



**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 – 323															
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-323 - Land north of Gorse Lane, Grantham</p> <p>The objection to the allocation of this site for residential development is principally related to the strategy of an over-reliance on sites at Grantham. Table 7 of the Regulation 18 Proposed Housing and Mixed-Use Site Allocations document sets out the distribution of development:</p> <p><i>Table 7: Housing distribution</i></p> <table border="1" data-bbox="225 981 1214 1200"> <thead> <tr> <th colspan="2">Current percentage distribution of development</th> </tr> </thead> <tbody> <tr> <td>Grantham</td> <td>46%</td> </tr> <tr> <td>Stamford</td> <td>11%</td> </tr> <tr> <td>Bourne</td> <td>9%</td> </tr> <tr> <td>The Deepings</td> <td>11%</td> </tr> <tr> <td>Larger Villages</td> <td>19%</td> </tr> <tr> <td>Other Settlements</td> <td>4%</td> </tr> </tbody> </table> <p>The supporting text explains that the distribution is heavily influenced by the scale of allocations made in the adopted Local Plan. However, in respect of additional proposed allocations, Grantham sites contribute 1,404 out of a total 3622 dwellings (38.7%). Whilst Grantham is understandably a focus for development, the extent of existing allocations being carried forward and the scale of these allocations, in combination with additional proposed allocations in Grantham, threatens to undermine and constrain delivery.</p> <p>It is apparent from the latest Annual Monitoring Report (for the period up to 23/24) that housing delivery numbers in Grantham is slow. Please see extract overleaf.</p>			Current percentage distribution of development		Grantham	46%	Stamford	11%	Bourne	9%	The Deepings	11%	Larger Villages	19%	Other Settlements	4%
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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%

The indicative trajectory in the Allocation document is highly ambitious, as can be seen below. Completions in the last full reported year are 575 and are projected to over double by 2026/27 and approximately treble by 2027/28. At this stage the evidence base does not provide a detailed breakdown of how this is to be achieved, but it does not appear a credible delivery trajectory, based on past performance.

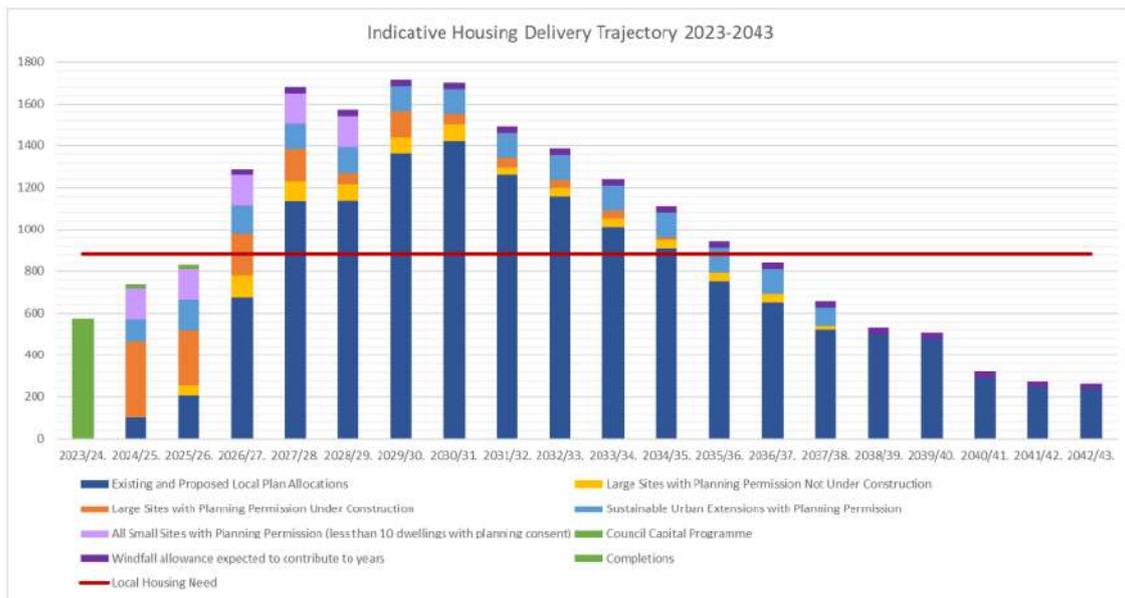


Figure 1: Indicative housing delivery trajectory (2023-2043)

To achieve this increase in performance the Grantham allocations must be a significant contributor but in the main these are large scale sites that will require substantial levels of infrastructure. Delivery across these sites will therefore almost inevitably be later in the Plan period, as has been borne out by delivery on these sites to date. Table 9 of the AMR confirms that up to the period of 31 March 2024, none of the existing SUE allocations at Grantham had delivered a single dwelling. Please see below.



Housing Allocation Completions

Table 9: Housing Allocations against number of commitments and completions

Policy Code	Settlement	Location	Commitments	Completions
GR3-H1	Grantham	Spitalgate Heath – Garden Village	0	0
GR3-H2	Grantham	Rectory Farm (Phase 2 North West Quadrant)	448	0
GR3-H3	Grantham	Rectory Farm (Phase 3 North West Quadrant)	0	0
GR3-H4	Grantham	Prince William of Gloucester Barracks	0	0

In this context, and having regard for an increased and more challenging housing requirement, SKDC needs to take appropriate steps to ensure delivery of housing requirement.

Recommendations

We have two principal recommendations:

- **Increase the size of the proposed housing buffer.** The Local Plan trajectory currently contains a buffer of around 11% above the minimum requirement of 17,720 dwellings, this equates to a housing supply of 19,672 dwellings across the plan period. The existing adopted Local Plan contained a buffer of 18% in the context of an overall requirement of 16,125 dwellings (over a 25 year period, as opposed to the 20 year period set out in the new Plan). The housing requirement from 2011-2024 was 8,325 dwellings and total completions for that period are 7,383 dwellings (Table 4 of the AMR). Therefore, even with an 18% buffer and with a significantly lower annual housing requirement (current plan 650 dwellings vs new plan 886 dwellings), the existing Local Plan's housing delivery is not keeping pace with requirement. A reduction in the size of the buffer is therefore not justified and we would recommend that a buffer of between 18-20% is adopted for the new Plan. This will give greater prospects of ensuring suitable housing supply, if the large SUEs continue to stall in their delivery.

A buffer of between 18-20% would equate to an additional 3,189 - 3,544 dwellings above basic requirement and 1,237 – 1592 additional dwellings, to what the proposed Local Plan is seeking to provide. Additional allocations will be needed to secure the appropriate level of development and provide sufficient choice, should some existing allocations fail to deliver, either altogether or at the appropriate speed.

- **Allocate a range of smaller sites that are unconstrained by significant infrastructure.** The Local Plan already contains a number of significant SUEs. Additional sites should be selected that are of a lower scale and do not require substantial infrastructure to deliver. These sites will also assist in contributing to a robust five-year housing supply.

As part of this solution, Hazelton Homes (Midlands) Ltd promotes Land North of Cedar Drive, Bourne. 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.

A copy of a site location plan (dated 08/25) and an indicative masterplan (07/25) is provided with these representations. The Site has previously been promoted as part of representations to the Bourne Neighbourhood Plan in 2022. 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

