

20 August 2025



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

Lynette Swinburne BSc (Hons) DipTP MRTPI



By email only

Dear Sir or Madam,

South Kesteven District Council (SKDC), Regulation 18 Proposed Housing and Mixed-Use Site Allocations (July-August 2025)

- **SKPR-131: Land to the West of Meadow Drove, Bourne**

Savills (UK) Ltd represents Lincolnshire County Council Corporate Property 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-131 Land to the West of Meadow Drove, Bourne, was proposed as part of a wider residential allocation (SKPR-53 – Land at Mill Drove) within the previous Regulation 18 Draft Local Plan (February 2024).

Sites SKPR-132 and SKPR-133, which were submitted for employment uses, were unallocated.

It is understood that SKDC are undertaking a targeted Regulation 18 consultation in relation to 'Proposed Housing and Mixed-Use Sites' as a result of an increase in the housing targets for the District arising from the updated NPPF (published in December 2024).

Paragraph 1.2 of the consultation document confirms:

"The changes made by national government has substantially increased South Kesteven District's annual housing need from 701 (as published through 2024 Draft Local Plan) to 886 dwellings per year, an uplift of 185 dwellings per year. This means that the Local Plan's minimum housing need is 17,720 dwellings across the plan period (2023-2043)."

SKDC therefore require more sites to deliver this growth across the District.

Savills UK Ltd have reviewed the Regulation 18 Proposed Housing and Mixed-Use Site Allocations consultation document and a response on behalf LCC Corporate Property is set out below.

Amendments to site capacity

Table 4 in section 3.3 sets out those sites in the four main towns, of which Bourne is one, where indicative site densities are to be increased in line with the Housing Density Study (2025).

The February 2024 Draft Local Plan Policy H1: Housing Allocations proposed to allocate SKPR-53 – Land at Mill Drove for 285 dwellings across the whole site area.

Table 4 of the current Regulation 18 consultation draft proposes to increase the capacity across the whole site area to by 156 dwellings to 441.

The draft text of SKPR-53 – Land at Mill Drove is set out below. Amendments proposed though the current consultation are **coloured red and in bold** :

“SKPR-53 – Land at Mill Drove

Indicative Unit Numbers: ~~441 285 (site numbers reduced due to high risk flood areas).~~

Assumed Density: ~~35 30 Dwellings per hectare.~~

The following development principles accompany this allocation:

- a. *A comprehensive masterplan is required for the site. All parties shall work together to bring forward a comprehensive plan for the site, including the phasing of development.*
- b. A maximum of 3ha of land, adjacent to Bourne Academy to be as playing field provision for the school**
- c. Highway, footway, cycleway connections should be provided throughout the site to the wider town and SKPR-83 – Land North of Mill Drove.**
- d. *Development should integrate the public right of way along the Carr Dyke into the pedestrian movements throughout and into the site.*
- e. *The development proposal should ensure the integration of Carr Dyke as a positive landscape feature and provision of open space and ensure that the requisite easement of the Carr Dyke is provided to allow maintenance of the water feature.*
- f. *Landscape screening to the eastern edge of the site will be required to reduce the impact on views into the site from the open countryside.*
- g. *The high flood risk area within the centre of the site should not be developed but utilised for open space provision, landscaping and sustainable urban drainage (SUDS), as necessary.*
- h. *Screening to the south of the development will be required to minimise conflict with the existing industrial development.*
- i. There is the potential for archaeological remains on this site and the appropriate pre-commencement investigations should be carried out.**

~~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 the increase in dwelling numbers proposed through draft allocation SKPR-53 to 441. At the present time, no site-specific technical work has been instructed which would affect the assumptions which underpin the proposed dwelling numbers.

Proposed amendments to the policy criteria are generally supported. A new criterion b. is proposed which states that “A maximum of 3ha of land, adjacent to Bourne Academy to be as playing field provision for the school.”

Our client recognises the need for schools to have the best possible facilities for students and to support their future growth. It will therefore be important that LCC’s Education Team are engaged in the plan-making/planning application process to ensure that an appropriate amount of playing field land is included as part of the site’s development. It is unclear at present how this figure has been derived and whether it is intended to mitigate growth specifically from SKPR-53, or to provide for a wider need. Policy requirements should be considered in the context of paragraph 122 of Community Infrastructure Regulations (2010), which states:

“(2) A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—

- (a) necessary to make the development acceptable in planning terms;*
- (b) directly related to the development; and*
- (c) fairly and reasonably related in scale and kind to the development.”*

At the present time, it is unclear from information in the emerging Local Plan and its evidence base, including the Sustainability Appraisal and Addendum, where the requirement for up to 3 hectares of land for additional playing fields at Bourne Academy has originated.

To support inclusion of these facilities within the emerging policy, our client would like to understand the evidence for the specific amount of land required and how this would be achieved within the area designated as SKPR-53, particularly where there is a desire to maximise the housing numbers on the site.

LCC own the central parcel of land within SKPR-53 (SKPR-131 Land to the West of Meadow Drive, Bourne) and have been working alongside the additional landowners (including the Lees Family, Bradshaw Family, Jones Family and the Bettinson Trust) to jointly market the site to development partners.

In Summer 2025, the whole of site SKPR-53 was launched to the market with Savills, and over the marketing period expressions of interest were received by both Promoters and Housebuilders – more than 18 in total. A number of comprehensive and detailed offers have been made in respect of the site and these are currently being considered by the landowner, LCC. Development of the site is evidently readily achievable.

The landowners remain in agreement to work together to prepare joint technical work and a comprehensive concept masterplan and it is anticipated that this will be prepared as soon as a development partner is selected.

Other Sites/Omissions

Two further sites within the ownership of LCC are located within Bourne and whilst not proposed in the current Draft Local Plan as allocations, represent sites for additional employment growth in this settlement in a Market Town, which is at the top of the Spatial Strategy (SP1 and SP2) after the Sub-Regional Centre of Grantham. The following sites remain available for employment development:

- SKPR-132: Land to the South of Spalding Road (A151), Bourne
- SKPR-133: Land to the South of The Slupe, Bourne

Conclusions

LCC Corporate Property support the retention of SKPR-53 – Land at Mill Drive, Bourne as a housing site for 441 dwellings in the Regulation 18 Proposed Housing and Mixed-Use Site Allocations consultation document. The site remains a suitable, available and achievable location for growth in the district with all landowners actively working to find a development partner.

Proposed amendments to the criteria relating to the development of SKPR-53 are generally acceptable, however further evidence is necessary to support the requirement for up to three hectares of playing fields on the site.

LCC Corporate Property have a strong track record of bringing sites forward in South Kesteven, including sites allocated in the current adopted Local Plan, including at Barrowby and Morton.



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)