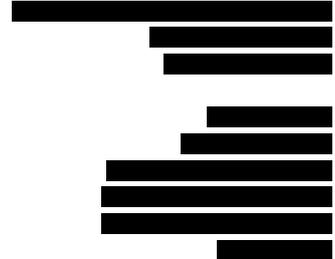


27th August 2025



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-117 Land to the east of Sheep Wash Lane (North of Dysart Road), Grantham**
- SKPR-115 Land to the south of Barrowby Road (A52)/'The Heathers' Care Home, Grantham
- SKPR-116 Land to the south of Barrowby Road (A52), Grantham

Savills (UK) Ltd represents Grantham Estates who are the owners of the above sites, which were submitted for consideration through the SKDC Call for Sites exercise in November 2020.

Site SKPR-117 Land to the east of Sheep Wash Lane (North of Dysart Road), Grantham, was proposed as an allocation in the Regulation 18 Draft Local Plan (February 2024), whilst SKPR-115 and SKPR-116 remain unallocated.

It is understood that SKDC are undertaking a targeted Regulation 18 consultation in relation to 'Proposed Housing and Mixed-Use Site Allocations' 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 Grantham Estates 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 Grantham 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-117 – Land to the east of Sheep Wash Lane (North of Dysart Road), Grantham for 72 dwellings.

Table 4 of the current Regulation 18 consultation draft proposes to increase the capacity across the whole site area to by 12 dwellings to 84.

No other changes are proposed to the emerging site allocation.

Grantham Estates remain supportive of this allocation and remain committed to bringing it forward for development at the earliest opportunity. There are no know constraints that would affect the ability of the site to deliver an additional 12 units.

Grantham Estates have been actively seeking a development partner in relation to this site and are in the process of finalising an agreement with an established housebuilder. Work undertaken on behalf of an established housebuilder and shared with SKDC in 2024 has confirmed that the site can accommodate at least 84 dwellings.

Further technical work is underway on the site. Additional information can be shared with the LPA as it becomes available.

The site therefore remains a suitable, available and achievable option for growth at the top of the settlement hierarchy.

Other Sites/Omissions

Two further sites within the ownership of Grantham Estates are located at the gateway into Grantham and whilst not proposed in the emerging Local Plan as allocations, represent sites for additional growth in this settlement at the top Spatial Strategy.

SKPR-115 Land to the south of Barrowby Road (A52)/'The Heathers' Care Home, Grantham

SKPR-115 was submitted for consideration as a potential allocation in November 2024. The site benefits from extensive street frontage onto Barrowby Road and is located at the western gateway to Grantham. The proximity of existing and proposed housing means that this site has an important role to play for the town. It presents an opportunity for a range of complementary uses which can support the wider area. Whilst Grantham itself is a well-connected settlement, the site is located in very close proximity to the A1 and its slip roads, travelling north and south. Therefore, there may be an opportunity for uses broader than housing in this location, such as employment and retail, particularly in the context of the large scale residential development taking place in the immediate surroundings.

Pre-application advice has been sought in relation to this site as the owners are committed to exploring its potential for growth and the contribution it could make this key gateway into Grantham.

SKPR-116 Land to the south of Barrowby Road (A52), Grantham

SKPR-116, which was also submitted to the LPA in November 2020, is set back from Barrowby Road and presents an opportunity for a housing scheme which responds to the adjacent development, completing this gateway into the town. A comprehensive scheme for both SKPR-115 and SKPR-116 could be prepared, ensuring that linkages and infrastructure are carefully planned as part of the overall design. There is an existing woodland on the site, approximately 0.5 ha in size and it is proposed that this would remain, providing valuable community resource to any wider development.

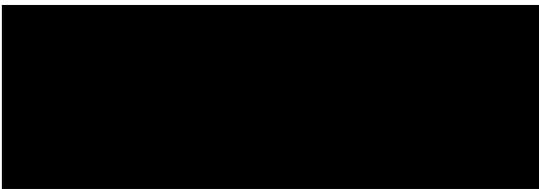
Conclusions

Grantham Estates support the inclusion SKPR-117 – Land to the East of Sheepwash Lane Grantham as an allocation for at least 84 dwellings 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 with landowners in advanced negotiations with the housebuilder to take the site forward.

Grantham Estates have a strong track record of delivery in South Kesteven.

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)