Authority for approval before development commences.

4. Below Ground Archaeology

- 4.1. There are no designated heritage assets located within the site boundaries. Three Scheduled Monuments, seven Listed Buildings and one Conservation Area are located within the 1km study area. There are three Historic Environment Records located within the Site and a further 77 located within the 1km study area.

Previous archaeological works

- 4.2. A geophysical survey and evaluative trenches were carried out over the western portion of the Site as part of the TV show Time Team in 2001. The results of this are discussed below where relevant.
- 4.3. Previous excavations are thought to have taken place within the site in the 1960s, recorded by the Historic Environment Record.

Palaeolithic – Bronze Age (pre 700BC)

- 4.4. One prehistoric flint scatter is recorded within the site and there are four records for other such scatters within the wider study area. These date from the Upper Palaeolithic to the early Bronze Age. This level of finds is suggestive of general prehistoric activity in the area.

Iron Age – Romano British (700BC – AD410)

- 4.5. Two definite Iron Age settlements are recorded c.120m south and c.125m east of the Site with features, possibly of Iron Age in origins, also located c.910m north-east of site at Waterloo Farm.
- 4.6. There are two Scheduled Monuments dating from the Roman period located within 1 km of the site, Ancaster Roman fort and settlement (List I.D. 1005004) located immediately to the west of Site and a Roman Marching Camp (List I.D 1004958) located c. 720m north-west of Site.
- 4.7. Evidence from the fort to the west of the site suggests that it was established immediately after the conquest in an area which had Iron Age activity, as discussed above. The fort was abandoned by the military but a Roman settlement, possibly originating from a vicus, remained. This appears to have spread over a wider area in the 1st and 2nd centuries AD, before the now-Scheduled area was enclosed by massive earthworks in the 3rd century, with the settlement contracting into the defended area. Towers are thought to have been added to the defences in the 4th century.
- 4.8. It is probable that the extent of the earthworks on the eastern side of the fortified town extends into the very western area of the site. No intrusive groundworks are proposed in these areas.
- 4.9. Archaeological excavations were carried out in the south-western portion of site in 2001, targeted on features seen in the geophysical survey. Closest to the Scheduled area, a 1st-century road was uncovered.
- 4.10. A little further to the east, a ditch-defined enclosure was uncovered, with evidence of a stone-built structure, surface and drain, as well as redeposited human material in later

features. This appears to have been close to where Roman buildings and burials were uncovered in previous excavations in the 1960s recorded on the HER. Roman buildings were also uncovered in the 1980s at 22 Roman Way, north-west of the site.

- 4.11. It is understood that anomalies further to the east were investigated in 2001 and found to be agricultural in character, although the excavation report deposited with the HER¹ appears incomplete.
- 4.12. Part of this area may have been covered by civilian settlement which was abandoned following the fortification of a smaller area to the west, with burials in situ and also redeposited in the ditch defined enclosure and with wider surrounding land used for paddocks and agricultural uses. Geophysical surveys suggest that further enclosures of probable agricultural origin continued into the north-eastern portion of the site.²

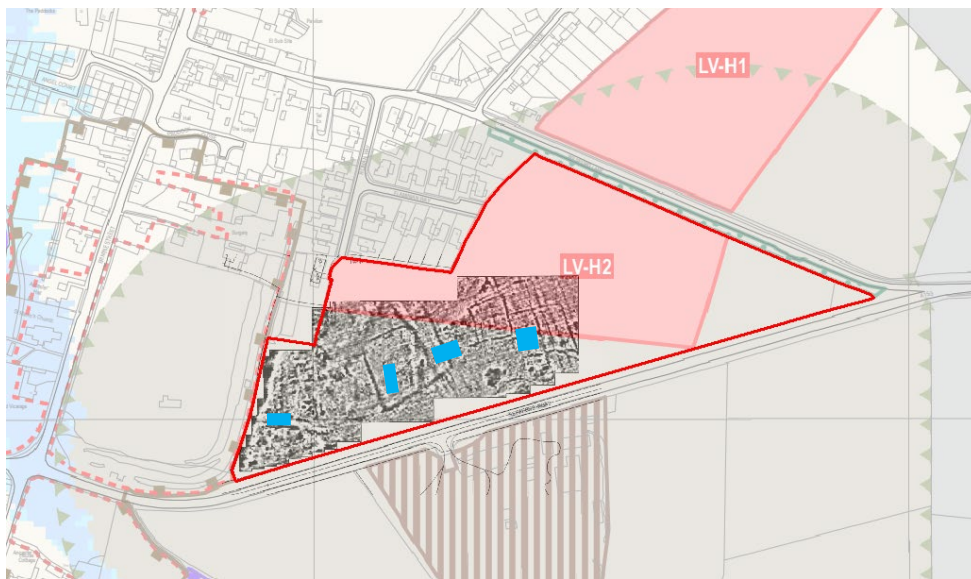


Plate 3: Geophysical survey results with local plan allocation LV-H2 demarked in red and approximate trench locations in blue

- 4.13. Unstratified Roman ceramics were encountered during evaluative works in the field immediately north of Site though no features from this period were recorded in the evaluation area.³
- 4.14. Looking at the current archaeological evidence as a whole and considering the proposed development, it appears that the extent of the later fortified Roman town lies west of the site, with the potential for only a small portion of the ramparts to extend into the site, indicated by a possible anomaly on the very western edge of the site. This could be

¹ LP Archaeology (2001) Ancaster Roman Town and Cemetery, Report on the Archaeological Investigations, (typescript report on the Time Team excavations)

² Gater, J. A. (2001). Geophysical Survey at Ancaster, Lincolnshire. Bradford

³ Pre-Construct Archaeology Ltd, (2022) Land at Wilsford Lane, Ancaster, Lincolnshire: An Archaeological Evaluation

preserved within the proposed scheme, with no intrusive groundworks proposed in the very south-western area of the site.

- 4.15. Areas of earlier settlement and burials may extend into the site, and features in the south-western area of the site include the line of a 1st-century road and enclosure which appears to have been the focus of later redeposited human remains. There are earlier accounts of building foundations and burials, but the survival of these is not known.
- 4.16. The wording of the Local Plan policy appears to have been drafted to perhaps retain the discrete features in the southern area, which could be achieved in the current proposals, with this area proposed for informal grassland open space. Only discrete below ground impacts such as a locally equipped play area are proposed beyond the allocation area, which could be carefully sited following further archaeological investigations. At least part of this area is anticipated to have been agricultural paddocks present in the wider vicinity of the settlement areas, of lower archaeological significance.
- 4.17. Looking at the locations of areas of known occupation activity, the area of the site proposed for built form lies set back from the Scheduled Monument. It is recognised that archaeological mitigation works would be necessary for any areas of earlier Roman settlement, burials and agricultural paddocks within the allocation area. This would be required irrespective of the density of development in this area.
- 4.18. As such, on the basis of current information, as it is anticipated that the wider site area beyond the allocation area could accommodate such discrete uses as a locally equipped play area, if they were carefully sited following further investigation of the whole site through geophysical survey and trial trenching. Furthermore, the density of development in the allocation area is not anticipated to be constrained by archaeological remains in that area. As such, below ground archaeological remains are not anticipated to be a constraint to the deliverability of the site for a higher number of residences than the allocation of area LV-H2 at lower density would deliver.

Medieval (410 AD – 1539)

- 4.19. There are no medieval assets located within the site boundaries with assets from this period in the wider study area mainly comprising artefact scatters and evidence of medieval farming activity associated with the medieval occupation of Ancaster, further to the west.
- 4.20. The site of St Mary's Chapel is recorded to the west of the site within the Scheduled Monument. There is no evidence to suggest remains associated with this extended into the site.
- 4.21. The Scheduled Ancaster village cross lies approximately 250m to the north-west of the site.
- 4.22. The potential for significant medieval features to be present within the site is considered to be low.

Post-medieval - Present (1539 – Present)

- 4.23. There are no post-medieval features recorded within the site boundaries with those recorded in the 1km study area mainly being related to upstanding buildings in the town of Ancaster.
- 4.24. An archaeological evaluation was carried out in the field immediately north of the site in 2022 as part of housing allocation LV-H1. This evaluation encountered four shallow ditches thought to date from the post-medieval period.⁴
- 4.25. The 1956 OS Map shows the site, including the now developed area to the north, as one agricultural field between Wilsford Lane and Sleaford Road, notably larger than those surrounding it, suggesting a possible common grazing land for the village. No potential post-medieval structures are located within the site.

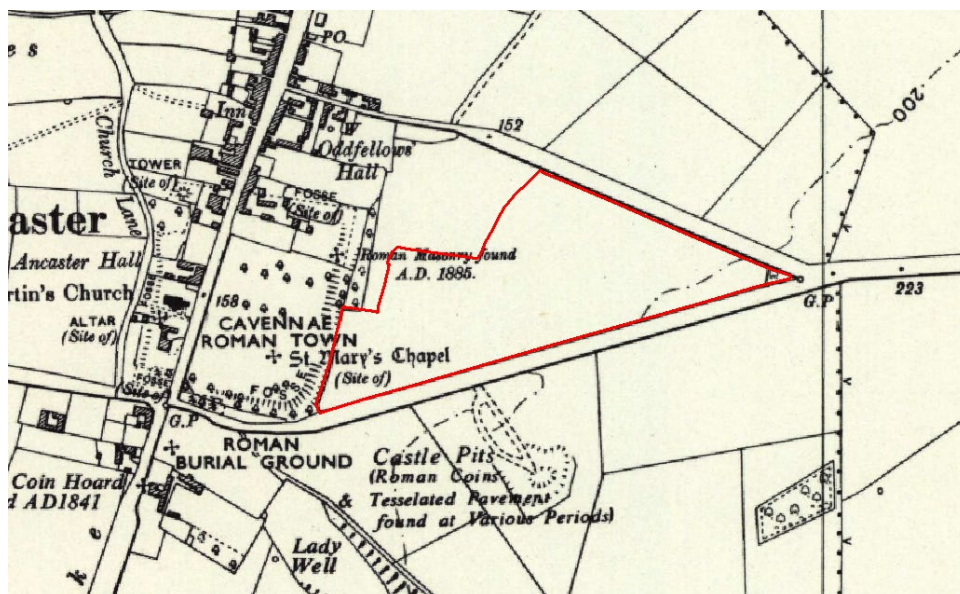


Plate 4: 1956 OS Map with site marked in red © National Library Scotland

⁴ Pre-Construct Archaeology Ltd, (2022) Land at Wilsford Lane, Ancaster, Lincolnshire: An Archaeological Evaluation

5. Setting

5.1. Designated heritage assets in the vicinity of the site which have some degree of intervisibility with the site and so have been considered to be potentially sensitive to development within the site comprise:

- The Scheduled Roman Town.
- The Grade I Listed Church of St Martin.
- The Grade II* Listed Ancaster Hall and Grade II Listed Former Kitchen.
- The Grade II Listed Rectory and Outbuildings.
- The Ancaster Conservation Area.

5.2. These are considered below.

The Scheduled Roman Town

5.3. As discussed above, the Scheduled town lies immediately to the west of the site, with its extent marked by the 3rd-century rampart.

5.4. Associated remains both contemporary with the earlier settlement area and the fortified town are thought to be present within the site, but focussed to the south-west of the area proposed for built form. Wider areas of associated paddocks and potentially earlier settlement appear to be present within the area proposed for residences.

5.5. There are glimpsed, filtered views east across the Scheduled monument to the site from Ermine Street (Plates 5 and 6).



Plate 5 Looking south-east across the Scheduled Monument, with filtered views of the site beyond



Plate 6 Looking east across the Scheduled Monument with filtered views of the site beyond

- 5.6. The open nature of these views has some historic illustrative value as to the later context of the asset, which is likely to partially reflect the more open character of the area contemporary with the 3rd-century town, following its contraction.
- 5.7. There are no views from the wider roads beyond the site back to the Scheduled Monument due to the enclosing vegetation.
- 5.8. The construction of houses within the allocated area would have a minimal impact on this illustrative value, irrespective of density, and if the land uses of the wider red line area were carefully managed as publicly accessible grassland with appropriate interpretation, they could also accommodate discretely sited uses such as a locally equipped play area without reducing this illustrative value.
- 5.9. Indeed, the public open space in the south-western area of the site would open up publicly accessible views westwards to the Scheduled Monument, with appropriate interpretation placed there, which would be a heritage benefit.
- 5.10. Considering the above, an increase in density from 16dph to 30dph within the allocation area would not be harmful to the heritage significance of the Scheduled Monument.

Listed buildings

- 5.11. As noted above, Listed buildings with some intervisibility with the site include the medieval church of St Martin, the 17th-century Ancaster Hall and 17th-century former kitchen block, and the mid 19th-century Rectory.



Plate 7 Looking north-west to the Church of St Martin



Plate 8 Ancaster Hall, looking south-west



Plate 9 Looking south-west to the Rectory

5.12. These buildings all have views east across the road and Scheduled Area (Plate 10).



Plate 10 View looking east from close to the Listed buildings

5.13. Ancaster Hall has a lowered wall on the opposite side of the road and a gate opposite its entrance which suggests a historic association with the field to the east of the road (Plate 11).



Plate 11 Looking north-east from by Ancaster Hall, showing the lowered wall and gate opposite

- 5.14. The Rectory has a more strongly vegetated boundary to its curtilage on the eastern side, so has more heavily filtered views eastwards.
- 5.15. However, all three assets have limited intervisibility with the south-western area of the site, as shown by the view looking back westwards from this area (Plate 12). Visibility is very largely screened from the northern area (Plate 13).



Plate 12 Looking westwards from the south-western area of the site



Plate 13 Looking south-westwards from the northern area of the site

- 5.16. There are no views across the site from roads to the south or north, due to the vegetated boundaries.
- 5.17. The significance of the assets is very largely embodied in their physical form, and the areas of their setting that make the greatest contribution to their significance comprise their curtilages, the road to the east, each other (particularly the Church and rectory) and the wider settlement of Ancaster, and the field immediately to the east.
- 5.18. The open character of the site has some minor illustrative value as to the settlement edge location of the assets. This would be little affected by the residential development of the allocation area, irrespective of density, and would not be further harmed by uses of the wider site area for managed grassland with discrete uses such as a play area. Indeed, public access to the south-western area of the site would open up views back to the assets.
- 5.19. Considering the above, an increase in density from 16dph to 30dph within the allocation area would not be harmful to the heritage significance of the Listed buildings.

The Ancaster Conservation Area

- 5.20. The Ancaster Conservation Area largely covers the same area as the Scheduled Monument, extending a little further to the north and south.

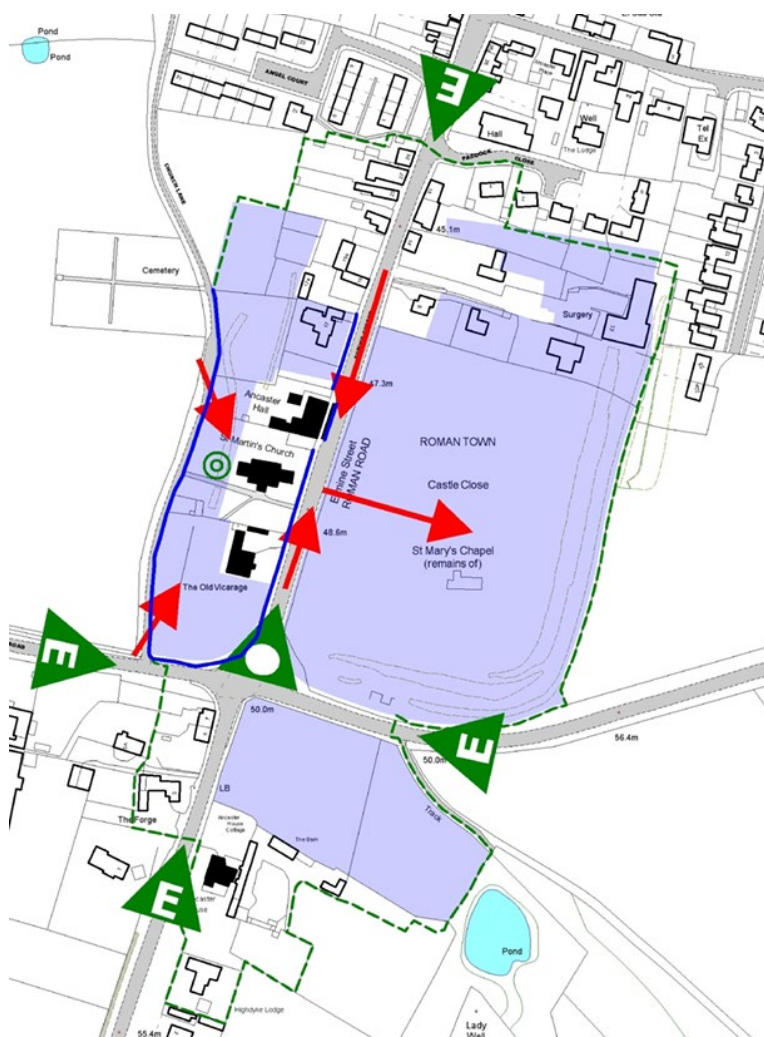


Plate 14 Conservation Area plan

- 5.21. An important view is marked looking eastwards across the Scheduled Monument, as discussed above.
- 5.22. The approach adjacent to the site is marked on the plan a little further to the west as an 'enclosed entrance', being flanked by dense vegetation. This vegetation is very strong along the whole of the southern side of the site (Plate 15).



Plate 15 Vegetation on the southern edge of the site

5.23. The northern boundary of the site is also strongly vegetated (Plate 16), although this is not marked as an 'entrance' to the Conservation Area.



Plate 16 Looking west to the northern boundary of the site



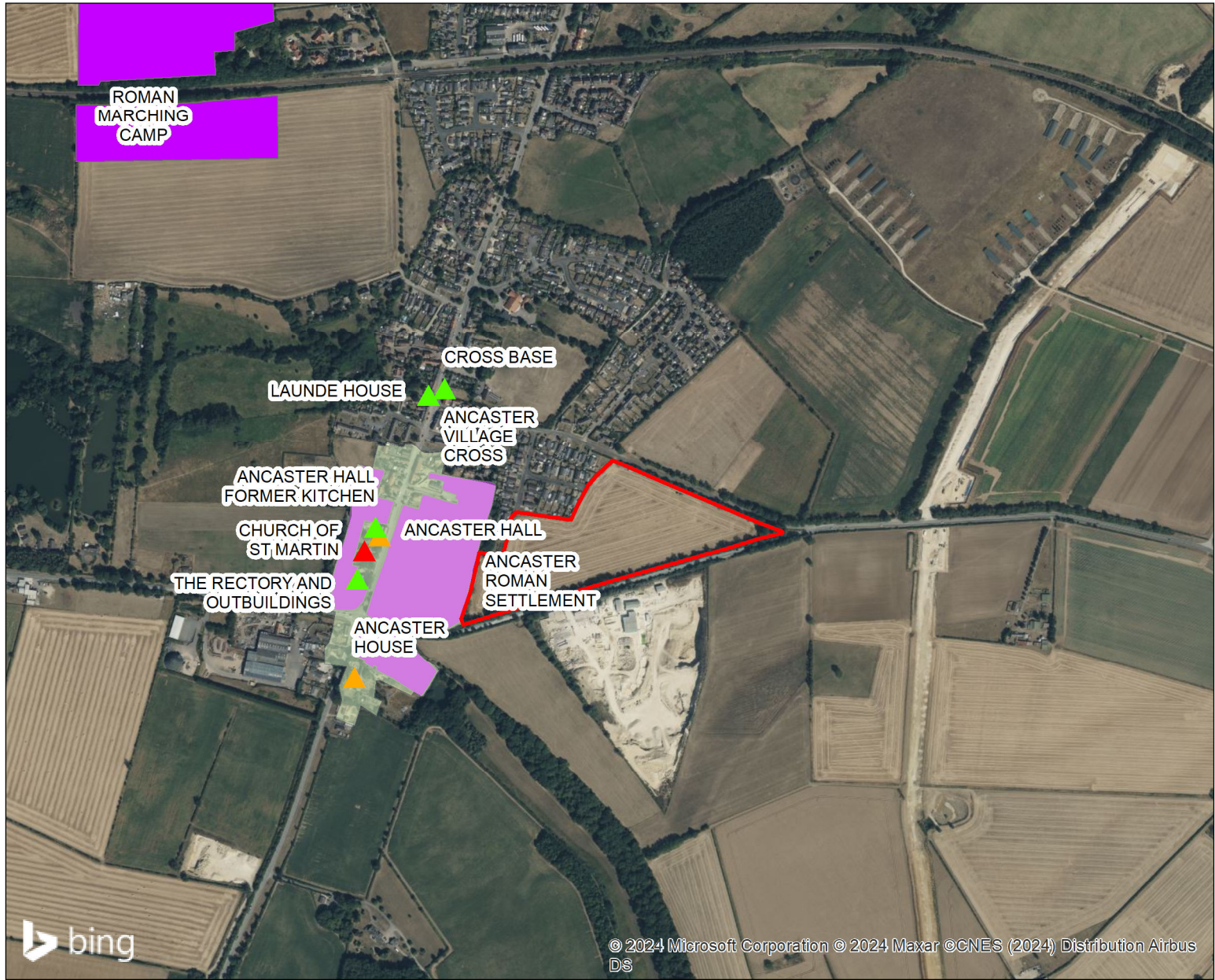
- 5.24. If built form is set back from the Sleaford Road approach, with residences confined to the allocated area, it will not harm the heritage significance of the Conservation Area through setting, irrespective of density. If the character of the southern area is managed grassland, with appropriate interpretation and public access to views towards Ancaster, with discretely placed uses such as a play area, this could be achieved without causing harm to the Conservation Area through changes in setting, and indeed could open up views back to the Conservation Area looking west.
- 5.25. Considering the above, an increase in density from 16dph to 30dph within the allocation area would not be harmful to the heritage significance of the Conservation Area.

6. Recommendations & Conclusion

- 6.1. The northern portion of the Site is allocated for residential development in the adopted South Kesteven Local Plan 2011 – 2036. The adopted Local Plan and The Local Plan Review state that this allocation area is proposed to have a lower density of dwellings compared to other allocated and draft allocation sites in Ancaster due to ‘gateway location and heritage features to the south’.
- 6.2. However, consideration of the below ground archaeology within the site suggests that the features in the southern area could be accommodated within a scheme which included a greater density of houses in the allocated northern area, and utilised the wider southern site area as publicly accessible managed grassland, interpretation and natural play. Any areas of discrete impact (such as a play area) would be sited in the southern area following further investigations. Results from previous archaeological investigations indicate that part of this area was in agricultural use contemporary with the Roman settlement, and is of lower sensitivity.
- 6.3. Likewise, a consideration of the setting of designated heritage assets in the vicinity has concluded that their significance could be appropriately preserved with a greater density of dwellings in the existing allocation area and carefully managed associated uses in the wider site area. Indeed, heritage benefits could be delivered through the public access to the south-western area of the site, with views to the Scheduled Monument, Listed buildings and Conservation Area, as well as appropriate interpretation.
- 6.4. With specific regards to the ‘gateway location’, Sleaford Road to the south is an approach to the Conservation Area, but is recognised as an ‘Enclosed Approach’ apparently due to the flanking vegetation. If built form was set back from the road and confined to the northern area of the site already allocated for residential development, whilst the southern area is appropriately managed, this would not affect the heritage significance of the Conservation Area..
- 6.5. Any planning application submitted for the site would be accompanied by a full Heritage Statement and supported by a geophysical survey covering the unsurveyed portion of Site which would inform the nature and extent of any further mitigation requirements.



Figures



KEY

Site

Listed Buildings: Grade

I

II*

II

Conservation Area

Scheduled Monument

Revisions:
 First Issue- XX/XX/XXXX DB
 A- (XX/XX/XXXX DB) Revised Site Boundary
 B- (XX/XX/XXXX DB) Updated viewpoint locations

Figure 1 Designated assets Land at Wilsford Lane, Ancaster

Client: Nightingale Land
 DRWG No: P24-0561_HTS01 Plot No: - REV: -
 Drawn by: JLH Approved by: GS
 Date: 08/04/2024
 Scale: 1:10,000 @ A4



Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

