
**Representations to the South Kesteven Local Plan
Review (Draft Plan – Additional Sites Regulation 18)
Consultation**

Land at Doddington Lane Claypole

On behalf of Phoenix Strategic Land Limited

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1. Introduction

- 1.1. Between February and April 2024, South Kesteven District Council (“SKDC”) sought views on a Regulation 18 - Local Plan Review Consultation (“2024 Draft Plan”). The draft Local Plan included a vision and objectives, new spatial strategy, site allocations, and development management policies.
- 1.2. Consultation on this Regulation 18 – Proposed Housing and Mixed-Use Site document is taking place between June and August 2025 and represents a more focused consultation, published specifically to seek comments on the following matters
 - New proposed housing trajectory targets.
 - Sustainability Appraisal addendum.
 - Updated Gypsy and Traveller requirements.
 - Removal of certain allocations.
 - Additional proposed allocations.
 - Amendments to site capacities.

The reasoning behind Regulation 18 – Proposed Housing and Mixed-Use Site document was that in December 2024, the government published a revised National Planning Policy Framework (“NPPF”), introducing changes to how local housing need is calculated. These changes have significantly increased SKDCs annual housing requirement from 701 dwellings (as previously published in the 2024 Draft Plan) to 886 dwellings per year, an uplift of 185 dwellings. Consequently, the minimum housing requirement for the revised plan period (2023–2043) is now 17,720 dwellings, compared to 14,020 dwellings set out in the Draft Local Plan. This increase has required SKDC to revise its options for site allocations and to identify additional sites for residential development.

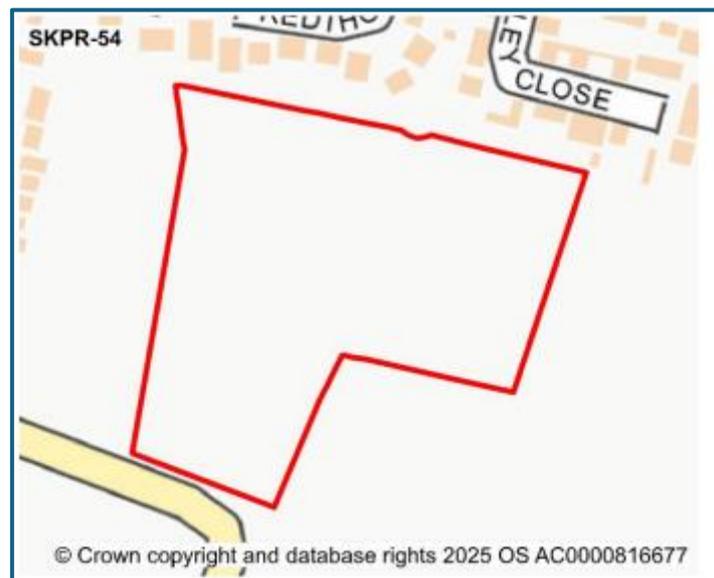
Phoenix Strategic Land

- 1.3. Marrons are instructed by Phoenix Strategic Land Limited (“Phoenix”) to prepare and submit representations to the South Kesteven District Council Regulation 18 - Proposed Housing and Mixed-Use Site Allocations document. Phoenix is promoting the site **Land at Doddington Lane, Claypole** (“the Site”) for residential development. The Site is referenced and has been assessed under the code SKPR -322.

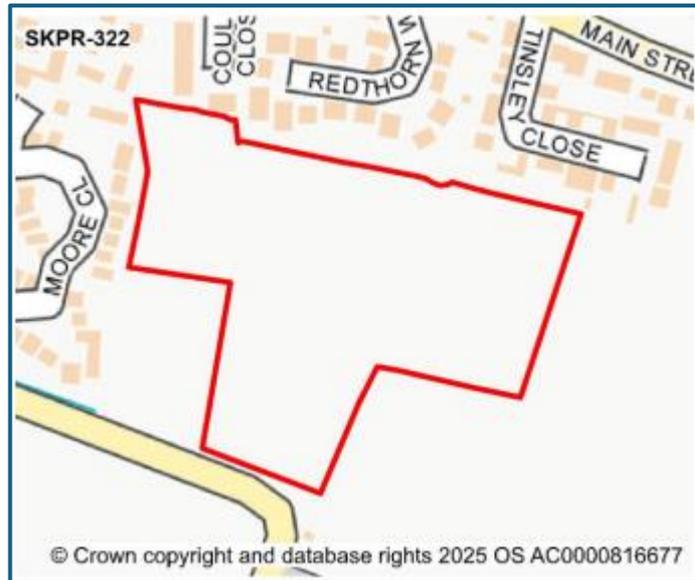
1.4. Phoenix Strategic Land is the strategic land arm of an award-winning developer of sustainable housing and energy projects Phoenix Sustainable Investments, headquartered in Bourne, within the district of SKDC itself. The company focuses on low-carbon and energy-efficient residential development, renewable energy, biofuels, and energy-from-waste projects. The Phoenix Development Team has extensive experience promoting and delivering residential developments across the East Midlands with over 30 years' experience in large-scale, mixed-use development.

Site Context

1.5. By way of context, the Site was submitted to SKDC as part of the Local Plan Review process during the open 'Call for Sites period' which ran from 2020 until 2022. Subsequently the Site was assessed and deemed not to be suitable for allocation through the 2024 Draft Plan consultation due to other preferable options being available across the district. The extent of the site was submitted under SKPR-54 which has been outlined below.



1.6. Subsequently, the Site has now been revisited as part of the Regulation 18 Proposed Housing and Mixed-Use Sites document consultation and has been identified as a 'preferred option' alongside site SKPR-249 for a combined total delivery of up to 86 units. The extent of SKPR-322 has been outlined below.



1.7. It should be noted that Phoenix have an option agreement over a wider 2.9ha portion of land at Doddington Lane Claypole expanding to the east. They do not have control over the most north western part of the draft land allocation. Whilst the current draft allocation identifies capacity for approximately 86 dwellings, Phoenix is seeking, through the provision of the attached Concept Plan (**Appendix A**), to demonstrate that the site could comfortably be further extended eastward and optimised to deliver in the region of 100–110 dwellings. The Concept Plan illustrates how a logical and comprehensive development could be achieved across the wider site area, with defined boundaries, appropriate access, green infrastructure, SUDS and open space provision packaged within a layout that integrates positively with the existing settlement.

Structure

1.8. Phoenix submits these representations to the Regulation 18 – Proposed Housing and Mixed-Use Site document and its evidence base, with a particular focus on Land at Doddington Lane, Claypole. They confirm ongoing support for the promotion and development of the site and consider that the proposal aligns with SKDCs approach that development should be focused around villages with good levels of services and facilities, as established in the 2024 Draft Plans Vision and Objectives.

1.9. The structure of this representation will follow the format set out below. Accordingly, this representation will:

- Provide comments in relation to housing need and spatial strategy

- Address site-specific matters relating to Land at Doddington Lane Claypole, including commentary on the supporting evidence base
- Conclude the representation.

2. Housing Need and Spatial Strategy

- 2.1. South Kesteven District Council is currently consulting on a Regulation 18 – Proposed Housing and Mixed-Use Site document as part of the emerging Local Plan Review (2023–2043). This follows the Government’s update to the Standard Method, which has increased the District’s minimum local housing need from 701 to 886 dwellings per annum. In response, the Council is now planning for an additional 3,622 homes across the Plan period to ensure the District’s housing requirement can be met in full.
- 2.2. The consultation builds upon the 2024 Draft Plan by focusing on new and additional sites required to accommodate this higher level of growth. It also reflects an updated plan period (2023–2043), ensuring that both housing and employment needs are considered over a longer timeframe.
- 2.3. The current consultation seeks views on the additional allocations identified following the earlier 2024 Draft Plan consultation. Its focus, and that of the accompanying evidence base, is therefore on sites such as the wider allocation at Land at Doddington Lane Claypole (SKPR-322)

Housing Need / Requirement

- 2.4. Phoenix support the Council’s decision to undertake consultation on additional sites in response to the increased housing requirement arising from the updated Standard Method calculations.
- 2.5. Phoenix believes that there are clear reasons why the housing requirement could exceed the minimum local housing need. In South Kesteven, these include:
 - **Alignment of homes and jobs:** SKDC is seeking to provide for significantly more employment land than is recommended within the Employment Land Study due to economic aspirations. Phoenix would recommend however that analysis be undertaken to demonstrate whether the housing numbers proposed will support the Council’s economic strategy.
 - **Delivery of affordable housing:** the PPG requires affordable housing need to be considered and in the context of mixed market and affordable provision be properly accounted for. Phoenix believe that increasing the overall housing requirement may be necessary if the district is to secure the total affordable homes required.

Alignment of Homes and Jobs:

- 2.6. SKDCs overall strategy for employment growth remains unaltered by the current consultation. The Employment Land Study (2023) identified a requirement for 79.5 hectares of additional employment land beyond existing commitments. By contrast, SKDC is proposing to allocate some 338 hectares across the District, a quantum significantly in excess of identified need, but one which nonetheless seeks to capitalise on the Council’s ambitions to reduce out commuting and deliver economic growth in line with the Local Plan Reviews vision and objectives.
- 2.7. Phoenix recommends that SKDC should demonstrate this increased level of employment growth will be matched by the scale of housing proposed over the Plan period, essentially ensuring that sufficient new homes will be delivered to support the number of jobs anticipated, as this is critical to achieving sustainable patterns of development and reducing out-commuting to other functional market areas.

Delivery of Affordable Housing:

- 2.8. Phoenix note that the Local Housing Needs Assessment 2023 (LHNA) identifies an annual affordable housing need of 402 dwellings, equivalent to 45% of the annualised housing requirement of 886 dpa. However, given that the Local Housing Need Assessment 2023 (LHNA) has not been updated to reflect the revised base date or extended Plan period, it therefore could underestimate the true scale of affordable housing need.
- 2.9. Phoenix therefore suggests that consideration as to whether the housing requirement should be increased, in order to deliver the number of affordable homes needed, be further investigated by the Council.

Spatial Strategy

Settlement Hierarchy:

- 2.10. The Regulation 18 – Proposed Housing and Mixed-Use Site document evidence base includes an updated Settlement Hierarchy Review dated May 2025. Phoenix is unsure whether the Council is seeking views on this evidence given that it post-dates the last consultation and, moreover, the recommended hierarchy does not appear in the Consultation Document.
- 2.11. Phoenix endorse the fact that Claypole is recognised as a ‘Larger Village’ given the availability of services and facilities including a primary school, public house and café,

sports facilities, village hall and bus links. Phoenix further recommend that relative sustainability credentials of the larger Villages should be used to inform the credentials of the settlement hierarchy.

- 2.12. For example, Claypole is a well scoring Larger Village with bus connectivity links to Newark on Trent which means it has easy access to an even greater number of services, facilities, higher education and job opportunities. These factors strengthen its credentials as a sustainable location for growth.

Spatial Distribution:

- 2.13. Phoenix acknowledges that the settlement hierarchy itself provides a broadly appropriate framework for the distribution of growth and are supportive of housing growth being focused throughout Larger Villages. However, this distribution may not have appropriately been reflected when determining the spatial apportionment of housing within Larger Villages.
- 2.14. The current consultation also proposes substantial allocations of approximately 1,000 dwellings across the larger villages. Phoenix is supportive of the principle of growth in such locations, such as Claypole. However, it is believed that the scale proposed is disproportionate to the role and function of these settlements across the hierarchy, and risks generating a less sustainable pattern of development. For example, Claypole, given its score in the updated Settlement Hierarchy Review and links to Newark on Trent is more sustainable than Baston, a lower scoring village. Baston is being targeted for the allocation of 282 units whereas Claypole is allocated only 86 through the site at Doddington Lane (SKPR-322). Phoenix therefore believes that this could demonstrate disproportion in terms of the spatial distribution around the Larger Villages which does not accurately reflect the Settlement Hierarchy and therefore are of the opinion that more units should be distributed higher up the Settlement Hierarchy as these are naturally the more suitable areas for growth.
- 2.15. Overall, Phoenix considers that SKDC should provide clearer justification for its spatial strategy in light of the updated housing requirements, ensuring that the distribution of growth aligns more closely with the settlement hierarchy. At present, the selection of site allocations appears to have been progressed ahead of a comprehensive appraisal of spatial options, which risks weakening the overall strategy. A more coherent approach would focus growth in those Larger Villages which contain the necessary services and

facilities while demonstrating good connectivity to surrounding Market Towns / Sub Regional Centres and employment opportunities. Claypole is an example of such a location, where Phoenix is endorsing a Site that is both sustainable and deliverable, and where modest additional growth could be accommodated.

3. Site Specific Representations in relation to a Land at Doddington Lane Claypole (SKPR-322)

Site background

3.1. As set out in the introduction to this representation, Phoenix are seeking to promote the continued ‘preferred option’ status of the Site as part the emerging Local Plan review. This section demonstrates that the Site is suitable, deliverable, and represents a logical and available allocation for residential development within the sustainable Larger Village of Claypole.

Site Name	Allocation Reference	Size	Outputs
Land at Doddington Lane Claypole	SKPR-322	3.6ha	Residential development of circa 100-110 units

3.2. The Site being promoted by Phoenix is located on the south eastern edge of Claypole, with access proposed from Doddington Lane, a publicly maintained highway. The land is currently in agricultural use, with its northern boundary directly adjoining the established residential edge of the village at Redthorn Way and Tinsley Close. The southern edge is naturally defined by Doddington Lane, providing a clear and logical boundary. The Site is well related to the existing built form of Claypole, lies within easy walking distance of local services and facilities within the village, and benefits from excellent connectivity to Newark-on-Trent (approximately 2.5km away), a nearby Market Town with a wide range of services, employment opportunities, and transport links. The Site therefore represents a sustainable and deliverable development opportunity, the merits of which have already been recognised by SKDC through its draft allocation as a ‘Preferred Option’.

3.3. The Site presents very few technical constraints. It is located entirely within Flood Zone 1 and is generally flat, with no topographical challenges to development. There are no designated heritage assets on or adjacent to the Site, and Claypole itself does not contain a conservation area. In addition, the Site is not within or in close proximity to, any European, National, or Local ecological designations. As such, the Site is unconstrained from a technical perspective and represents a readily deliverable location for new housing.

3.4. The assessment of the site’s suitability for allocation has been determined by the Draft Site Assessment Document (2025) undertaken by SKDC. The conclusion of the assessment is summarised in the table below:

Site Code	SKDC Study Document	Summary
SKPR-322	Draft Site Assessment Document – July 2025	Site offers a suitable and sustainable location for housing development within the larger village of Claypole. Site will provide improvements to the Public Right of Way and crossing point on High Street. Heritage Impact Assessment and pre - commencement archaeological interventions required.

[Draft Site Assessment Report \(2025\)](#)

3.5. The Draft Site Assessment Report 2025 forms a key part of the evidence base as part of the SKDC Local Plan review. In summary, the document provides context on how all sites submitted through the Local Plan Review process have been considered and assessed. It explains the reasoning behind which proposed sites have been included as ‘preferred options’ in the Local Plan Review, whether within the 2024 Draft Plan or in this subsequent Regulation 18 – Proposed Housing and Mixed-Use Site document.

3.6. The Draft Site Assessment Report 2025 draws on the Sustainability Appraisal Addendum, statutory consultee responses, and other evidence to assess sites leading to an overall site summary. Sites have been assessed against ‘major criteria’ which were identified as critical issues such as flood risk, highway safety, and impacts on designated ecological sites and ‘other criteria’ which have been determined as locally important issues such as impacts on the historic environment, contamination, or accessibility.

3.7. The Sites are assessed against the major and other criteria using a Red-Amber-Green (RAG) system, with each site’s rating represented by the appropriate colour. Green indicates the lowest level of impact, Amber represents a moderate impact, and Red denotes the highest level of impact. An extract of the detailed RAG outcomes is presented in the table below for reference.

'Title of identified assessment criteria'	'Assessment question in relation to identified criteria'
RAG Rating	Potential 'Outcome'
Green	Score would mean low impact rating and potential to deliver wider economic, environmental, or social benefits
Amber	Score would mean moderate impact rating and the possibility to deliver economic, environmental, or social benefits with mitigation measures.
Red	Score would mean high impact rating and could bring economic, environmental, or social risks/harm.

3.8. The Site, (Land at Doddington Lane SKPR-322), has been assessed in the Draft Site Assessment Report 2025 between pages 198 and 199. The site's RAG score ratings against the identified 'major' and 'other' criteria are summarised in the table below.

Criteria	RAG Rating	Total- SKPR-322
Major	Green	7
	Amber	2
	Red	1
Other	Green	13
	Amber	11
	Red	2

3.9. The Draft Site Assessment Report 2025 concludes that the Land at Doddington Lane SKPR-322 is suitable for allocation as a 'preferred option', in addition to it bringing forward the required provision of infrastructure improvements such as highways widening.

3.10. Phoenix is broadly supportive of the Council's findings and identification of the Site as a 'preferred option'. Phoenix recognises that the site has scored exceptionally well against the major assessment criteria, with there only being one "red" against surface water flood risk.

- 3.11. Phoenix acknowledges that there is an element of surface water flood risk affecting a small part of the north-west corner of the Site (some of which is out of the control of Phoenix) within the 1:30 year scenario bracket. However, it must be noted that the current assessment does not provide a breakdown into the percentage or extent of land affected, nor does it consider the availability of onsite mitigation measures. Importantly, the affected area is very limited and, of the land in control of Phoenix, can be readily addressed through sensitive site design, including the use of open spaces in these locations and the incorporation of Sustainable Urban Drainage Systems (SuDS). Phoenix therefore maintains that this issue does not represent a fundamental constraint to delivery and can suitably be addressed in detailed site design.
- 3.12. Furthermore, the Council's evidence base has yet to be updated by the forthcoming Strategic Flood Risk Assessment (SFRA), and national mapping has recently been revised through the new National Flood Risk Assessment (NaFRA2). It is however unclear whether these more up-to-date sources have informed the current assessment. Additionally, there has been no comment or objection to the Site from Lincolnshire County Council as a statutory consultee and lead local flood authority for the area.
- 3.13. Based on Phoenix's own review, any surface water risk is both localised and manageable, and the RAG rating should therefore be reconsidered, with 'amber' being a more proportionate reflection of the Site's characteristics.
- 3.14. In respect of the "other criteria," the Site has been rated 'Red' against both the distance to the nearest secondary school and its proximity to a Listed Building. Phoenix do not consider the 'Red' rating for secondary school distance to be correct. Claypole is located only 2.3km from The Suthers School, a recently developed secondary school forming part of the wider Fernwood expansion at Newark-on-Trent. The Suthers School is also served by a dedicated school bus service which runs through Claypole during term time, providing a transport link for pupils. Considering this, Phoenix considers that the RAG rating should be amended from 'red' to 'amber' to reflect the actual accessibility of secondary education provision from the Site.
- 3.15. Regarding the proximity of listed buildings, the closest designated heritage assets are the Grade II listed Barn to the rear of Station Farmhouse, together with Station Farmhouse and the Attached Cottage, located approximately 150m north of the Site. These assets are visually separated and well screened from the Site by the established residential units

north of the site around Tinsley Close and Redthorn Way. As such, it is anticipated that any impact on their setting would be negligible. However, Phoenix will prepare a Heritage Impact Assessment at the application stage to ensure that any potential implications are appropriately assessed and mitigated in full.

Site Summary

- 3.16. Phoenix is broadly supportive of the outcomes of the Draft Site Assessment Document and agree that the site should be considered as a ‘preferred option’ within the emerging Local Plan. The identified infrastructure requirements, including the widening of Doddington Lane, are acknowledged and can be appropriately addressed as part of the development proposals.
- 3.17. Phoenix is also requesting that the Council consider an extension to the eastern portion of the site, as illustrated on the accompanying Concept Plan (**Appendix A**). It is envisaged that this additional land could comfortably accommodate a further 30–40 dwellings. Importantly, the inclusion of this land would not materially alter the site’s overall performance in the Council’s RAG assessment.
- 3.18. The proposed eastern extension follows the logical built form of Claypole, with development contained within clear physical boundaries. The additional land does not introduce any new surface water or fluvial flood risk issues, nor does it bring the site any closer to designated heritage assets. In landscape and visual terms, the extension would be viewed in the context of the existing settlement edge and therefore would not undermine the village’s character.
- 3.19. From a technical perspective, the key factors underpinning the original positive scoring would remain unchanged. Access is still proposed from Doddington Lane, a suitable and publicly maintained highway, and both the strategic and local highway networks were assessed as being capable of accommodating the growth associated with the draft allocation. The scale of uplift proposed (30–40 dwellings) is modest, and it is highly unlikely that this would generate impacts sufficient to alter the transport-related scoring from ‘minor’ to a higher level of concern from the Local Highway Authority or National Highways.
- 3.20. On this basis, Phoenix considers that the proposed extension represents a logical, sustainable, and proportionate adjustment to the allocation which would optimise the

development potential of the site while remaining compliant with the Council's assessment framework.

[Comments on Site Proposed Policy Criterion \(SKPR-322\)](#)

- 3.21. As mentioned previously within the representation, the Site at Doddington Lane Claypole (SKPR-322) has been allocated within the Regulation 18 – Proposed Housing and Mixed-Use Site document and Phoenix are broadly supportive of this. As a proposed draft allocation, the Site is subject to a number of development proposals to which Phoenix have the following comments.

Site Density

- 3.22. The allocation currently sets out an indicative capacity of 86 dwellings, equating to an average density of 30 dwellings per hectare (dph) with an 80% modifier as set out in the Strategic Housing Land Availability Assessment (SHLAA) June 2017. As part of the Local Plan Review, SKDC have produced a supporting Density Study (2025) which identifies 30dph as an appropriate benchmark for Larger Villages such as Claypole. Whilst the study shows that Claypole's existing housing density is slightly below this average at 27dph, Phoenix are supportive of the 30dph target as a realistic and achievable figure for Claypole. This reflects both the scale of Claypole as a Larger Village and the need to make efficient use of sustainable land.
- 3.23. However, Phoenix are concerned that the fixed reference to 86 units could unnecessarily constrain the site's capacity. The accompanying Concept Plan (**Appendix A**) demonstrates that through a modest extension of the developable area, the site could comfortably accommodate around 100–110 dwellings, maintaining a density consistent with the requirements of the policy while ensuring that the nature and character of Claypole is protected. This would not only ensure efficient use of the site but would also contribute positively to the district's housing supply in a sustainable location. Phoenix therefore request a modification to the policy wording to clarify that the 86 units is '*indicative only*', and that a higher number could be supported, subject to high-quality design and place-making principles being achieved. It should be noted that average house sizes have reduced over the past 10 years due to affordability issues in the housing market and this has led to smaller plot sizes and the ability to provide a larger number of new homes. It is important any allocated sites set out that the capacity figure is indicative and not a cap.

a) Road widening along Doddington Lane required.

3.24. Phoenix acknowledge the need for appropriate access improvements to serve the site and support in principle the need for the widening of Doddington Lane. However, Phoenix would request that the policy wording is flexible, allowing the precise form of access improvements to be determined through detailed highways assessment at application stage. Therefore, the requested wording amendment to the policy is as follows.

“Road widening along Doddington Lane is required and should be proportionate to the scale of development in consultation with the highway authority”

b) Improvements to the Public Right of Way (PRoW) and crossing point on High Street required.

3.25. Phoenix supports improvements to the PRoW network and recognises the importance of maintaining and enhancing pedestrian connectivity for social sustainability. The site is well placed to contribute to improved links into the core of Claypole and wider footpath network.

c) The public right of way should be retained and connections incorporated into the development, where possible.

3.26. Phoenix supports the retention of the existing PRoW. The supporting Concept Plan (**Appendix A**) illustrates how the existing PRoW can be enhanced within the wider layout, providing a green corridor with subsequent features such as open spaces and areas of play, ensuring connectivity through the site into Claypole. The policy criteria should be clear that rerouting of the PRoW will be supported.

d. Heritage Impact Assessment and pre-commencement archaeological interventions required.

3.27. Phoenix notes the requirement for a Heritage Impact Assessment and archaeological investigations. As identified in Section 3.15 of this representation, the closest heritage assets are 150m away and screened by existing development, meaning that any impact is anticipated to be negligible. Phoenix supports proportionate archaeological investigation but requests the policy wording reflects that mitigation should be evidence-led and commensurate with the level of heritage sensitivity actually identified.

“A Heritage Impact Assessment will be required, together with a pre-commencement archaeological evaluation. Where necessary, appropriate mitigation or intervention measures should be identified and secured.

e) Appropriate surface water management including Sustainable Urban Drainage systems (SuDS) wherever practical

3.28. Phoenix acknowledges the importance of sustainable water management. As set out in Section 5.11, areas identified as being at higher risk of surface water flooding can be avoided through sensitive site design and provision of SuDS within open space.

Site benefits

3.29. This section sets out the additional sustainable development benefits that the Site can deliver, ensuring that the Plan achieves positive outcomes for Claypole. In particular, in accordance with paragraph 124 of the NPPF (Making Effective Use of Land), which outlines that site allocations are fundamental to delivering sustainable development and provide certainty over where growth will occur, by directing new housing to the most suitable and sustainable locations with the necessary infrastructure in place.

3.30. The Site is primarily in single ownership and is subject to confirmed market interest, with Phoenix engaged to deliver a scheme with a solid track record of delivery. This demonstrates a firm commitment to its early delivery within the plan period.

3.31. Claypole is a sustainable location for growth, reflecting its role as a ‘Larger Village’ within the most recent Settlement Hierarchy update (2025). It provides a good range of day-to-day services and facilities, including a primary school, shop, public house, café, church, village hall, and accessible open spaces. Importantly, Claypole is located only 2.5km to the east of Newark on Trent and identified Market Town within the Neighbouring Authority of Newark and Sherwood. Newark on Trent provides a much wider range of services and facilities, including secondary and higher education, employment opportunities, Newark Hospital and Newark Railway station with access to the East Coast Mainline.

3.32. The Site is well placed to integrate with the existing settlement pattern of Claypole and would contribute positively to the social sustainability of the settlement. It can deliver a policy-compliant level of affordable housing, subject to viability outcomes as part of the overall Local Plan Review evidence base, alongside a mix of market housing that responds to identified local needs. This is particularly important in the context of the shortfall in

housing land supply across the District. The development would support social cohesion by extending the community in a logical and well-connected manner, integrating with the established character of the area and reinforcing Claypole's role within the settlement hierarchy.

3.33. The Site can deliver substantial wider environmental enhancements. As demonstrated within the accompanying Concept Plan (**Appendix A**) the Site allows for the creation of new publicly accessible open space, biodiversity net gain in line with national and emerging local policy, and a high-quality green network. The Site's location also facilitates sustainable modes of travel, with opportunities for walking and cycling connections into Claypole and the surrounding area, that will reduce reliance on the private car and actively support climate change objectives.

3.34. The development will generate a range of economic benefits, including job creation during the construction phase, increased local expenditure in shops and services, and additional Council Tax revenue. Crucially, the Site is located close to significant employment opportunities, notably within Newark itself and Newark Logistics Park offering a variety of economic outputs. Additionally, Claypole is well situated in terms of connectivity due to its proximity of the A1 where at the Gonerby Interchange SKDC is proposing to allocate around 172ha of employment land for logistics and distribution related uses. This strategic location on the A1 corridor presents an opportunity for housing and employment growth to come forward in a complementary manner, supporting both labour supply and economic development objectives of the Council.

4. Conclusion

- 4.1. Phoenix Strategic Land is promoting Land at Doddington Lane, Claypole (SKPR-322) for residential development and are supportive of the draft allocation of the site. Phoenix welcomes its identification as a ‘preferred option’ as part of the Local Plan Review. The allocation reflects the site’s good performance against the assessment criteria, its logical relationship with the village, and its ability to deliver much-needed housing, including affordable provision, within the Plan period.
- 4.2. The supporting Concept Plan (**Appendix A**) demonstrates that the extended site can comfortably deliver up to 100-110 units without exacerbating any technical constraints or giving rise to additional impacts on Claypole.
- 4.3. At the same time, Phoenix encourages the Council to give further consideration as to whether the overall housing requirement is sufficient to meet identified needs primarily to ensure that projected employment growth is balanced with an appropriate scale of housing, to avoid misalignment between jobs and homes.
- 4.4. Phoenix also considers that clearer justification for the Council’s spatial strategy is required in light of the updated housing requirement. A stronger approach would ensure that the distribution of growth aligns with the settlement hierarchy, focusing on Larger Villages that have scored positively against the evidence base and those which demonstrate good connectivity to Sub Regional Centres, Market Towns and employment centres. Claypole represents an excellent example of such a location.
- 4.5. Overall, the site represents a strategic opportunity to deliver housing within the Larger Village of Claypole, in close proximity to employment hubs and local services. Its delivery would support local economic growth, widen housing choice, and contribute positively to meeting the Council’s housing trajectory targets in an efficient and sustainable location. The Land at Doddington Lane, Claypole (SKPR-322) is demonstrably suitable, available, and deliverable, and can make a meaningful contribution towards South Kesteven’s housing requirements. The allocation will bring significant social, economic, and environmental benefits, reinforcing the soundness of its inclusion within the Local Plan Review.

5. Appendix A – Concept Plan



REDTHORN WAY

SUDS
POS
POND

POND

FWPS

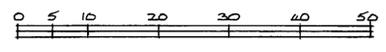
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NEW
ACCESS

DODDINGTON LANE



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FOR THE
PHEONIX PROPERTY HOLDCO LTD

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