



**South Kesteven District Council Local Plan (2023-2043)  
Regulation 18 Proposed Housing and Mixed-Use Site Allocations  
Consultation Response Form  
Thursday 3<sup>rd</sup> July until 11.59pm Thursday 28<sup>th</sup> August 2025**

**This form has two parts:**

**Part A** is for your personal details

**Part B** – Your representation(s). Please fill in a separate sheet for each representation you wish to make

Please fill in the response form using the format below. This will enable us to process your comments efficiently and effectively.

**Respond by returning forms by:**

Email: [planningpolicy@southkesteven.gov.uk](mailto:planningpolicy@southkesteven.gov.uk)

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

**The deadline for responses is 11.59pm on Thursday 28<sup>th</sup> August 2025.**

All representations will be made publicly available and must be received by 11.59pm on Thursday 28<sup>th</sup> August 2025, otherwise your comments may not be taken into consideration.

The consultation documents, along with details of the consultation can be viewed on the South Kesteven District Council website - [www.southkesteven.gov.uk/localplanreview](http://www.southkesteven.gov.uk/localplanreview)

Reference hardcopies are available to view at the following addresses:

- Customer Service Centre (located next to the Savoy Cinema), The Picture House, St Catherine's Road, Grantham, NG31 6TT [Monday – Friday: 9am – 3pm]
- South Kesteven Community Point & Library, 3 Abbey Road, Bourne, PE10 9EF [Monday: 9am-5pm, Wednesday: 9am-6pm, Friday: 9am-1pm, Saturday: 9am-1pm]
- At libraries in Grantham, Stamford, Market Deeping, and Bourne during normal opening hours – [www.lincolnshire.gov.uk/findalibrary](http://www.lincolnshire.gov.uk/findalibrary)

For more about the Local Plan visit the below webpage or use the QR code.

[www.southkesteven.gov.uk/localplanreview](http://www.southkesteven.gov.uk/localplanreview)

Should you have any queries then please contact the Planning Policy Team by emailing [planningpolicy@southkesteven.gov.uk](mailto:planningpolicy@southkesteven.gov.uk) or calling 01476 406080.







Please fill in a separate form for each site that you wish to comment on

**Part B: Your response**

Fields marked with an \* must be completed

5. Site Reference*:	SKPR - 307	
6. Please indicate if you support, object or wish to provide comments only: *	Support	X
	Object	
	Comment	
7. Please provide your comments below:		
<p><u>Ownership</u></p> <p>The site of SKPR – 307 is owned by Christ Church, Oxford.</p> <p>Christ Church, Oxford would work with a development partner to bring forward the site for development.</p> <p><u>Policy Wording</u></p> <p>Christ Church, Oxford is fully supportive of the proposed local plan allocation and the associated policy wording as set out below.</p> <ol style="list-style-type: none"> <li>a. The development of the site would be designed to preserve and enhance the character of Back Lane on the southern boundary of the site. This would include a landscape buffer on the southern edge of the site.</li> <li>b. Additional landscape screening would be provided to reduce the visual effect of the proposal on views from existing rights of way to the east of the site on adjoining farmland. The existing landscape buffer would be increased in width with additional planting. Adjoining land to the east is also owned by Christ Church.</li> <li>c. The development of the site would be designed to incorporate views towards the tower and spire of the Priory Church of St James which is located to the west of the site at Church Gate. This could comprise views based on open space corridors and / or highway corridors within the site.</li> <li>d. Development of the site would incorporate the relevant principles for development within Green Infrastructure Areas as set out in Policy EN3 of the draft Local Plan such as improving biodiversity, increasing connectivity and improving public access such as connecting with existing rights of way to the east of the proposed housing allocation.</li> <li>e. A Minerals Assessment will be provided as the site forms part of a Minerals Safeguarding Area as required by Policy M11 of the Lincolnshire Minerals and Waste Local Plan – June 2016 (Page 47).</li> </ol>		



The site is shown in Figure 1 (Page 48) as part of a wider Sand and Gravel Minerals Safeguarding Area. Figure 5 which is the Policies Map identifies the site within an area designated both as a Sand and Gravel Area of Search and also a Sand and Gravel Minerals Safeguarding Area.

The close proximity of existing housing to the north, south and west of the proposed housing allocation means that development of a quarry on the site of the proposed housing allocation is likely to have a significant adverse effect on the residential amenity of existing residents. This means that the prior extraction of minerals on the site is unlikely to be practicable. Paragraph 5.90 of the Minerals and Waste Local Plan refers to a buffer zone of 250m around sand and gravel resources to protect the amenity of existing residents.

#### Capacity

The site has capacity for circa 193 dwellings of which a proportion would be affordable homes. The eventual capacity will depend on the density of housing development which is proposed.

#### Deliverability

The site is deliverable within the plan period and a proportion of the site could be developed within a five year period.

#### Relationship to existing development

The proposed local plan allocation is well related to existing housing development to the north and west. Back Lane forms a defensible southern boundary to the site. An existing landscape buffer forms a defensible eastern boundary.

The site is within walking distance of local facilities such as Deeping St James Community Primary School and The Deepings School. A regular bus service to and from Peterborough (102) is available at bus stops on Linchfield Road.

#### Technical and Environmental Matters

Vehicular access can be provided from Broadgate Lane with pedestrian access from Back Lane and Rycroft Avenue.

Site drainage can be provided with proposed surface water attenuation ponds on the eastern part of the site.

Biodiversity net gain (BNG) can be provided within the site. Christ Church owns the adjoining land to the east.



(continue on a separate sheet/expand box if necessary)

8. Your response on supporting documents	Sustainability Appraisal	None
	Habitat Regulation Assessment	None

9. Please provide your comments below:



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

(continue on a separate sheet/expand box if necessary)

Thank you for responding to this consultation