



**South Kesteven District Council Local Plan (2023-2043)
Regulation 18 Proposed Housing and Mixed-Use Site Allocations
Consultation Response Form
Thursday 3rd July until 11.59pm Thursday 28th August 2025**

This form has two parts:

Part A is for your personal details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make

Please fill in the response form using the format below. This will enable us to process your comments efficiently and effectively.

Respond by returning forms by:

Email: planningpolicy@southkesteven.gov.uk

Post: Planning Policy Team, South Kesteven District Council, Council Offices, The Picture House, St Catherine's road, Grantham, NG31 6TT.

The deadline for responses is 11.59pm on Thursday 28th August 2025.

All representations will be made publicly available and must be received by 11.59pm on Thursday 28th August 2025, otherwise your comments may not be taken into consideration.

The consultation documents, along with details of the consultation can be viewed on the South Kesteven District Council website - www.southkesteven.gov.uk/localplanreview

Reference hardcopies are available to view at the following addresses:

- Customer Service Centre (located next to the Savoy Cinema), The Picture House, St Catherine's Road, Grantham, NG31 6TT [Monday – Friday: 9am – 3pm]
- South Kesteven Community Point & Library, 3 Abbey Road, Bourne, PE10 9EF [Monday: 9am-5pm, Wednesday: 9am-6pm, Friday: 9am-1pm, Saturday: 9am-1pm]
- At libraries in Grantham, Stamford, Market Deeping, and Bourne during normal opening hours – www.lincolnshire.gov.uk/findalibrary

For more about the Local Plan visit the below webpage or use the QR code.

www.southkesteven.gov.uk/localplanreview

Should you have any queries then please contact the Planning Policy Team by emailing planningpolicy@southkesteven.gov.uk or calling 01476 406080.





Part A: Personal Details

	1. Personal Details	2. Agents Details (if applicable)
Title		Mr
First Name		Mark
Last Name		Bassett
Organisation	Hazelton Homes (Midlands) Ltd	Freeths LLP
Address		██████████ ██████████ ██████████
Postcode		██████████
Telephone		██████████
Email Address		████████████████████

Please note that representations must be attributable to named individuals or organisations. "In confidence" representations will not be accepted. All representations will be available for public inspection and cannot be treated as confidential. We will however redact signatures, home/ email addresses, and telephone contact details from any information that is published.

3. If you are not already on our consultation database and you respond your details will automatically be added to the database	
If you do not wish to be added or would like your details to be removed, then please select the following box <i>Please note: Your contact data will be used to provide information and updates in respect of the Local Plan and any future reviews. Please contact us if you wish to change your communication method and the type of information you receive.</i>	

4. Please Sign and date this form

Signature (please type for an electronic response)	Date
Mark Bassett	28.08.25



Please fill in a separate form for each site that you wish to comment on

Part B: Your response

Fields marked with an * must be completed

5. Site Reference*:	SKPR – 7	
6. Please indicate if you support, object or wish to provide comments only: *	Support	
	Object	x
	Comment	
7. Please provide your comments below:		
<p>SKPR-7 - Land to the South west of Raymond Mays Way Bourne</p> <p>We object to the allocation of this site for residential development. These representations should be read in conjunction with representations on SKPR – 323, where we also make representations on the distribution of development and the extent of the proposed buffer. Further, in general terms, we comment that the selection process for the additional proposed allocations appears constrained. The Call for Sites exercise concluded in October 2022 and has not been revisited in the context of a significant increase in housing requirement. This is likely to have limited the range of potential sites available for consideration and a further Call for Sites exercise would have produced a more up to date and robust assessment.</p> <p>The Draft Site Assessment Report at page 98 identifies that the site does not have a suitable access and the absence of this is awarded a ‘red’ status on the ‘RAG’ rating system. We note the highway authority’s comments which state:</p> <p><i>“Access only appears possible from existing roundabout near Coop, northern roundabout cannot accommodate 5th arm. This would be too many houses off one access. Insufficient connectivity to town centre for sustainable modes.”</i></p> <p>Paragraph 115 of the NPPF states:</p> <p><i>“In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:</i></p> <p><i>b) safe and suitable access to the site can be achieved for all users;”</i></p> <p>There is no information to demonstrate that it is possible to provide a safe and suitable access. It is noted that the allocation policy does not reference where vehicular access is to be located and given the comments from the highway authority there appears significant doubt as to whether this is achievable.</p> <p>Further, there is insufficient pedestrian/cycle infrastructure from the site to the town centre. Whilst it is noted that the allocation policy identifies a requirement to upgrade facilities on West Road, notwithstanding this, future residents are either going to have to navigate across West Road (A151) or Raymond Mays Way (A151) roundabout, neither of which are attractive routes for pedestrians</p> <p>In addition to highway matters, the allocation of this site would represent a significant incursion into the countryside. Raymond Mays Way provides containment for Bourne to the south and the west and a development of this scale to the west of this road, will create a significant element of landscape harm, altering the form and shape of the settlement. We note that there is no up to date landscape assessment that has been prepared to support the emerging Local Plan and it is assumed that this</p>		



will follow with the Regulation 19 consultation. This is likely to identify a significant element of harm from the proposed allocation.

Finally, the assessment of SKPR-7 in the Draft Site Assessment Report contains no 'main findings' to justify why it has been selected as an allocation. It is simply blank and this appears as an anomaly when compared to other sites.

Proposed Recommendation – Land North of Cedar Drive, Bourne

Hazelton Homes (Midlands) Ltd promotes an alternative site, as either a part replacement for SKPR-7, or as an additional allocation, to contribute to an increased buffer of housing and a more effective and deliverable distribution of development.

The Site is identified as land to the north of Cedar Drive, Bourne. It comprises approximately 2.8ha of land and is suitable for approximately 60 dwellings. A site location plan (dated 08/25) and an indicative masterplan (dated 07/25) is appended to these representations. The Site has previously been promoted as part of representations to the Bourne Neighbourhood Plan in 2022.

The allocation of this site has the following merits:

- It would deliver circa 60 dwellings, as a proportionate extension to the built-up area of Bourne.
- The site is well related to services and facilities, with suitable pedestrian routes to the town centre, at a distance of approximately 1.2km.
- Vehicular access to the site is achievable via land in between 21 and 23 Cedar Drive.
- The masterplan incorporates a suitable buffer to Bourne Wood. The ancient woodland would therefore be protected.
- The site could appropriately contain development from incursion into the countryside. This is achieved through the modest scale of the proposed development, its potential layout in relation to existing built development and through incorporating a strong landscape buffer on its northwestern edge.
- The site is available, suitable and achievable and meets the definition of deliverable under the NPPF. It would make an important contribution to housing supply in a context where SKDC is adopting a highly ambitious trajectory for housing delivery over the next 5 years.
- Paragraph 73 of the NPPF states "*Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly.*" The allocation of this site could contribute to the objective of providing greater variety in the scale of residential allocations.
- Bourne has proven historically to be a very successful location for housing delivery, exceeding completions at Grantham over the life of the existing Plan period (13 years) and over-doubling delivery at Stamford, as is demonstrated from the extract below from the Annual Monitoring Report.



Table 6: Annual Housing Completions by Location and total percentage completed by settlement

Settlement	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Survey Year	Total	Percentage completed by settlement
Grantham	145	107	221	224	185	72	150	217	230	123	156	95	93	58	2076	28.12%
Stamford	78	82	41	38	32	141	71	161	187	74	9	11	56	27	1008	13.66%
Bourne	129	154	149	216	149	136	121	240	200	89	124	259	236	45	2247	30.43%
The Deepings	60	82	42	131	68	40	14	15	37	85	83	117	24	29	827	11.20%
Larger Villages	56	55	58	32	55	44	41	29	61	25	88	122	137	68	871	11.80%
Smaller Villages	26	17	30	11	6	21	31	14	12	47	26	34	28	42	345	4.67%
Other Settlements	0	0	0	0	0	0	0	0	2	3	-1	4	1	0	9	0.12%
Total	494	497	541	652	495	454	428	676	729	446	485	642	575	269	7383	100%

Hazelton Homes (Midlands) Ltd would be happy to submit a 'Call for Sites' proforma to support the promotion of the site and to provide SKDC with information consistent with other sites.

(continue on a separate sheet/expand box if necessary)

8. Your response on supporting documents	Sustainability Appraisal	
	Habitat Regulation Assessment	
9. Please provide your comments below:		

(continue on a separate sheet/expand box if necessary)

Thank you for responding to this consultation

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Rev	Date	Amendment	Initial



Project:
**LAND OFF CEDAR DRIVE
BOURNE**

Client:
HAZELTON HOMES

Drawing:
LOCATION PLAN

Drawing No - Revision:

Drawn By:
SC

Checked By:
-

First Issue:
08/25



