

19 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

E: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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-134: Land to the South of Hanthorpe Road, Morton
SKPR-135: Land to the South of Edenham Road, Hanthorpe**

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-135: Land to the South of Edenham Road, Hanthorpe was proposed as an allocation for 48 dwellings in the Regulation 18 Draft Local Plan (February 2024).

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.

Sites subject to No Proposed Changes

Table 6 in section 3.5 sets out those sites proposed as draft allocations which are not subject to change through the current consultation.

The February 2024 Draft Local Plan Policy H1: Housing Allocations proposed to allocate SKPR-135: Land to the South of Edenham Road, Hanthorpe for 48 dwellings. LCC support this allocation and remain committed to bringing the site forward for development once its status is confirmed in a final updated Local Plan.

The draft text of SKPR-135: Land to the South of Edenham Road, Hanthorpe is set out below. Amendments proposed through the current consultation are **coloured red and in bold** :

“SKPR-135 Land to the South of Edenham Road

Indicative Unit Numbers: 48

Assumed Density: 30 Dwellings per hectare

The following development principles accompany this allocation:

- a. Pedestrian links, such as footway or cycleway improvements into the village along Hanthorpe Road should be provided by the development.*
- b. The public right of way which runs along the southern edge of the site should be retained and connections incorporated into the development, where possible.*
- c. A suitable and sensitive boundary treatment will be required on the western and southern edges of the site to screen views from the open countryside.*
- d. 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.*
- e. Heritage Impact Assessment required, and pre-commencement investigations should be carried out due to potential for archaeological remains on the site.”***

LCC Corporate Property support the additional draft criterion (e.) which would be used to inform future technical and design work in relation to the site, which would be progressed as the emerging Plan gathers weight.

In addition, when the emerging allocation has further weight, LCC Corporate Property intend to consider the best way to deliver the proposed housing, either directly through making their own planning application or by working with a development partner. LCC Corporate Property have a strong track record of bringing sites forward in South Kesteven, including sites allocated in the current adopted Local Plan, the nearest of which is in Morton (SKPR-274) where LCC secured outline planning permission for 71 dwellings (reference: S19/1784) and which has now been sold to a developer.

Other Sites

As noted in the introduction, the new Standard Method for calculating housing land supply means that SKDC must find land to deliver an additional 185 dwellings per year.

LCC Corporate Property have other land in the District which is sustainably located and could be made available for development if required. In particular, there is a further site within the ownership of LCC which is located nearby and whilst not proposed in the emerging Draft Local Plan as an allocation, represents a location for additional growth in Large Village.

SKPR-134: Land to the South of Hanthorpe Road, Morton

This site is approximately 2.3 ha/5.9 acres in size and comprises Grade 3 agricultural land which is let to a tenant. The site is located to the west of Morton on the southern side of Hanthorpe Road. Residential development extends along the northern side of Hanthorpe Road, opposite the site, and there is existing housing along its entire eastern boundary. A public footpath extends along the southern boundary of the site. A drainage channel extends along the northern boundary between the site and Hanthorpe Road. Beyond the site to the south and west is additional farmland which is also within the ownership of LCC. At present, access is via a farm access onto Hanthorpe Road, to the west of the site, although it is anticipated that an improved access would be possible directly between the site and Hanthorpe Road. The site benefits from extensive street frontage onto Hanthorpe Road and is sited at the western gateway to Morton. It is well located in relation to the



existing residential development of Morton, with housing adjacent to the site and to the immediate north. The site is only 200m from the convenience store and less than 300m to the village hall.

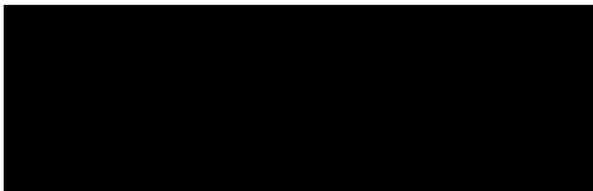
Should additional growth in Morton be required through the emerging Local Plan, SKPR-134: Land to the South of Hanthorpe Road, Morton presents a suitable, available and achievable location for housing.

Conclusions

LCC Corporate Property continue to support the inclusion SKPR-135 Land to the South of Edenham Road, Hanthorpe as an allocation for 48 houses in the Regulation 18 Proposed Housing and Mixed-Use Site Allocations. The site remains a suitable, available and achievable location for growth in the district.

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)