

GFW.

Local Plan Representation



Local Plan Representation

Land South of Fir Tree Lane, Ancaster

August 2025
R.H.Lamyman Ltd

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1 Executive Summary

- 1.1 GFW (Planning, Architecture and Development) have been instructed by R.H.Lamyman Ltd (the Clients) to submit on their behalf, land south of Fir Tree Lane, Ancaster for consideration as part of the Council's Local Plan consultation. This representation is submitted with an Indicative Layout Plan (**Appendix A**), and this Statement. It is considered that the submitted documentation outlines the concerns with the identified allocation and provides an alternative option which will ensure the delivery of sufficient housing within Ancaster.
- 1.2 The submitted documentation illustrates the identified Site is suitable, available and deliverable for future residential development.
- 1.3 The Site currently comprises 11.31ha of agricultural land which is free from known nature, heritage and environmental constraint. The Site is bound by Fir Tree Lane to the north, the B6403 to the east, existing residential development to the south and Pottergate Road to the west. The Site is currently accessed from Fir Tree Lane, however it is anticipated any future development would be served via an appropriate access onto the B6403. The Site is conveniently located with pedestrian access to the services and facilities contained within the village.
- 1.4 Following the Government's intentions to significantly increase house building, revisions to the NPPF and Standard Method in December 2024 it is understood that South Kesteven District Council can no longer demonstrate a 5 year housing land supply. The revised Standard Method confirms that 886 dwellings per year equating to 19,672 dwellings over the Plan period. As such there is a current shortfall in supply. The identified Site has capacity to accommodate 250 which would therefore provide a significant contribution to ensuring the housing needs of the County are met over the next 5 years. Likewise, sites of this scale can be developed out reasonably quickly therefore providing a swift contribution to addressing the shortfall in housing land supply.
- 1.5 It is demonstrated in this report that the identified Site is **suitable, available, achievable** and **deliverable** for future development. The Site is free from significant constraint, subject to appropriate assessment of all material considerations. It is likewise considered that allocation of the identified site would be preferable to the four allocations proposed within Ancaster.
- 1.6 We would welcome the opportunity to discuss the Site with you in further detail. Should you require any clarification of further information please contact Hannah Wafer at GFW.

2 Site And Surroundings

- 2.1 The Site subject of this representation is known as land south of Fir Tree Lane, Ancaster.
- 2.2 The Sites OS Coordinates are Easting 498418, Northing 344727.
- 2.3 The Site comprises approximately 11.31ha of agricultural (arable) land located to the northern extent of Ancaster. The Site is depicted on the layout plan contained at Appendix A of this Statement.
- 2.4 The village of Ancaster is located midway between Sleaford and Grantham. Ancaster benefits from a number of existing services including a primary school, butchers, doctors surgery, supermarket, post office, public house and petrol station. There is also a train station which provides connections to Sleaford, Grantham, Nottingham and surrounding settlements.
- 2.5 The Site is bound by:
- Fir Tree Lane and agricultural land to the north;
 - Residential development to the south;
 - The B6403 to the east with agricultural land beyond; and
 - Pottergate Road to the west with agricultural land beyond.

3 Constraints and Feasibility

Nature Designations

3.1 A review of environmental designations has been undertaken to inform the contents of this document. Table 1 below, notes the statutory ecological designations and areas of Ancient Woodland which are located within a 2km radius of the Site

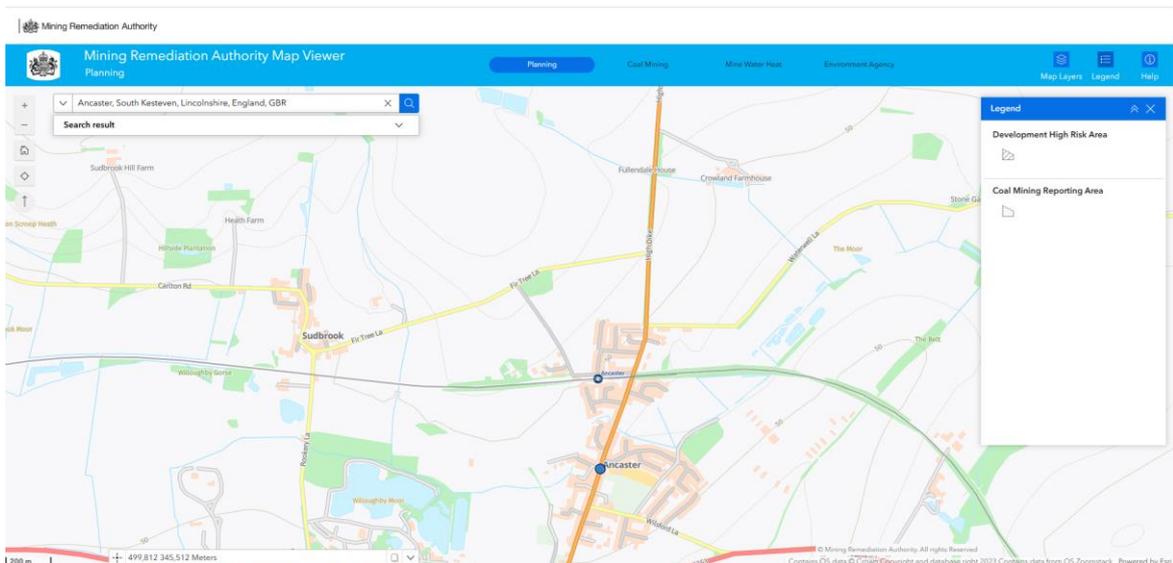
Designation Type	Description	Distance From Site
SSSI	Ancaster Valley	0.8km
SSSI	Copper Hill	1.5km
SSSI	Moor Closes	1.3km

Arboriculture

3.2 There is a woodland cluster to the northwestern extent of the Site. However, it is recognised that they are not classified as Ancient Woodland, nor are they protected under a Tree Preservation Order.

Coal Mining Risk

3.3 As identified when viewing the Coal Authority’s Interactive Map, the land is not located within a ‘Coal Mining Reporting Area’.

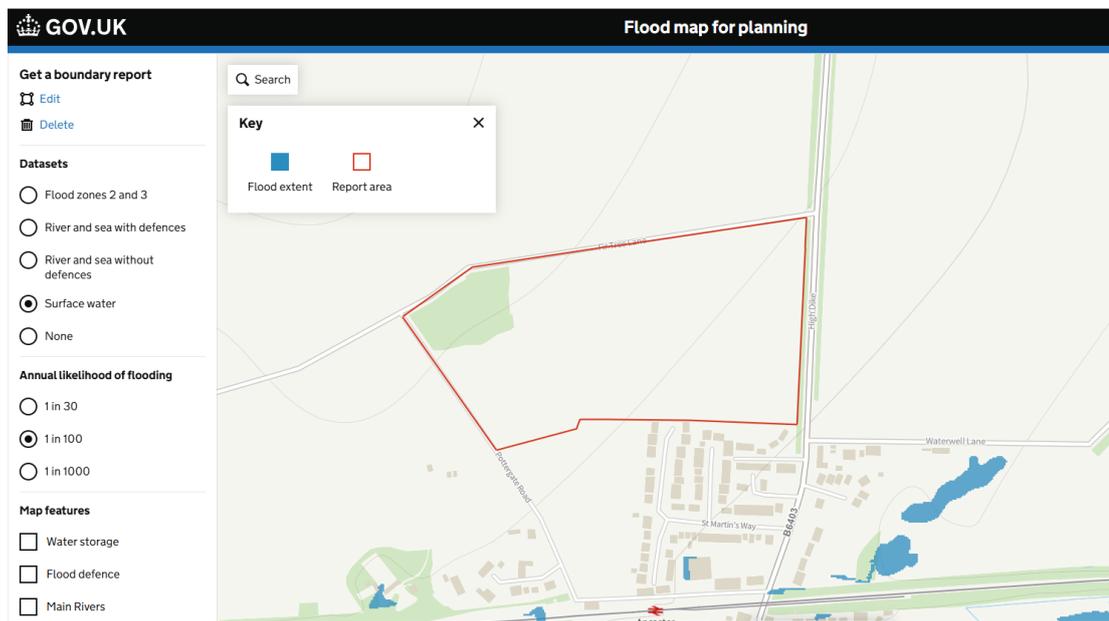


Heritage Designations

3.4 The Site is located approximately 1km to the north of the Ancaster Conservation Area which includes a number of listed buildings. There is also a Scheduled Monument (Roman Marching Camp – List Entry 1004958) located approximately 100m to the west of the Site.

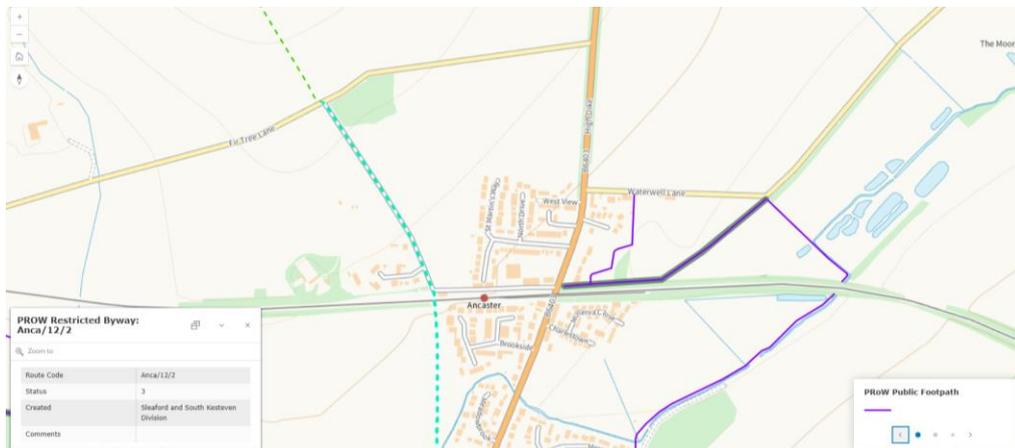
Flood Risk

3.5 The Site is located within Flood Zone 1. Land and property within Flood Zone 1 has a low probability of flooding. Figure 1, below, is taken from the Government’s website and confirms that the Site is not at risk of flooding from rivers and seas. There are also no areas of surface water flooding on Site, therefore the use of a sustainable drainage system (SuDS) as part of any future development is anticipated to be sufficient to deal with surface water drainage.



Public Rights of Way (PROWs)

3.6 PROWs are identified using the County Council Definitive Maps. A review of the map has revealed that there is a restricted Byway (Anca/12/2) located along the western boundary of the Site. An extract from the Council’s mapping system is depicted below illustrating the PROWs in close proximity to the Site.



4 Planning Policy

- 4.1 The Development Plan for South Kesteven currently comprises the South Kesteven District Council Local Plan (Jan 2020).
- 4.2 As the Plan is now more than 5 years old and as a result of the changes to the National Planning Policy Framework and the Standard Method for Calculating housing need the Local Authority are currently undergoing a review of Local Plan.

Regulation 18 Draft Local Plan

- 4.3 The emerging Local Plan seeks to identify suitable locations for future development enabling sustainable growth and investment across South Kesteven up to 2043. The draft Local Plan likewise contains a framework for how future growth will be met, providing clarity on the forms of development that will and will not be accepted.
- 4.4 As required by the NPPF the Local Plan must define the level of housing development required across the area to meet the needs of existing and future residents. The Plan confirms that approximately 886 dwellings per annum are required to meet the needs of the District.
- 4.5 Policy SP1 of the emerging Plan recognises that 19,672 new homes will be required over the Plan period (2023 to 2043).
- 4.6 Policy SP2 identifies a settlement hierarchy seeking to direct development to the most appropriate and sustainable locations. It is stated that the majority of development will be focused in Grantham in order to support and strengthen its role as a Sub-Regional Centre. In the larger villages, including Ancaster, development proposals which promote the role and function of the villages and will not compromise the settlement's nature and character will be supported. Table 3 of the Plan later identifies that 19% (2,421 new homes) of development will be directed to Larger Villages.
- 4.7 Policy H1 identifies 42 sites for allocation within the plan period, which if delivered will provide circa 19,672 homes within the District by 2043.

National Planning Policy Framework (2024)

- 4.8 The National Planning Policy Framework (Dec 2024) (NPPF) sets out the Government's planning policies for England, and the Planning Practice Guidance (PPG) provides further details on how these should be applied. These are material considerations in the determination of a planning application and must be taken into account when preparing development plans.
- 4.9 At a national level the NPPF sets out the Government's planning policies and guidance and how this is to be applied. Chapter 3 of the NPPF recognises that strategic policies should set out an overall strategy for the pattern, scale and design of development and should make sufficient provision for:
- a) homes (including affordable housing), employment, retail, leisure and other commercial development;*
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation*
- 4.10 Chapter 5 of the NPPF identifies how planning policy and decisions should deliver a sufficient supply of homes, with paragraph 72 specifically stating that "...planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability".

Five Year Housing Land Supply

- 4.11 South Kesteven District Council published a 5 year housing land supply statement in March 2025. It is advised that the local authority can currently demonstrate a housing land supply of 4.07 years, with a shortfall against the 5 year requirement.
- 4.12 As a result of the shortfall in supply the current consultation seeks to allocate additional sites for residential development.

5 Proposed Allocations

- 5.1 In order to meet the housing needs of existing and future residents various development sites across the district are proposed for the allocation of housing development. Four sites within Ancaster are proposed for allocation. Each allocation will be considered on their merits below.

SKPR-271 (LV-H2): Wilsford Lane

- 5.2 Land at Wilsford Lane is to be allocated for the development of 35 dwellings.
- 5.3 The proposed allocation advises:
- Landscape screening will be required to the southern edge reducing the impact on views into the site from the open countryside;
 - There is the potential for archaeological remains on this site;
 - The site is situated within a minerals safeguarding area therefore a minerals assessment will be required before considering a planning application.
- 5.4 The site is currently subject to a pending application for the development of 73no. dwellings. Whilst the owner/developer has a clear intention of developing the site there remains significant technical objections to the proposal. Notably the highways officer has raised concerns over highways safety and pedestrian connectivity.
- 5.5 The south eastern extent of the village has experienced significant growth in recent years with the Bellway development north of Wilsford Lane. The lane is currently narrow and poorly designed. It is therefore anticipated that the highway cannot accommodate additional development of this scale, whilst also providing pedestrian connectivity to local services.
- 5.6 The site is likewise located less than 100m to the north of Goldholme Stone Quarry. Inevitably the quarry operations will generate dust and noise implications for the surrounding area. Introducing additional sensitive receptors in close proximity to such operations may therefore be considered inappropriate. The creation of a nuisance affecting an existing business also needs to be considered carefully.
- 5.7 Further development along Wilsford Lane will result in significant extensions to the south eastern part of the village. The south east of the village is made up of single and two storey dwellings, with reasonable sized garden spaces. The exiting formation of the village provides a transition from higher densities within the centre of the village to lower density development and lower heights of development before reaching open agricultural land. It is considered the clustering of development within the south eastern part of the village will impact views from the surrounding area and may likewise impact views through to the conservation area.

SKPR-58 Land to the East of Ermine Street

5.8 Land east of Ermine Street is to be allocated for the development of 26 dwellings.

5.9 The proposed allocation advises:

- On the eastern edge of the site a suitable and sensitive boundary treatment will be provided to screen views of the development from the adjacent open countryside;
- Footway connections should be made from the existing play space to the north of the site into the development;
- Footway connections should be made from the existing play space to the north of the site into the development;
- The high flood risk areas to the east of the site should not be developed but utilised for open space provision, landscaping and sustainable urban drainage;
- The site is situated within a minerals safeguarding area therefore a minerals assessment will be required before considering a planning application;

5.10 The identified site is irregular in shape owing to the site constraints and area of flood risk along the eastern boundary. It is considered the site provides an important visual break within the existing built form which may be better repurposed as recreation space for existing and future residents.

5.11 Given the known flood risk constraints of the land (illustrated in the image below) it is considered the site may be unsuitable and not feasibly deliverable for future residential development. Any future proposal must demonstrate the development would not increase the risk of flooding on or off site. There are however concerns that development on this site would exacerbate flooding to the adjacent agricultural land and likewise may result in increased flood risk to the adjacent properties.



SKPR-283 – Land off St Martins Way

5.12 Land at St Martins Way is allocated for the development of 62 dwellings

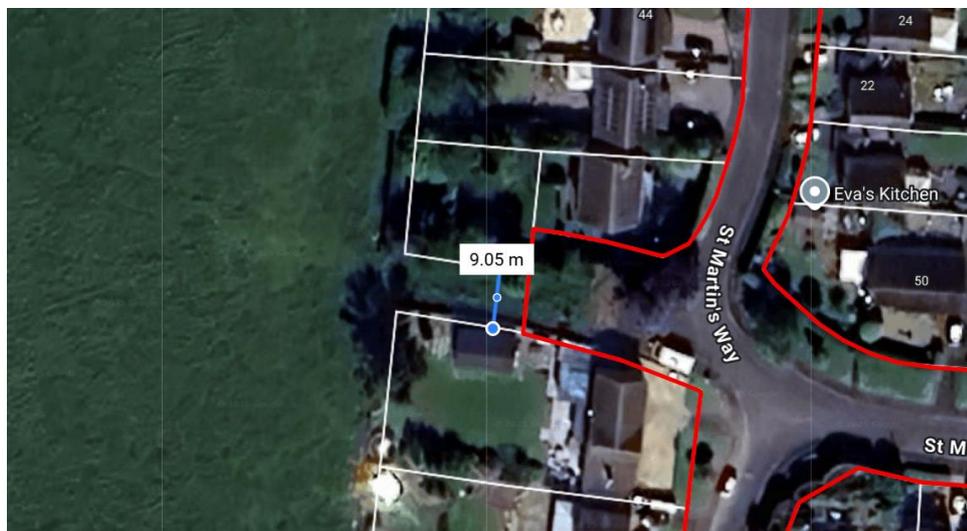
5.13 The proposed allocation advises:

- Pedestrian links, such as footway and cycleway connections into the village from the site to station approach should be incorporated in the development proposal;
- Vehicular access shall be served from St Martin's Way only;
- Development should be set back from Pottergate Road to preserve its rural character and sensitivity;
- There is the potential for archaeological remains on this site;
- The site is situated within a minerals safeguarding area therefore a minerals assessment will be required before considering a planning application.

5.14 The proposed allocation advises that vehicle access should be taken from St Martin's Way only. It is assumed this is deemed the only feasible access route due to highway capacity constraints. However, upon review of the land ownership details it is considered access from the adopted highway at St Martin's Way may not be feasible. The below images illustrate that the extent of the adopted highway ends and a grass verge begins. It is understood the grassed area is in the ownership of a third party resulting in a potential ransom situation and as such the development may not be deliverable.

5.15 The dimensions of the available land also appear to present challenges for accessing the site. The extract below suggests that the available land amounts to approximately 9m which narrows at the western end. Given the accuracy of google earth the actual distance may fall well below this. For large scale development it is anticipated that a minimum of 9m will be required (i.e. 5m wide carriageway with 2m footpaths either side). It is assumed that no detailed surveys of the land have been undertaken to confirm if this is indeed feasible. Should insufficient land be available for accommodation of the access residential development on site could not be delivered, in turn impacting the councils 5 year housing land supply.

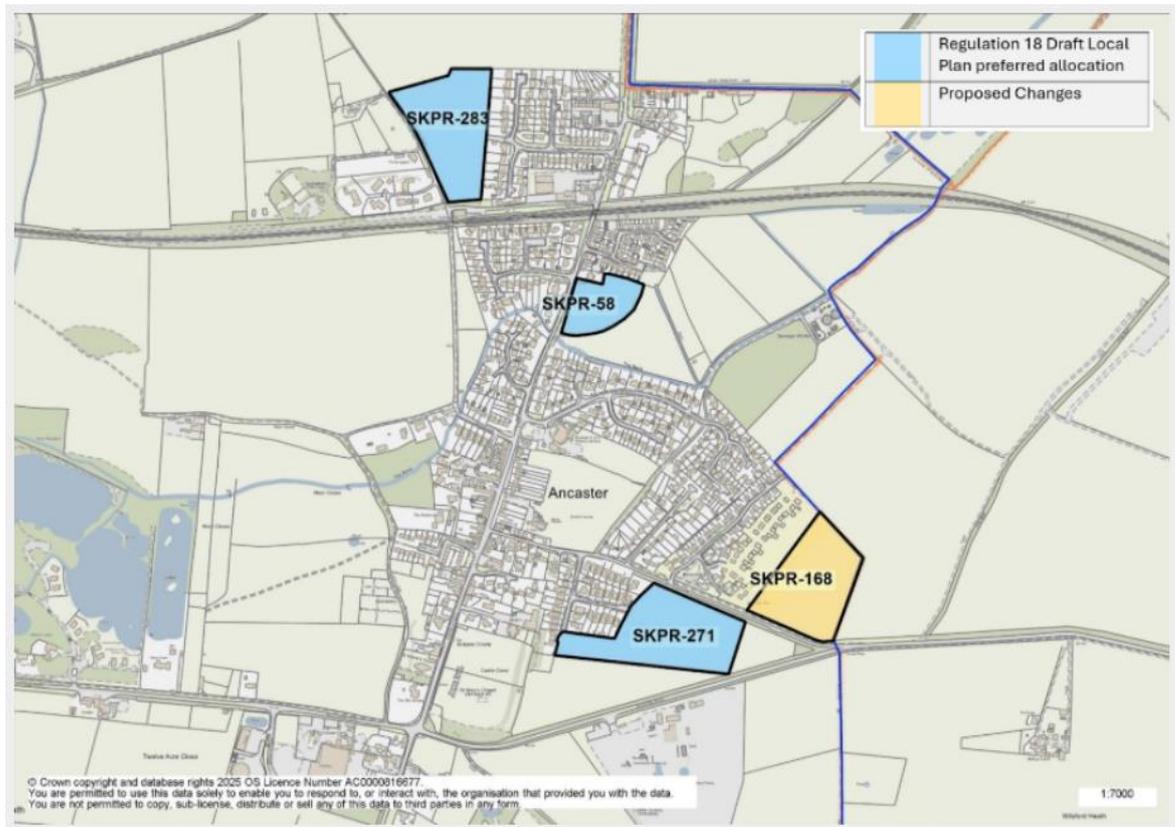
5.16 Finally the site is located approximately 30m from the railway line which may result in amenity concerns with regard to noise, making the site undesirable for future development.





SKPR-168 – Land north of Wilsford Lane

- 5.17 The land north of Wilsford Lane is allocated for the development of 58 dwellings
- 5.18 The proposed allocation advises:
- Development proposal to include consideration of site levels.
 - Widening of footpath required
 - Highway/footway/cycleway connections should be provided throughout the site, connecting the site to the wider area
 - Pre-commencement archaeological interventions and heritage impact assessment required. Due to proximity of Scheduled Monument, advice to be sought from Historic England
 - The site is situated within a minerals safeguarding area therefore a minerals assessment will be required before considering a planning application
- 5.19 The southeastern extent of the village has experienced significant growth in recent years particularly along Wilsford Lane. The lane is currently narrow and poorly designed. It is therefore anticipated that the highway cannot accommodate additional development of this scale, particularly when combined with proposed allocation SKPR-271, whilst also providing pedestrian connectivity to local services.
- 5.20 Further development along Wilsford Lane will result in significant extensions to the south eastern part of the village. The south east of the village is made up of single and two storey dwellings, with reasonably sized garden spaces. The exiting formation of the village provides a transition from higher densities within the centre of the village to lower density development and lower heights of development before reaching open agricultural land. It is considered the clustering of development within the south eastern part of the village will impact views from the surrounding area and may likewise impact views through to the conservation area.



5.21 In addition to the above allocations which specifically relate to Ancaster the local planning authority propose a further 38 across the District. Whilst the majority of proposed allocations appear proportionate to the size of the settlement and deliverable, concerns are raised with regard to a number of the strategic allocations identified.

5.22 The following allocations seek to enable the delivery of a significant proportion of the required housing. However upon initial review the sites below appear to have potential constraints to delivery.

- SKPR323 – Land North of Gorse Lane, Grantham – Proposed allocation of 874 Dwellings. Potential technical highways issues do to existing highways capacity constraints, such as carrieway widths and lack of pedestrian connectivity.
- SKPR-334 – Land South of Gorse Lane, Grantham – Proposed allocation of 530 Dwellings. Potential technical highways constraints. May only be deliverable in conjunction with SKPR323 enabling widening of the highway.
- SKPR-279 – Rectory Farm (Phase 2) – Proposed Allocation of 1150 Dwellings. Multiple landownerships creating potential legal delays/constraints. Potential highways capacity issues with additional traffic directed to A52.
- SKPR53 – Land at Mill Drove – Proposed allocation of 441 Dwellings. Multiple landownerships creating potential legal delays/constraints. Significant highways upgrades would be required to accommodate this scale of development.
- SKPR-327 – Land East of The Drift and land South of Low Road, Barrowby – Proposed allocation of 455 Dwellings. Multiple landownerships creating potential legal delays/constraints. This scale of development would significantly extend the built form to the south, alternating the character of the settlement raising potential landscape impact constraints.

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- 5.23 In addition to the above, proposed allocations include the provision of 3,000 dwellings in Grantham and the provision of 1,350 dwellings in Stamford. Whilst both sites are subject to pending planning applications any delays in obtaining permission or commencing development on site would create significant shortfall in housing land supply. Whilst the inclusion of strategic development sites may be beneficial to ensuring the needs of residents can be met, they also bring significant challenges to delivery. It would therefore be preferable to allocate a more even proportion of sites across the District to mitigate the risk of any under delivery.
- 5.24 In light of the above it is considered there are concerns with the suitability and deliverability of a number of the sites proposed for allocation within Ancaster. GFW would therefore proposed land south of Fir Tree Lane is considered as an alternative site for allocation within the Local Plan.

6 Deliverability of the Site

- 6.1 The NPPF recognises that in order for housing sites to be deliverable, they should be **available** now, offer a **suitable** location for development and be **achievable**. Specifically, sites should offer a realistic prospect of housing being **delivered** within five years.
- 6.2 As illustrated above there are concerns that the 4 proposed allocations within Ancaster have constraints to delivery. GFW therefore request the LPA consider the allocation of land south of Fir Tree Lane as an alternative location for future residential development, enabling sustainable growth of the village. Appendix A of this statement includes an indicative layout plan of the Site illustrating approximately 250 dwellings can be accommodated. The following information will explore the suitability, availability and deliverability of development on the identified site.
- Suitable**
- 6.3 The Site is situated in a sustainable location, positioned to the northern extent of Ancaster which benefits from several local services. Likewise, the Site is located within close proximity to existing public transport services including the railway station which provides regular connections to Sleaford, Grantham, Nottingham and the surrounding settlements. It is therefore considered that the Site presents an opportunity for residential development in a sustainable location immediately adjacent to the existing built form.
- 6.4 With regards to the Site's accessibility and its relationship with the wider road network, it benefits from a significant frontage onto the B6403. As depicted through the Indicative Layout plan, it is intended that residential dwellings within the Site would be served by a new access from the B6403. The speed limit at this point of the highway is 60mph. Given the length of the Site's frontage it is anticipated that access can be accommodated on site with sufficient visibility splays provided in both directions.
- 6.5 With regards to pedestrian connections, an existing PROW is present along the western side of the Site, which provides access towards existing services within Ancaster. Likewise, any future development would further seek to provide enhanced pedestrian connectivity, integrating into existing routes.
- 6.6 As depicted through the Indicative Layout Plan, future development of the Site could sensitively integrate into the setting and context contained within the existing settlement. It is anticipated that the development could accommodate up to 250no. dwellings which could be delivered in multiple phases if deemed necessary. The development would also incorporate affordable housing in compliance with the Local Plan requirement. As per the attached layout plan it is anticipated any development would incorporate appropriate landscape planting along the northern boundary providing a visual transition to the open countryside beyond. Such landscaping features would likewise create a clear and defensible boundary to the settlement. Emphasis has also been placed on ensuring that the Site is at an appropriate density (30 dwellings per ha), with sufficient open space, biodiversity net gains and SuDs to be incorporated into any future development.
- 6.7 The Site is extremely well related to the existing built form of Ancaster, adjoining residential development to the south. To demonstrate the spatial relationship with the settlement GFW have prepared an indicative layout plan illustrating how development may be accommodated on site, taking account of surrounding context.
- 6.8 The development would be well contained on all sides, including the Fir Tree Lane to the north, B6403 to the east, residential development to the south and Pottergate Road to the west.

6.9 In consideration of the above, GFW are of the opinion that the identified Site provides a suitable and sustainable location for future residential development. The Local Plan advises that approximately 184 dwellings are required within Ancaster, therefore development of the Site would provide a significant contribution to meeting the housing needs of residents.

Available

6.10 The availability of the Site is confirmed through this submission to the Local Plan consultation. The landowner is supportive of the Site being developed and can confirm the land is in single ownership. The landowner is keen to ensure this Site is progressed for development. If allocated within the Local Plan development would be progressed swiftly to enabling construction to commence and creating a meaningful contribution to addressing the current shortfall in housing.

Achievable and Deliverable

6.11 This Representation demonstrates that there are no environmental or heritage constraints which would impede the deliverability of development on Site. The development would likewise seek to enhance the built and natural environment in which it is contained.

6.12 There are no known issues regarding the Site's viability. Accordingly, subject to a satisfactory planning permission being granted, development could take place within the short term, to assist in meeting the housing needs of existing and future residents.

6.13 Key benefits on the delivery of this Site include:

- Delivery of housing, addressing the current shortfall in supply
- Delivery of affordable housing in line with Local Plan requirements
- Minimum 10% BNG achieved
- Landscape buffer provided along the northern boundary, creating a transition to the countryside beyond
- Enhanced and defensible edge to the settlement created

6.14 The landowner is committed to enabling development on Site and as previously mentioned no significant constraints to development which would impede delivery have been identified.

7 Conclusion

- 7.1 The content of this document demonstrates that the land south of Fir Tree Lane, Ancaster is available, suitable and achievable to accommodate residential development and therefore should be considered for allocation within the South Kesteven Local Plan. This statement has sought to demonstrate that development of the Site would be compatible with and not prejudicial to any on site or nearby designations and that it benefits from a positive relationship with the main settlement. Likewise, if development were to be supported in this location, it would ensure that a sustainably located site, considerate of environmental, landscape and local plan constraints, could make a valued contribution to the Council’s future housing requirement.
- 7.2 It is recognised that the Site’s location, with sustainable connections to Grantham and Sleaford, would make it extremely suitable to accommodate future residential development.
- 7.3 Our client would welcome the opportunity to discuss the Site in further detail with the Council as part of the emerging Local Plan process.
- 7.4 Should you require any further information to further inform the Site’s suitability to accommodate residential development, please do not hesitate to contact Hannah Wafer at GFW.

Hannah Wafer

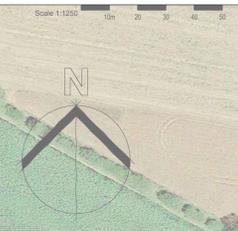
Associate Planning Consultant



APPENDIX A – Indicative Layout Plan

Indicative Masterplan Phasing

LAND WEST OF HIGH DYKE, ANCASTER



Notes:

- This drawing is subject to copyright laws and the use of this drawing is licensed by GFW for use on this project only.
- In the event of any discrepancies being found these are to be brought to the attention of GFW architectural team.
- This drawing is to be used solely for the information titled.
- Construction staff and operatives must ensure the main contractor has provided accurate information on all H&S aspects relating to the designs identified on the drawing, including review of designers / contractors risk assessments, method statements, permits to work and pre construction information.
- The proposed layouts are subject to the following, although not exhaustive:
 - Structural and Drainage Engineers requirements.
 - Mechanical and Electrical Engineers requirements.
 - Planning, Listed Building and Building Control approvals as appropriate.
- Use only written dimensions for constructional purposes. Any discrepancies to be reported to the architect / project manager prior to commencement of works.
- Where proposed layouts are based on third party survey information. The accuracy is not underwritten by GFW.



MASTERPLAN FEATURES

- Residential Development**
Proposed residential development which forms a sequential expansion of the existing settlement.
- Site Access**
New junction formed at B6403 High Dyke to serve the proposed development.
- High Dyke Footway**
Extended footway to High Dyke up to West View forming a continuous pedestrian link to settlement amenities.
- Landscaped Buffer**
Situating to the south and West this provides a defensible edge to the settlement. To include new structured tree planting.
- SUDS**
Surface Water attenuation ponds and swales positioned in following existing topography and surface water flows to manage run off from the site.
- Public open space**
Provided centrally within the site and as part of landscaped buffer to boundaries.
- Play Space & Amenity**
Provided centrally within the development.
- Boulevard Accessway**
Primary route through the site with structured frontages and landmark buildings along the route.
- Frontage Trees**
Maintained where not obstructing junction visibility. Some opportunity for additional tree planting.
- Ecology & BNG**
Undeveloped areas of the site to include ecological improvement as part of the biodiversity net gain considerations.
- Active travel**
In addition to the road network, active travel routes can provide more direct routes through the site and connect to existing PROWs.
- Development Connections**
This site can provide an alternative access opportunity to the allocated site to the south.
- Development Form & Character**
Character and form would be sympathetic to and complementary to the existing settlement.

SCHEDULE

	Acres	Hectares		
Gross Site Area	27.95	11.31		
POS, BNG / Ecology, SUDs*	8.38	3.39		
Net Developable Area	19.56	7.92		
Average Unit Density	30-35 DPH			
Total Units			250	

	Acres	Hectares	DPH	Units
Phase 1	4.94	2.00	35.00	70
Phase 2	5.61	2.27	32.16	73
Phase 3	4.57	1.85	30.27	56
Phase 4	4.45	1.80	28.33	51
Total	19.57	7.92		250

Indicative Status

Mr M Lamyman Client

Land West Of High Dyke, Ancaster Project

Indicative Masterplan Phasing Drawing Title

Date	Drwn/Chkd	Scale
AUG 2025	AP/HW	1:1250



Project Number	Dwg No.	Revision
0007616	SK02	-

