

25<sup>th</sup> 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-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 is proposed as an allocation for 48 dwellings, whilst SKPR-132: SKPR-134: Land to the South of Hanthorpe Road, Morton remains unallocated.

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

**H1: Housing Allocations/SKPR-135: Land to the South of Edenham Road, Hanthorpe**

Draft Policy H1: Housing Allocations allocates 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:

**"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."*

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

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LCC Corporate Property support the draft criteria 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.

### **Other Sites/Omissions**

A further site within the ownership of LCC is located nearby and whilst not proposed in the current 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.

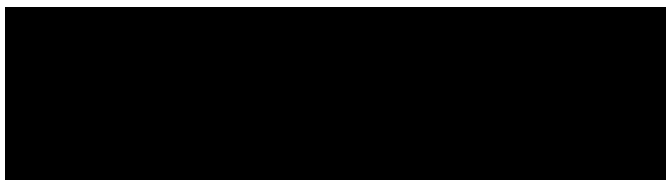
Should additional growth in Morton be required through the emerging Local Plan, SKPR-134: Land to the South of Hanthorpe Road, Morton presents a suitable, available and achievable location for housing.

### **Conclusions**

LCC Corporate Property support the inclusion SKPR-135 Land to the South of Edenham Road, Hanthorpe as an allocation for 48 houses in the Regulation 18 Draft Local Plan. The site remains a suitable, available and achievable location for growth in the district. 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.

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

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# Site Submissions: South Kesteven Local Plan Issues & Options

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- Site 1: Land to the South of Hanthorpe Road, Morton
- Site 2: Land to the South of Edenham Road, Hanthorpe

FINAL

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# South Kesteven Local Plan Issues & Options

Representations on behalf of Lincolnshire County Council Corporate Property

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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 23<sup>rd</sup> 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 South of Hanthorpe Road, Morton
  - Site 2: Land to the South of Edenham Road, Hanthorpe
- 1.3. Site location plans accompany this submission and are included within Appendices 1-2.

## 2. Background

### Site Description

- 2.1. The following representations relate to the inclusion of land to the south of Hanthorpe Road, Morton and south of Edenham Road, Hanthorpe, as allocations within the emerging Local Plan.
- 2.2. The villages of Morton and Hanthorpe are located to the north of Bourne, which is approximately 2 miles (2.5 km) away. Morton spans the A15, whilst Hanthorpe is located to the east of this road.
- 2.3. **Site 1** 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.
- 2.4. **Site 2** is approximately 2.01 ha/4.9 acres in size and is also Grade 3 agricultural land which is let. The site is in Hanthorpe and residential development adjoins the site to the west and north, on the opposite side of Edenham Road. Other boundaries are adjacent to further agricultural land, including to the south which is within the same ownership. The site is currently accessed via a farm track which extends along the western boundary, although it is anticipated that a new or upgraded route could be provided if the site were to be developed.

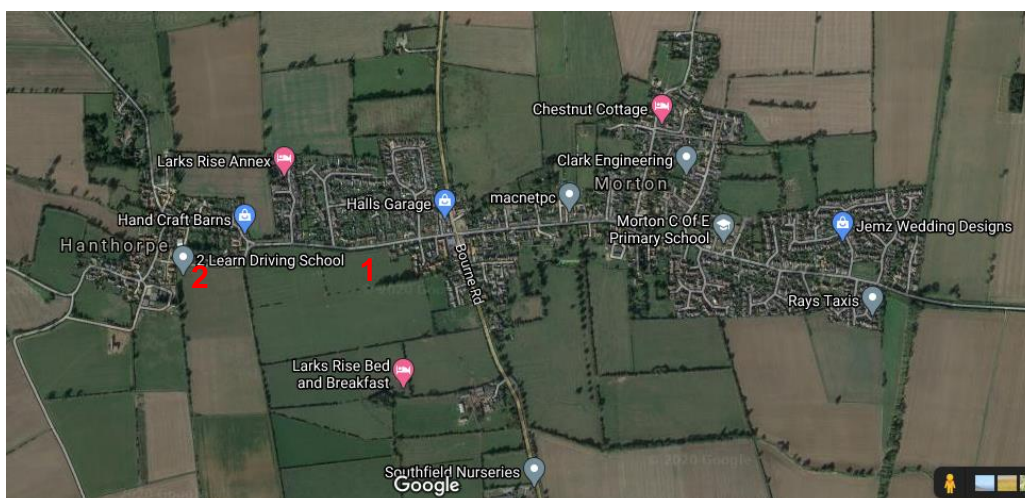


Figure 1: Location of sites

## 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. Morton is identified as a Larger Village, and the adopted Plan includes an allocation of 70 houses (Reference LV-H9). Hanthorpe is identified as a Smaller Village where small sensitive infill schemes would be supported.
- 3.2. Site LV-H9 is also within the ownership of LCC and a planning application is due to be determined at Planning Committee in November 2020 where it is being put forward with a recommendation to grant permission.
- 3.3. Morton is considered to be a sustainable settlement and has local facilities which include a convenience store, Primary School and Village Hall. It is also within a short distance of Bourne where further services and amenities are located. Hanthorpe, whilst lacking facilities itself, benefits from those in these nearby settlements.
- 3.4. Both villages are served by bus stops, with connections from Hanthorpe to Bourne, and further services connecting Morton to Bourne and Peterborough.

### **Planning History**

- 3.5. The site areas are indicated on the enclosed plans. No historic applications have been identified on the Council's online search facility which are relevant to the current submissions.

## 4. Site submissions

- 4.1. The two parcels of land in Morton and Hanthorpe are put forward for consideration within the emerging Local Plan as sites for housing. The sites are considered to represent options for proportionate growth within these villages.
- 4.2. The sites are location within Flood Zone 1 and are outside of the Morton Conservation Area. There are no heritage assets within or adjacent to the sties. There are no other known technical constraints which would prevent the sites coming forward.

### Site 1

- 4.3. **Site 1** 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. The school is approximately 800m from the site. Therefore, key amenities are within walking distance of Site 1.
- 4.4. Morton is a Large Village and the local services mean that this is a sustainable location for further growth of an appropriate scale. The site could accommodate up to 50 dwellings. Any development could create a new access onto Hanthorpe Road and incorporate the exiting PRoW
- 4.5. **Site 2** in Hanthorpe is located immediately opposite existing housing and close to the centre of the village. It is also well related to Hanthorpe Road, which provides direct connections to the facilities of Morton and the A15, leading to Bourne. It is anticipated that if fully developed, the site could accommodate up to 40 dwellings, although it may be more appropriate to consider a lower density given the character of Hanthorpe.



## 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)<sup>1</sup>.
- 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. Morton 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. Whilst a Smaller Village, Hanthorpe has a good relationship with Morton and therefore, modest growth on an allocated site would reinforce the sustainability of this rural community.
- 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 both sites are suitable for development.

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

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## Available

- 5.9. The land is available for development with the sites each within a single ownership. The land owners have a strong track record of bringing sites forward in the district, including within Morton itself where LCC have worked closely with SKDC to establish principles for a high quality development.

## Achievable

- 5.10. As noted in 4.2, 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 is such that they present a realistic option for housing delivery in the short term. The sites are ideally suited to local and regional scale development partners who are active in the market.



## 6. Conclusion

- 6.1. This report sets out the background to the land within Morton and Hanthorpe. The sites are considered to represent deliverable options for housing in the district.



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## Appendices

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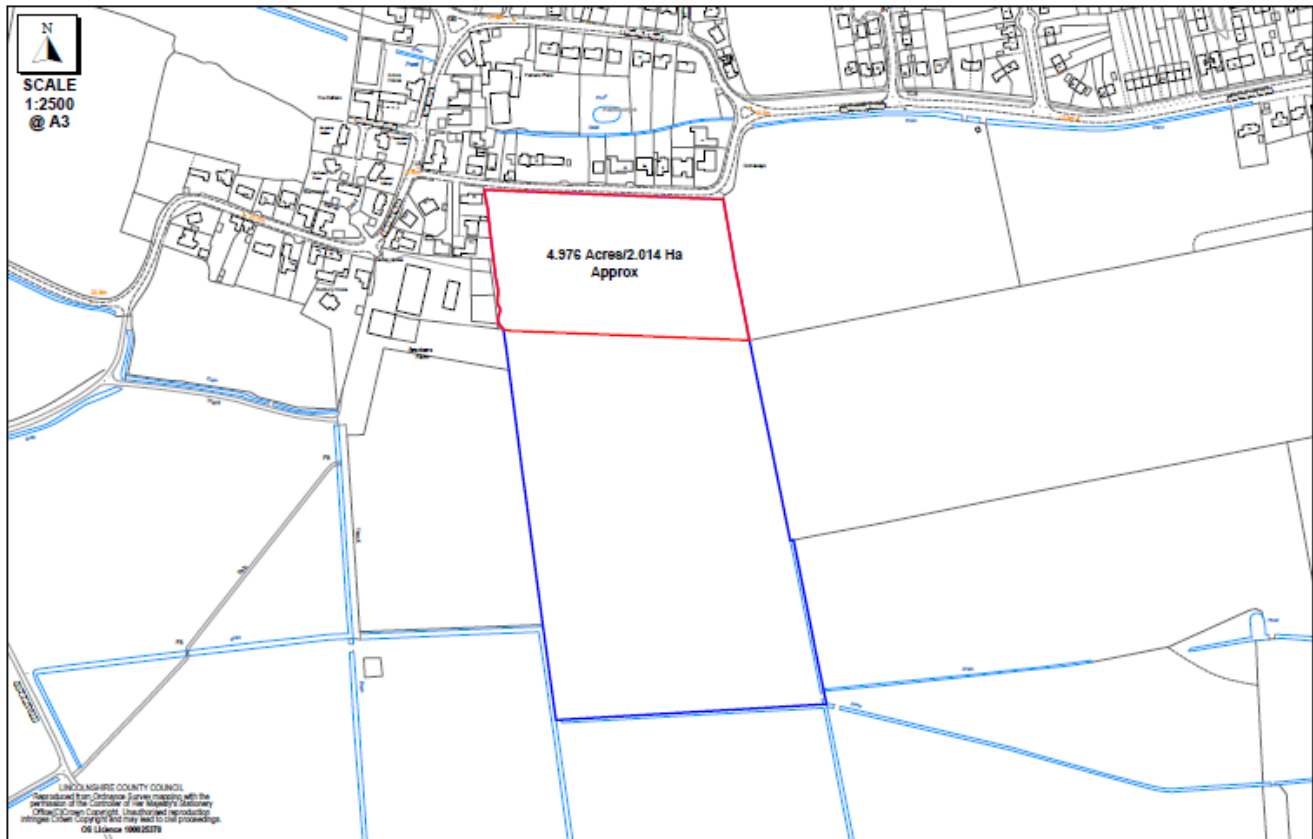
## Appendix 1:

### Site 1: Land to the South of Hanthorpe Road, Morton

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## Appendix 2:

### Site 2: Land to the South of Edenham Road, Hanthorpe

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