

25th April 2024

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red. It is positioned on a bright yellow rectangular background.

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)

- **SKPR-276 (LV-H11): Land North of High Street, South Witham**
- **SKPR-121 - Land to the south of Main Street, Hougham, NG32 2JA**
- **SKPR-122 - Land to the south of Main Street, Welby, NG32 3LP**
- **SKPR-123 - Land to the south of West Road, Pointon, NG34 0NA**
- **SKPR-124 - Land south of High Street, Ripplingale, PE10 0TQ**
- **SKPR-125 - Land to the east of Rectory Lane, Claypole, NG23 5BH**
- **SKPR-126 - Land to the east of Waterloo Close, Caythorpe, NG32 3DP**
- **SKPR-127 - Land to the east of Stamford Road, Colsterworth, NG33 5JD**
- **SKPR-128 - Land to the west of Trotters Lane, Harlaxton, NG32 1HL**
- **SKPR-129 - Land to the east of Church Street, Corby Glen, NG33 4NG**
- **SKPR-130 - Land to the south of Baston Road, Greatford, PE9 4PU**

Savills (UK) Ltd represents the Lincoln Diocesan Trust and Board of Finance (LDTBF) who is the owner of the above sites, which were submitted for consideration through the SKDC Call for Sites exercise in November 2020.

Site SKPR-276 (LV-H11): Land North of High Street, South Witham, is retained as a housing allocation although is now proposed as part of a wider residential allocation with SKPR-192 to the west, the remaining sites submitted on behalf of LDFBF, remain unallocated.

Savills UK Ltd have reviewed the Regulation 18 Draft Local Plan and a response on behalf Lincoln Diocesan Trust and Board of Finance is set out below:

SKPR-276 (LV-H11): Land North of High Street, South Witham

Draft Policy H1: Housing Allocations allocates SKPR-276 (LV-H11): Land North of High Street, South Witham, is retained as a housing allocation although is now proposed as part of a wider residential allocation for 138 dwellings with SKPR-192 to the immediate west.

The draft text of SKPR-192 and SKPR-276 (LV-H11): Land North of High Street is set out below:

"SKPR-192 and SKPR-276 (LV-H11): Land North of High Street

Indicative unit numbers: 138

Approximate Density: 30 dwellings per hectare

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

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Registered office: 33 Margaret Street, London, W1G 0JD

The following development principles accompany this allocation:

- a. A comprehensive masterplan is required for the site.
- b. On the western edge of the site a suitable and sensitive boundary treatment will be provided to screen views of the development from the adjacent open countryside.
- c. Pedestrian links, such as footway and cycleway connections into the village from the site should be incorporated in the development proposal to link to existing footway on High Street.
- d. Footway connections should be made into the existing play space to the north east of the site from the development.
- e. A buffer should be provided along the southern and western edges of the site. This buffer should screen future residential occupiers of the site from the noise and nuisances of the adjacent quarry. The provision of the buffer will ensure the redevelopment of this site does not impact on the continued operations at the quarry.
- f. This site is situated within a Minerals Safeguarding Area and Limestone Minerals Safeguarding Area. Before considering a planning application for this site, a Minerals Assessment will be required.
- g. This site is within or includes an area of Biodiversity Opportunity. Proposals on this site should incorporate the relevant principles for development within Biodiversity Opportunity Areas set out in New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains.
- h. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.”

Our client supports draft allocation SKPR-192 and SKPR-276 (LV-H11): Land North of High Street for 138 dwellings.

The supporting text in the ‘Summary of Proposed Changes’ confirms that “Policy LV-H11 is an existing Local Plan allocation which is considered robust and developable.” The site is allocated in the adopted Local Plan for 31 dwellings and Savills are working on behalf of LDTBF to secure a development partner for the land in their ownership and these discussions are at an advanced stage.

Should the adjacent land be formally allocated, our client would be pleased to work with them towards a comprehensive scheme/masterplan for the whole site. However, this does not affect the commitment of LDTBF to deliver the proposed 31 dwellings on their own site - SKPR-276 (LV-H11).

The draft criteria in the policy appear reasonable and would be used to inform future technical and design work.

Other Sites/Omissions

Further sites within the ownership of LDTBF are located within the district and whilst not proposed in the current Draft Local Plan as allocations, represent sites for additional growth across the settlement hierarchy.

The following sites are located in Larger Villages which are identified for appropriate growth in the Draft Local Plan:

- **SKPR-125 - Land to the east of Rectory Lane, Claypole, NG23 5BH**
- **SKPR-126 - Land to the east of Waterloo Close, Caythorpe, NG32 3DP**
- **SKPR-127 - Land to the east of Stamford Road, Colsterworth, NG33 5JD**
- **SKPR-128 - Land to the west of Trotters Lane, Harlaxton, NG32 1HL**
- **SKPR-129 - Land to the east of Church Street, Corby Glen, NG33 4NG**

Whilst the following sites are located in Smaller Villages, they remain available for growth should the emerging Local Plan move towards proactively allocating sites or introducing settlement boundaries in these settlements:

- **SKPR-121 - Land to the south of Main Street, Hougham, NG32 2JA**
- **SKPR-122 - Land to the south of Main Street, Welby, NG32 3LP**

- SKPR-123 - Land to the south of West Road, Pointon, NG34 0NA
- SKPR-124 - Land south of High Street, Ripplingale, PE10 0TQ
- SKPR-130 - Land to the south of Baston Road, Greatford, PE9 4PU

Other Policies

SP1: Spatial Strategy

LDTBF support Draft Policy SP1 and its overall approach to growth.

SP2: Settlement Hierarchy

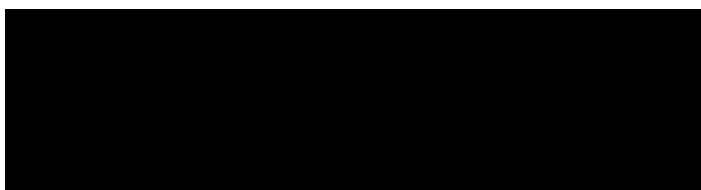
LDTBF support Draft Policy 2 and the overall hierarchy and distribution of growth. In particular, the inclusion of Claypole as a Larger Village instead of Smaller Village.

Conclusions

LDTBF support the inclusion of SKPR-192 and SKPR-276 (LV-H11) as an allocation for 138 dwellings in the Regulation 18 Draft Local Plan. The site remains a suitable, available and achievable location for growth either alone for the committed 31 dwellings or in association with the adjacent land for 138 dwellings.

Please let me know if you need any further information in relation to this site or any other matters concerning our client in the district.

Yours faithfully,



Lynette Swinburne MRTPI
Associate Director (Planning)