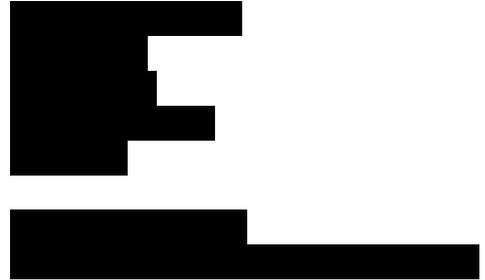


19th August 2025

South Kesteven District Council
Planning Policy Team
Council Offices
The Picture House
St Catherine's Road
Grantham
NG3 6TT

STAT Planning Ltd



Dear Sir/Madam,

RESPONSE TO SOUTH KESTEVEN DISTRICT COUNCIL LOCAL PLAN CONSULTATION (REGULATION 18) ON BEHALF OF AFS DEAN IN CONNECTION WITH LAND TO THE NORTH OF WILSFORD LANE, ANCASTER (SKPR-168), LAND AT WILSFORD LANE (SKPR-271) & OTHER SETTLEMENTS

Ancaster – SKPR-168 Land to the North of Wilsford Lane

The proposed allocation of SKPR-168 for housing is supported in principle. The site SKPR-168 presents an opportunity to create a south-eastern gateway into Ancaster and round-off the existing settlement pattern at the edge of the South Kesteven District Council ('SKDC') administrative boundary, at the same time as contributing towards minimum housing requirements to be met over the Plan period.

A Site Location Plan & Illustrative Layout Plan accompany these representations. For information, a Pre-Application Report for the site is also provided following submission of a pre-application enquiry to and currently under consideration by SKDC.

Recent housing development immediately adjacent to this site (SKLP-315) establishes the acceptability by the local planning authority of this being a sustainable location for new housing (previously considered unsuitable due to its location outside of Ancaster's traditional settlement boundary). The need to expand the settlement boundary further is apparent to address a growing housing shortfall (currently 4.07 years supply for period 1 April 2024 – 31 March 2029 published by SKDC April 2025). Site SKPR-168 offers the most logical and sustainable extension of Ancaster. It is available now, is a suitable location and achievable in the short term (within 5 years) and is therefore deliverable as defined in the National Planning Policy Framework ('NPPF').

Ancaster is served by a good range of amenities and local services including a Railway Station, primary school, Co-op, playing field and associated sports and social club, medical practice, butcher, and Church, to be further supported by the addition of housing on this site.



Policy SKPR-168 indicates a site capacity of 58 dwellings at an assumed density of 30 dwellings per hectare. A slightly larger site area (approximately 2.55 hectares) would allow for up to 68 dwellings on site at a reduced density of 26 dwellings per hectare, suited to location and character. We suggest an amendment to proposed allocation SKPR-168 to increase the site area and capacity, providing greater flexibility in terms of achieving minimum housing requirements and to ensure the site boundary contains sufficient area to deliver the site, making the allocation sound. Whilst a lower density is anticipated, we are not seeking an amendment to the policy wording in respect of density. The suggested density of 30 dwellings per hectare does not affect the soundness of the policy. We are specifically concerned with the ability to deliver associated infrastructure needed to support the development.

Policy SKPR-168 requires several principles to be included in any development proposal for the site. In addition, there are national biodiversity net gain requirements which follow an 'on-site first' hierarchical approach and known Anglian Water wastewater infrastructure capacity constraints in the district likely requiring alternative mitigation on site. Indeed, there is a disparity between the level of growth anticipated by Anglian Water in their Drainage and Wastewater Management Plan 2025 – 2050 and SKDC's minimum housing requirement, upon which this Draft Local Plan has been prepared. Wastewater infrastructure investment is not anticipated until the last 5 years of the Plan period however there are capacity issues now. Further engagement with Anglian Water is necessary to ensure the Plan is justified.

Based on the above supporting site infrastructure requirements and to assist in the delivery of much needed housing within the district, in line with the National Planning Policy Framework, Illustrative Layout Plan ref. 2777-PCA-XX-XX-DR-A-0550 Rev.PO2 indicates a proposed amended site boundary for SKPR-168, extending to the east and north-east. The additional area of the principal site is approximately 0.25 hectares and would ensure the delivery of on-site sewage treatment plant to deal with wastewater capacity issues for the site in the immediate term. The second red line adjoining the woodland measures approximately 1.9 hectares and would only be used to deliver biodiversity net gain requirements within the same land ownership.

The developable area of the site can increase to more beneficially deliver growth requirements and necessary infrastructure. Without this adjustment, the delivery of the allocation is potentially jeopardised as it will directly result in elements of the development having to fall outside of the allocation, risking conflict with policy.

It is necessary therefore to amend the Ancaster diagram to include a larger site boundary for SKPR-168 or, as a minimum, the diagram and policy text must acknowledge that supporting infrastructure may need to be delivered adjoining the allocation. Further details of how the proposals for the site can support delivery in line with the Council's aims is provided in accompanying document ref. 2777-PCA-RP-A-0002-PO5 Pre-Application Planning Report.

Ancaster – SKPR-271 Wilsford Lane

We note that Policy SKPR-271 proposes allocation of 35 units, this is considered appropriate and supports the variety of proposed housing sites to serve the settlement. Site allocations of varying sizes better support the soundness of the Plan in terms of better supporting site delivery timescales and choice within the market. The supporting Local Plan evidence base and policy criteria have been



assessed based on 35 units on site. As such, Policy SKPR-271 is supported as written, providing opportunities for Ancaster's housing capacity to be met more widely and effectively. We note that a planning application for 73 dwellings on site (ref. S24/2066) is currently under consideration by the local planning authority and is not, therefore, in line with the existing or proposed policy.

Other Settlements

The Regulation 18 Draft Local Plan Table 8 identifies the current distribution of housing in South Kesteven District 'heavily influenced by the scale of allocations made in the adopted Local Plan'. The table shows a clear over-reliance on Grantham for housing delivery to date; 46% compared to the next nearest 19% across all Larger Villages. Housing distribution is just 4% in Other Settlements. A more balanced approach to distribution needs to be taken to meet the effective test of soundness, supporting housing delivery across the district. Other Settlements need allocations to support their longevity, ensure continued service provision in smaller villages and provide housing availability and choice for all, promoting sustainable development by locating housing where it will enhance or maintain the vitality of rural communities in accordance with Paragraph 83 of the NPPF.

Summary

STAT Planning's response to South Kesteven District Council's Regulation 18 Local Plan Consultation is made on behalf of AFS Dean. I trust that these representations will be fully considered by the local planning authority. Should you have any queries or require submission of representations in an alternative format, please do not hesitate to contact me. Please add my contact information to the Council's Local Plan database to receive updates on progress.

Yours faithfully



Sarah Clark BA(Hons) MSc MRTPI
Associate

