



MIKE SIBTHORP PLANNING

Planning Policy  
South Kesteven District Council  
Council Offices  
The Picture House  
St. Catherine's Road  
Grantham  
NG31 6TT

By e-mail: [planningpolicy@southkesteven.gov.uk](mailto:planningpolicy@southkesteven.gov.uk)

17 April 2024

Our ref: MSP.2066 01

Dear Sir / Madam

SOUTH KESTEVEN LOCAL PLAN REVIEW:  
DRAFT LOCAL PLAN CONSULTATION: FEBRUARY 2024  
REPRESENTATIONS ON BEHALF OF M PENCER  
SITE ALLOCATION REF: SKPR120: LAND EAST OF STAMFORD ROAD, COLSTERWORTH

I am writing on connection with the current Draft Local Plan Consultation.

This response is made on behalf of M Spencer, in respect of Site Ref: **SKPR120** situated to the east of Stamford Road, Colsterworth (ie. the land south of Bourne Road and to the east of Stamford Road). The site is identified in the Draft Local Plan as a housing allocation, and the site is also referenced within the Draft Site Assessments Report: February 2024 (Pages 164-165).

The identified site is a reduced version of the site considered and appraised within the Draft Site Assessments Report. The reduced site, is stated in Policy H1 as having a site area of 3.9ha, and a potential dwelling yield of 70 units. The larger site, **SKPR120**, as considered within the Site Assessment report, which comprises land entirely within the ownership of my client, has a stated area of 13.6ha. In appraising the larger site, the Draft Site Assessments Report concludes;

*Site offers a suitable and sustainable location for housing development within the larger village of Colsterworth. Site has been assessed as a whole, however, a smaller site size (3.9ha) has been considered for allocation at this time. Reduction of site size will help to mitigate impact on highway network. Pedestrian links to be provided into the village.*

Land further to the south (in a separated ownership) was also appraised within the report (SKPR-232). This comprises a substantially large site, which adjoins my clients land to the south and east. This is described as a *large strategic site that has naturally generated multiple constraints which would need to be addressed. Site of this scale could significantly alter character and setting*

*of the settlement. Site not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.*

Land to the west of the site, fronting Stamford Road has also been considered within the site assessments report (SKPR-127), and is stated to have *'some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period'*

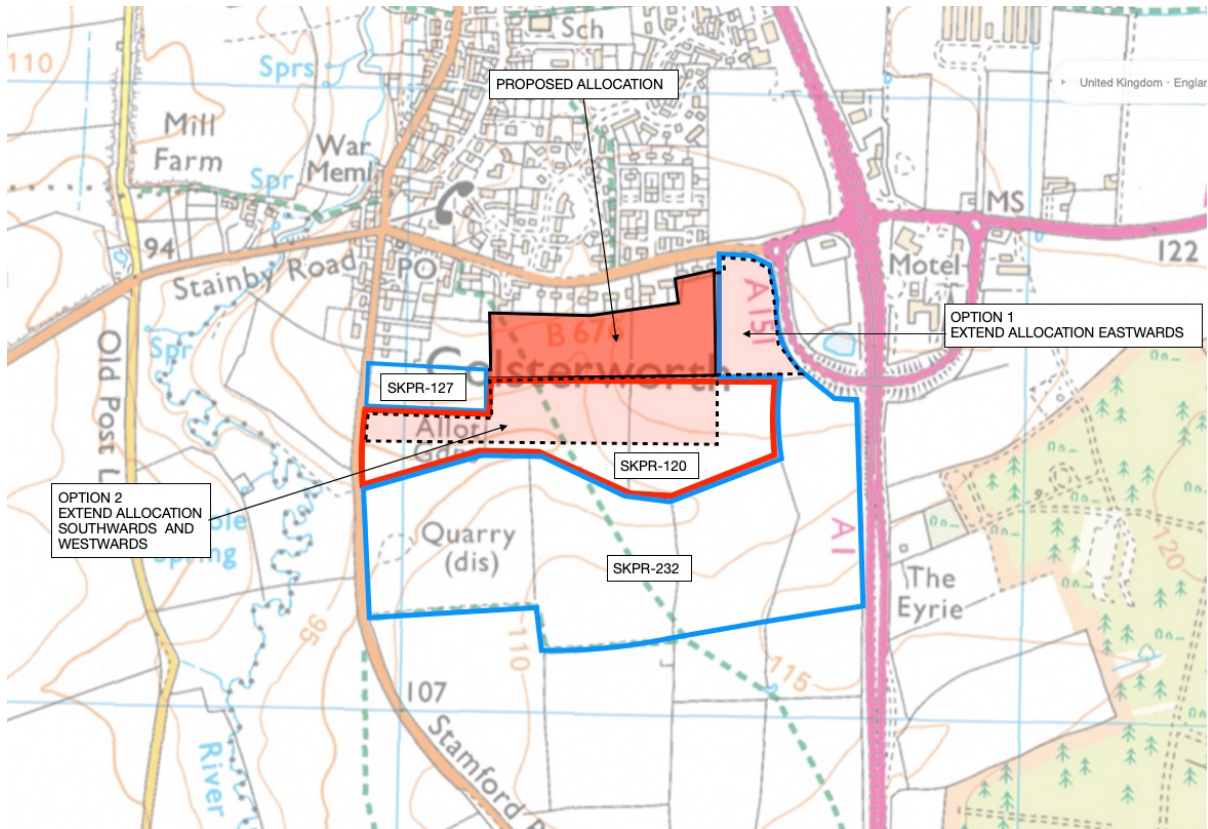
My clients recognise that in the context of these various adjoining sites, the identified allocation represents the preferred location of development in this part of the village, and in this respect my client is **fully-supportive** of the proposed allocation. The site relates well to the existing built form, and as highlighted in the site assessment report, includes the potential for pedestrian connectivity to the village via the track that runs between Nos. 42a and 44 Bourne Road.

Whilst this track offers the clear potential to provide pedestrian and cycle connectivity to the village and village services, it is unlikely that this access would have the potential to provide vehicular access to the allocation and to adjoining future development land. In this respect, it is important to note that the overall 13.6ha site promoted by my client has been identified in the site allocations document as a Preferred Site, and it seems reasonable and appropriate to incorporate within any initial scheme the potential to extend onto adjoining land – to be the subject of future allocation in future iterations of the plan.

In this context, it is our view that the proposed allocation would benefit from the identification of additional land that would facilitate and enable access to the land for the benefit of both the first phase allocation (as now proposed), and for the benefit of future phases.

Set out below are our suggestions as to how the overall site may be modified to facilitate enhanced access. Option 1 would be to extend the site eastwards to incorporate a direct frontage onto Bourne Road and the Bourne Road / A151 roundabout. Option 2 would be to extend the site southwards and westwards to facilitate access from Stamford Road. Option 1 involves land in the ownership of Buckminster Trust. They have promoted this land as part of suggested site that extends to the south of my client's land. My client has worked collaboratively with Buckminster Trust in the past and we can see clear merit in incorporating this land, with no prejudice to the deliverability of the land. Option 2, extending the site westwards involves additional land entirely within the ownership of my client. (NB. Whilst under Option 2 we have shown the site enlarged southwards by the full width the present allocation, there is clear scope for an alternative definition of the southern boundary, that reduces the extent of the allocation, whilst maintaining access through to Stamford Road.

In either instance, the size of the site enlargement is relatively modest and would still place the site comfortably within the general range of site sizes for larger villages (which range from a site of 1ha (in Harlaxton) to 13ha (in Barrowby)). Whilst we consider the identified site represents a reasonable and logical initial phase of development, the site assessment responses would suggest that the clear future direction for growth in the village will logically be southward, and it would seem expedient to include within this initial phase the means to extend beyond the initial allocation in the future with the benefit of an initial access capable of serving the whole tranche of land having been provided as part of the initial phase. Either Option 1 or Option 2 would facilitate this.



*Suggested revision options to provide enhanced access to the site for this initial allocation and future allocations.*

My clients consider that the identified allocation (with revision as suggested above) represents the preferred location of development in this part of the village, and in this respect my client is **fully-supportive** of the proposed allocation, and would like to engage with the Council to identify the preferred extent of the site.

My clients are also committed to working collaboratively with those other adjoining landowners to ensure future development in this part of the village (in future plans), can be delivered in a comprehensive and co-ordinated fashion.

Should you require any further information in respect of the site, or should you wish to discuss any aspect of the site and its allocation further, please do not hesitate to contact me.

Yours faithfully

Mike Sibthorp  
**Mike Sibthorp Planning**