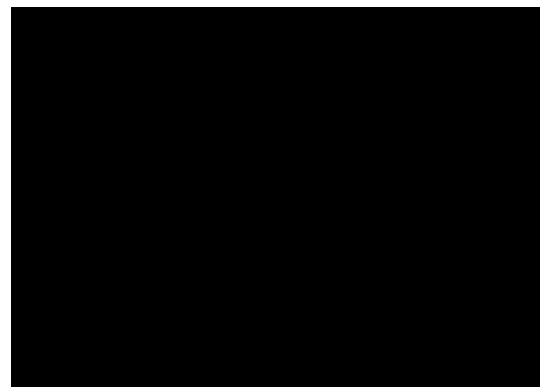


25th April 2024



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

By email only



Dear Sir or Madam,

**South Kesteven District Council, Regulation 18 Draft Local Plan 2021 – 2041 (February 2024)
Hindmarch Properties Ltd, Land to the East of The Drift, Harlaxton**

Savills (UK) Ltd represents Hindmarch Properties Ltd who are the owners land in the district, in particular within Harlaxton.

Savills UK Ltd have reviewed the Regulation 18 Draft Local Plan on behalf of Hindmarch Properties Ltd and note the proposed allocation within Harlaxton (ref SKPR-74: The Land West of The Drift).

Harlaxton is identified as a Larger Village within the Draft Local Plan and SP2 notes:

“In the Larger Villages as defined below, in addition to allocations, development proposals which promote the role and function of the Larger Villages, and will not compromise the settlement’s nature and character, will be supported.”

Hindmarch Properties Ltd own the land identified in Appendix 1. This site was not submitted for consideration in the Call for Sites in November 2020 but is a location that would be suitable, available and achievable for housing development in the village.

Site description

This agricultural site is located in the north eastern part of Harlaxton which is identified as a Larger Village in the adopted and emerging Local Plan. The site is L-shaped and has an existing agricultural access via The Drift. To the immediate south are the modern residential properties on Daybrook Close, Craven Close and the recreation ground.

The site is located in Flood Zone 1. There are no heritage assets on the site and it is not located within the Conservation Area or Historic Park and Garden.

The site is 2.7 ha in size.

Development potential

The site, which is L-shaped is formed from two parcels. It is immediately opposite proposed allocation SKPR-74: The Land West of The Drift, which is identified for 24 dwellings.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD

The horizontal area which runs parallel to Daybrook Close is approximately 0.9 ha in size and it is anticipated it could accommodate in the region of 20-25 dwellings (30dph). If brought forward as part of the wider site area in the same ownership, it may be possible to deliver 50-60 dwellings overall (30dph) and could include a wider mix of uses on the site such as public open space.

Delivery of Housing

The National Planning Policy Framework (NPPF) 2019 at paragraph 67 requires planning authorities examine the suitability, availability and economic viability of sites when undertaking housing and economic land availability assessment. Further detail about how these assessments should be undertaken is provided within National Planning Policy Guidance (NPPG)¹.

Therefore, an assessment of the site against the tests within the NPPG, is provided below, confirming that all sites are suitable, available and achievable for development purposes.

Suitable

Harlaxton is identified as one of 16 Larger Villages in the emerging Local Plan where policy supports some growth where this supports the scale of the settlement.

Much of Harlaxton is located within the Conservation Area and there are a number of heritage assets in the village. The Land to the East of the Drift is not constrained by the Conservation Area and adjoins modern development. It is opposite the proposed allocation in the Regulation 18 Draft Local Plan and therefore it is clear that the LPA consider this part of the village to be appropriate for growth. The land is well located for the existing recreation ground.

Available

The land is available for development with the entire site within a single ownership.

Achievable

There are no known technical constraints relating to the site and therefore it is considered that development would be economically viable. The scale of the site is such that it presents a realistic option for housing delivery in the short term. The sites are ideally suited to local and regional scale development partners who are active in the market.

¹ Paragraph: 018 Reference ID: 3-018-20190722/Paragraph: 019 Reference ID: 3-019-20190722/Paragraph: 020 Reference ID: 3-020-20190722

Yours faithfully,



Jonathan Dixon
BA (Hons) MA MRTPI FRSA
Director

Enc: Site Location Plan