

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-136: Land to the East of Peterborough Road, Langtoft**
- **SKPR-137: Land to the North of Langtoft Outgang Road/Barn Owl Close, Langtoft**

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 and remain unallocated in the Regulation 18 Draft Local Plan.

Savills UK Ltd have reviewed the Regulation 18 Draft Local Plan and a response on behalf of Lincolnshire County Council Corporate Property is set out below:

H1: Housing Allocations

Draft Policy H1: Housing Allocations includes SKPR-71: Land North of Dickens Close, Stowe Road for 55 dwellings.

Growth in Larger Villages is important and paragraph 83 of the NPPF 2023 states: *“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”*

Ensuring sufficient sites for housing at appropriate scales in villages such as Langtoft is essential for thriving rural communities. LCC own sites which were SKPR-136: Land to the East of Peterborough Road, Langtoft and SKPR-137: Land to the North of Langtoft Outgang Road/Barn Owl Close, Langtoft therefore present an opportunity for additional growth in the District.

SKPR-136: Land to the East of Peterborough Road, Langtoft

This site is 1.3ha/3.2 acres in size is located on the eastern side of the A15 at the southern extent of the village. It immediately adjoins the cemetery, which is to the north, and residential development extends along the western side of the A15, immediately opposite. The land is Grade 2 agricultural land and is let for farming. The site is put forward as a potential location for housing and it is considered it could accommodate up to 25 dwellings. Given its proximity to the existing residential scheme on the opposite side of Peterborough Road, and short distance to the centre of the village, it is considered that the land presents an opportunity for

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

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proportionate growth of the village. Access to the site may be possible directly onto the A15, particularly as the area falls within the village speed limit. It may be possible to include as part of any development proposals on this site, to look for an opportunity to expand the adjacent cemetery.

SKPR-137: Land to the North of Langtoft Outgang Road/Barn Owl Close, Langtoft

The site is 3.7 ha/9 acres in size and is situated at the eastern edge of Langtoft. It wraps around the existing housing development at Barn Owl Close. Access to the site is possible via Barn Own Close and Langtoft Outgang Road. The land, which is Grade 2 agricultural land, is part of a wider parcel and is let for farming.

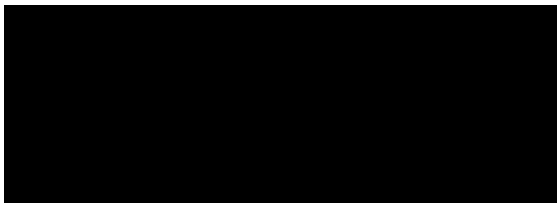
This site is well located in relation to existing development at Barn Owl Close, and extends along the rear of the gardens to the north of this scheme. The site also has a frontage directly onto Langtoft Outgang Road/East End. It is considered that the site could accommodate up to 75 dwellings if fully developed.

Conclusions

LCC Corporate Property own two sites in Langtoft that remain suitable, available and achievable locations for growth in the district. LCC Corporate Property have a have a strong track record of bringing sites forward in South Kesteven, including sites allocated in the current adopted Local Plan in both 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)

Appendix 1: Call for Sites submission, November 2020

Site Submissions: South Kesteven Local Plan Issues & Options

Site 1: Land to the East of Peterborough Road,
Langtoft

Site 2: Land to the North of Langtoft Outgang
Road/Barn Owl Close, Langtoft

FINAL

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1. Introduction

- 1.1. Savills UK Ltd on behalf of Lincolnshire County Council Corporate Property are making the following site submissions as part of the South Kesteven District Council Local Plan Issues and Options consultation which extends until 23rd November 2020.
- 1.2. These representations accompany site plans and pro formas in relation to these sites which are put forward for consideration by the LPA as locations for potential future development:
 - Site 1: Land to the East of Peterborough Road, Langtoft
 - Site 2: Land to the North of Langtoft Outgang Road/Barn Owl Close, Langtoft
- 1.3. Site location plans accompany this submission and are included within Appendices 1-2.

Figure 1: Site locations



2. Background

Site Description

- 2.1. The following representations relate to the inclusion of two sites within Langtoft as allocations within the emerging Local Plan.
- 2.2. Langtoft is a large village with a primary school, public house community facilities. It is approximately 1 mile from Market Deeping and 4.5 miles away from Bourne, where there are a wider range of amenities. The A15 passes through the village from north to south, and West End/East End passes through the village from east to west.
- 2.3. **Site 1** is 1.3ha/3.2 acres in size is located on the eastern side of the A15 at the southern extent of the village. It immediately adjoins the cemetery, which is to the north, and residential development extends along the western side of the A15, immediately opposite. The land is Grade 2 agricultural land and is let for farming.
- 2.4. **Site 2** is 3.7 ha/9 acres in size and is situated at the eastern edge of Langtoft. It wraps around the existing housing development at Barn Owl Close. Access to the site is possible via Barn Own Close and Langtoft Outgang Road. The land, which is Grade 2 agricultural land, is part of a wider parcel and is let for farming.

3. Planning Context

- 3.1. The South Kesteven Local Plan, adopted January 2020 highlights that the focus for the majority of growth in the district should be in and around the four market towns, with Grantham being a particular focal point. Following the Market Towns, the Plan states that Larger Villages will provide a supporting role in meeting the development needs of the District. Langtoft is identified as a Larger Village and therefore growth at an appropriate scale would be in accordance with the policy. No housing allocations were made in the adopted Local Plan.
- 3.2. Langtoft is considered to be a sustainable settlement and has local facilities which include a Primary School and Public House. The village is served by bus routes and the nearest bus stops are 260m away from the site, providing regular connections to Market Deeping, Peterborough and Bourne.
- 3.3. The sites are both located within Flood Zone 1. They are not within the Conservation Area. There are no heritage assets within the immediate vicinity of Site 1. The western extent of Site 2 is close to two Grade II listed buildings 47 East End and the Barn to the East of 47 East End.

Planning History

- 3.4. No relevant historic applications have been identified on the Council's online search facility.

4. Site submissions

- 4.1. The two parcels of land in Langtoft are submitted for consideration within the emerging Local Plan as sites for housing. The sites are considered to represent options for proportionate growth within the village.
- 4.2. The sites are located within Flood Zone 1 and there are no other known technical constraints which would prevent them coming forward for development.

Site 1

- 4.3. The site is put forward as a potential location for housing and it is considered it could accommodate up to 25 dwellings. Given its proximity to the existing residential scheme on the opposite side of Peterborough Road, and short distance to the centre of the village, it is considered that the land presents an opportunity for proportionate growth of the village. Access to the site may be possible directly onto the A15, particularly as the area falls within the village speed limit.

Site 2

- 4.4. This site is well located in relation to existing development at Barn Owl Close, and extends along the rear of the gardens to the north of this scheme. The site also has a frontage directly onto Langtoft Outgang Road/East End. It is considered that the site could accommodate up to 75 dwellings if fully developed.
- 4.5. Both Sites 1 and 2 form part of a wider area of land in the same ownership, and could make a greater contribution to growth if this is something that SKDC were seeking for the village. In relation to Site 1, any proposals could present an opportunity for expansion of the adjacent cemetery.

5. Delivery of Housing

- 5.1. The National Planning Policy Framework (NPPF) 2019 at paragraph 67 requires planning authorities examine the suitability, availability and economic viability of sites when undertaking housing and economic land availability assessment. Further detail about how these assessments should be undertaken is provided within National Planning Policy Guidance (NPPG)¹.
- 5.2. Therefore, an assessment of the sites against the tests within the NPPG, is provided below, confirming that they are suitable, available and achievable for development purposes.

Suitable

- 5.3. Langtoft is identified as one of 15 Large Villages in the adopted Local Plan and planning policy states that these settlements should play a supporting role in the growth of the district.
- 5.4. The 2019 NPPF establishes that the purpose of the planning system is to contribute to the achievement of sustainable development. The three dimensions to sustainable development, as set out in the NPPF, require the planning system to perform an economic, social and environmental role.
- 5.5. Paragraph 78 of the NPPF outlines that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. It notes that planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby. Residential development in such settlements can make a significant contribution to the maintenance and continuing provision of local services and facilities for community use, as supported by paragraph 83 of the NPPF in relation to 'Supporting a Prosperous Rural Economy'.
- 5.6. This approach is also echoed earlier in the NPPF, where it is recognised that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly (paragraph 68).
- 5.7. National Planning Practice Guidance (PPG) notes that all settlements can play a role in delivering sustainable development in rural areas.
- 5.8. It is therefore considered that the sites are suitable for development.

¹ Paragraph: 018 Reference ID: 3-018-20190722/Paragraph: 019 Reference ID: 3-019-20190722/Paragraph: 020 Reference ID: 3-020-20190722

South Kesteven Local Plan Issues & Options

Representations on behalf of Lincolnshire County Council Corporate Property



Available

- 5.9. The land is available for development and within a single ownership. The land owners have a strong track record of bringing sites forward in the district.

Achievable

- 5.10. There are no known technical constraints relating to the sites and therefore it is considered that development would be economically viable. The scale of the sites are such that they presents a realistic option for growth in the short and medium term.

6. Conclusion

- 6.1. This report sets out the background to the land within Langtoft. The sites are considered to represent a deliverable option for housing in the district.



Appendices

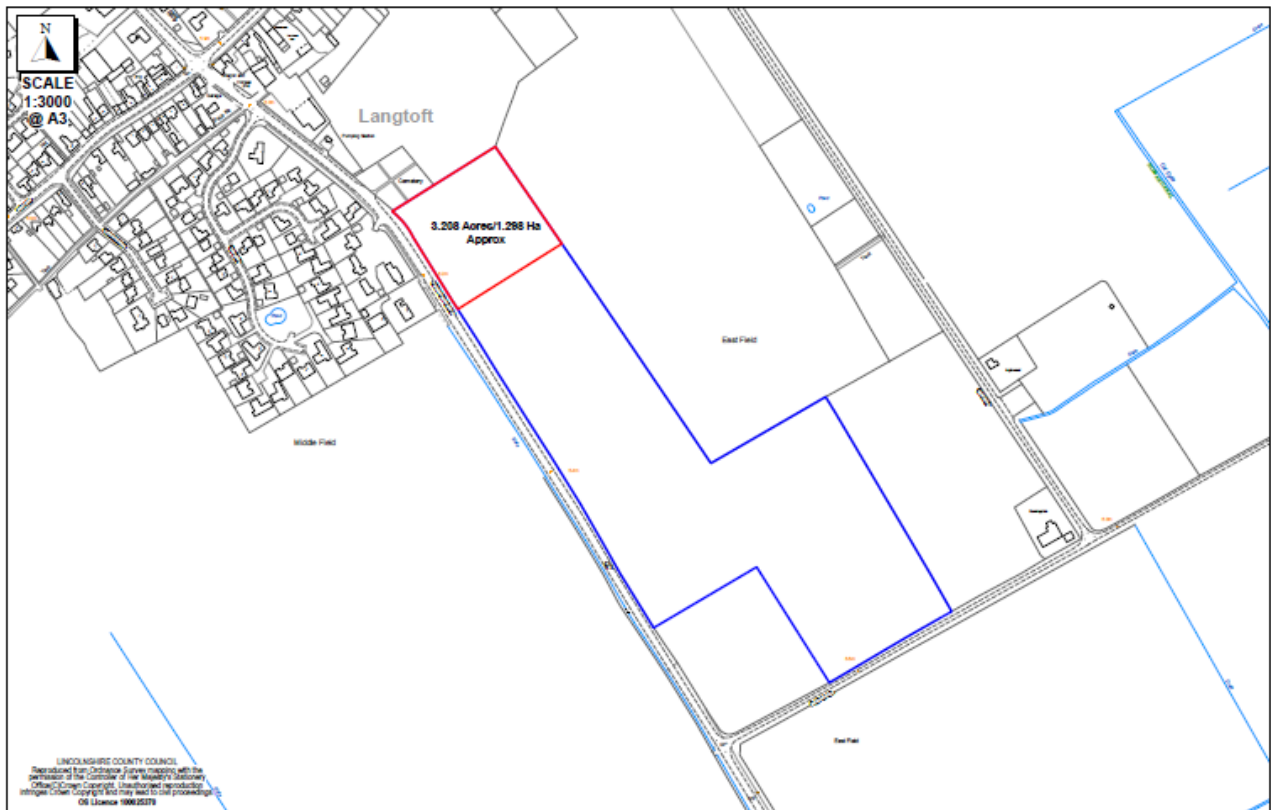


Appendix 1:

Site 1: Land to the East of Peterborough Road, Langtoft

South Kesteven Local Plan Issues & Options

Representations on behalf of Lincolnshire County Council Corporate Property





Appendix 2:

Site 2: Land to the North of Langtoft Outgang Road/Barn Owl Close, Langtoft

South Kesteven Local Plan Issues & Options

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