



Local Plan: Proposed Housing & Mixed-Use Site Allocations Consultation

Town & Parish Council Workshop 11 August 2025 6pm – 7:30pm

Agenda

Monday 11th August 2025 18:00pm

1	6 pm – 6:10 pm	Sign in and registration
2	6:10 pm – 6:30 pm	Welcome and introduction to the consultation
3	6:30 pm – 7:30 pm	Workshop activity
4	7:30 pm	Close

Housekeeping

- Questions will be answered after the presentation.
- Comments written during the workshop activity will not be registered as an individual parish/town council representation. If you wish to leave formal representations, they must be formally submitted via the consultation portal, email or post.
- Comments made during this session will be taken into consideration for the consultation.
- Further information can be found on the council's website:

www.southkesteven.gov.uk/localplanreview

The New Local Plan for South Kesteven

What is a Local Plan?

The Local Plan is a key planning policy document prepared by South Kesteven District Council.

It contains the policies for guiding development and change for the District, over the plan period of 2023-2043.

The Local Plan also sets out proposed locations for sustainable growth and investment across South Kesteven.



Environment



Community facilities



Infrastructure



Housing

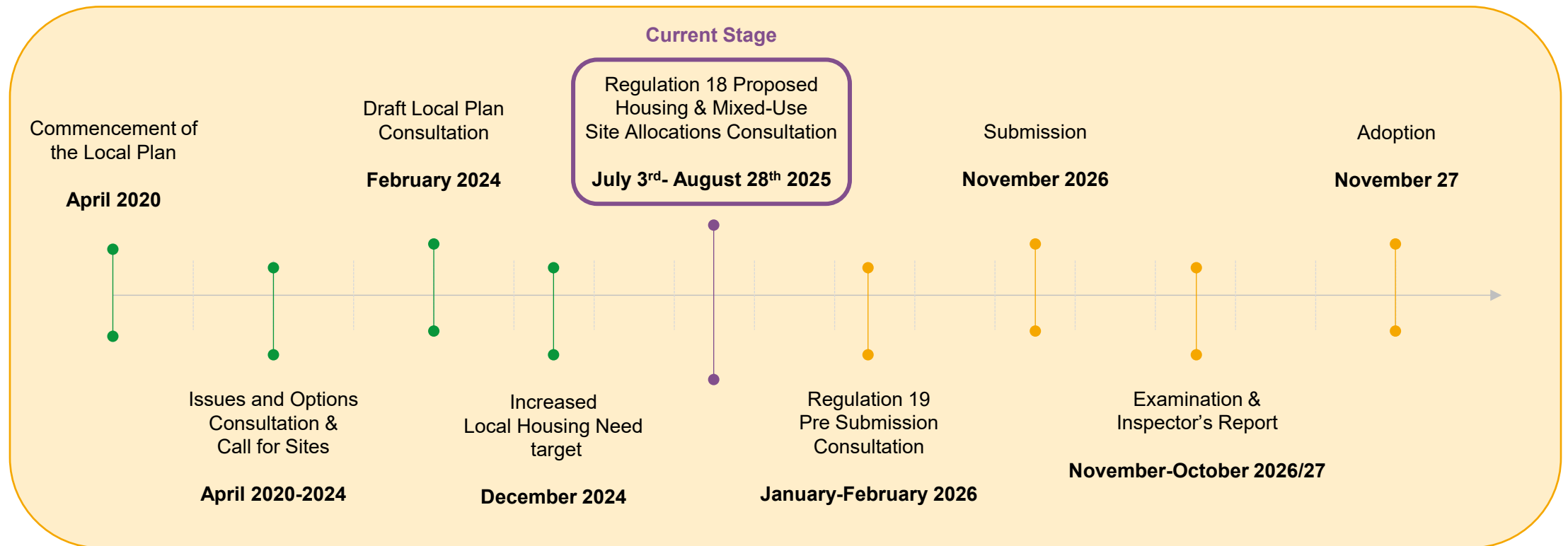


Design



Employment

New Local Plan timetable



The Local Plan Review

Why is the Local Plan being updated?

- South Kesteven District has a Local Plan, adopted in 2020. The Inspector's final report on the current Local Plan committed the Council to undertake a review of the Plan, starting April 2020. The new Plan, once adopted, will replace the Local Plan (2020). The Local Plan is informed by robust evidence.
- **Reviewing the Local Plan will help to ensure that it remains up to date and able to meet the needs of its residents and businesses whilst protecting what is special about the District.**

Our current consultation

What is the Regulation 18 Proposed Housing and Mixed-Use Site Allocations consultation about?

- **In December 2024, the Government updated the National Planning Policy Framework (NPPF), which introduced changes to how housing need is calculated. As a result, the Council's Local Housing Need target has increased.**
- To meet this higher housing requirement and to ensure a sufficient land supply over the plan period, we have revisited the pool of sites and identified additional housing sites.
- We want to hear your comments and views to help us further develop these site allocations and policies. This focussed consultation is limited to housing and mixed-use allocations only.

Increased Local Housing Need

What is the new Local Housing Need target, and how was it calculated?

The Government's new Standard Method for calculating Local Housing Need has resulted in the Council's Local Housing Need target substantially increasing to 886 dwellings per year. The Local Housing Need target is calculated by using a baseline of local housing stock, which is then adjusted to reflect local affordability. The data used comes from official statistics that are updated annually.

	Draft Local Plan (2024)	Most Recent Standard Method	Difference
Per Year	701	886	+185
Plan Period (20 years 2023-2043)	14,020	17,720	+3,700

Call for Sites

How is the Council finding sites to meet the Housing Need target?

- Starting in 2020, the Council undertook a Call for Sites which concluded in 2024. Over 350 sites were received.
- Site assessments were undertaken, in consultation with key stakeholders.
- To meet the housing need at the time, suitable sites were published as preferred sites through the Regulation 18 Draft local Plan in March 2024. It is important to note that the sites not taken forward as preferred may still be suitable for development but were simply not needed at the time to meet the identified need.
- The pool of sites has now been revisited to identify additional preferred sites to meet the increased need.

Gypsy, Traveller and Travelling Showpeople Accommodation

- Gypsies, Travellers and Travelling Showpeople are recognised as an ethnic group and protected by the Equality Act 2010.
- Councils have a duty to identify sufficient land through the development plan process for the travelling community.
- The 2024 Gypsy & Traveller Accommodation Assessment identifies a need for 40 Gypsy & Traveller pitches over the plan period up to 2041.
- One site was received through a Call for Sites exercise and has been assessed as suitable and proposed for allocation.

- **Gypsy & Traveller Accommodation Need: 2021 – 2041: 40 pitches**
- **Travelling Showpeople Accommodation Need: 2021 – 2041: 6 pitches**

Who has helped shape the Draft Local Plan?



The public and town/parish Councils (Issues and Options and Draft Local Plan consultations and other consultations to inform the evidence base)



Other Council departments



Local Plan Member Working Group



Environmental Statutory Consultee Working Group – Environment Agency, Greater Lincolnshire Nature Partnership, Wildlife Trust



Lincolnshire County Council – lead local flood authority, education, highways, minerals and waste



Infrastructure Providers – including health, education and utilities



Neighbouring Authorities – Duty to Cooperate



The development industry

What evidence has informed the emerging Local Plan?

- Equality Impact Assessment
- Site Assessment Report
- Housing Density Study
- Settlement Hierarchy Review
- Local Housing Needs Assessment
- Retail Study
- Whole Plan Viability Assessment
- Grantham Transport Strategy
- Open Space, Sports and Recreation Study
- Climate Change Study
- Play Pitch Strategy
- Grantham Canal Strategy
- Belton House & Park Setting Study
- Gypsy, Traveller & Travelling Showpeople Accommodation Assessment
- Infrastructure Delivery Plan

Emerging evidence for the new Local Plan

- Strategic Flood Risk Assessment
- Water Cycle Study
- Strategic Highways Assessment
- Employment Land Study Update
- Infrastructure Delivery Plan Update
- Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Update
- Climate Change Study Update
- Local Housing Needs Assessment Update

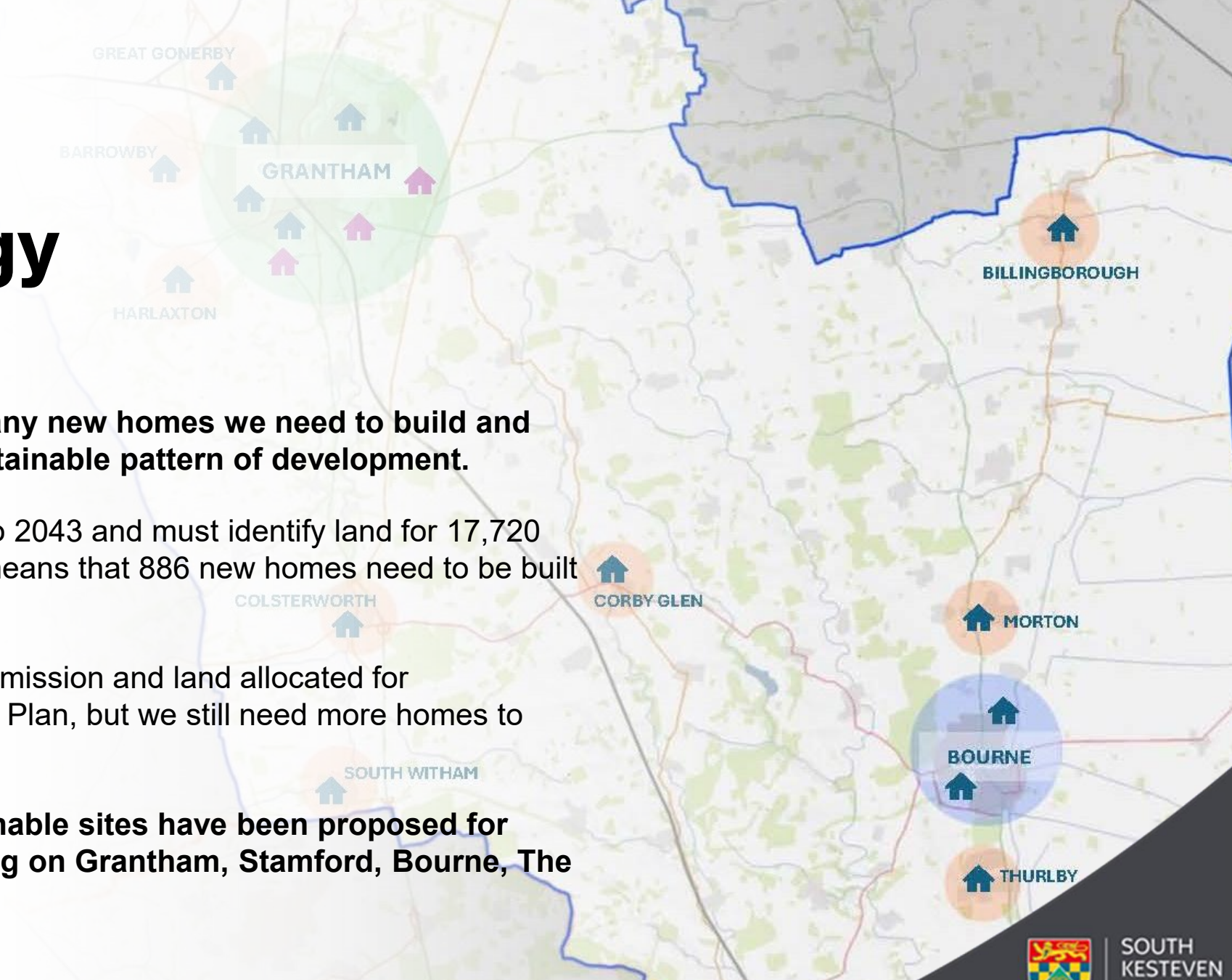
Spatial Strategy

The Spatial Strategy sets out how many new homes we need to build and where in the district to achieve a sustainable pattern of development.

The Plan covers the period from 2023 to 2043 and must identify land for 17,720 new homes during the 20 years – this means that 886 new homes need to be built each year.

We already have sites with planning permission and land allocated for development through the adopted Local Plan, but we still need more homes to meet the target.

To meet the need, **suitable and sustainable sites have been proposed for allocation across the district, focusing on Grantham, Stamford, Bourne, The Deepings and Larger Villages.**



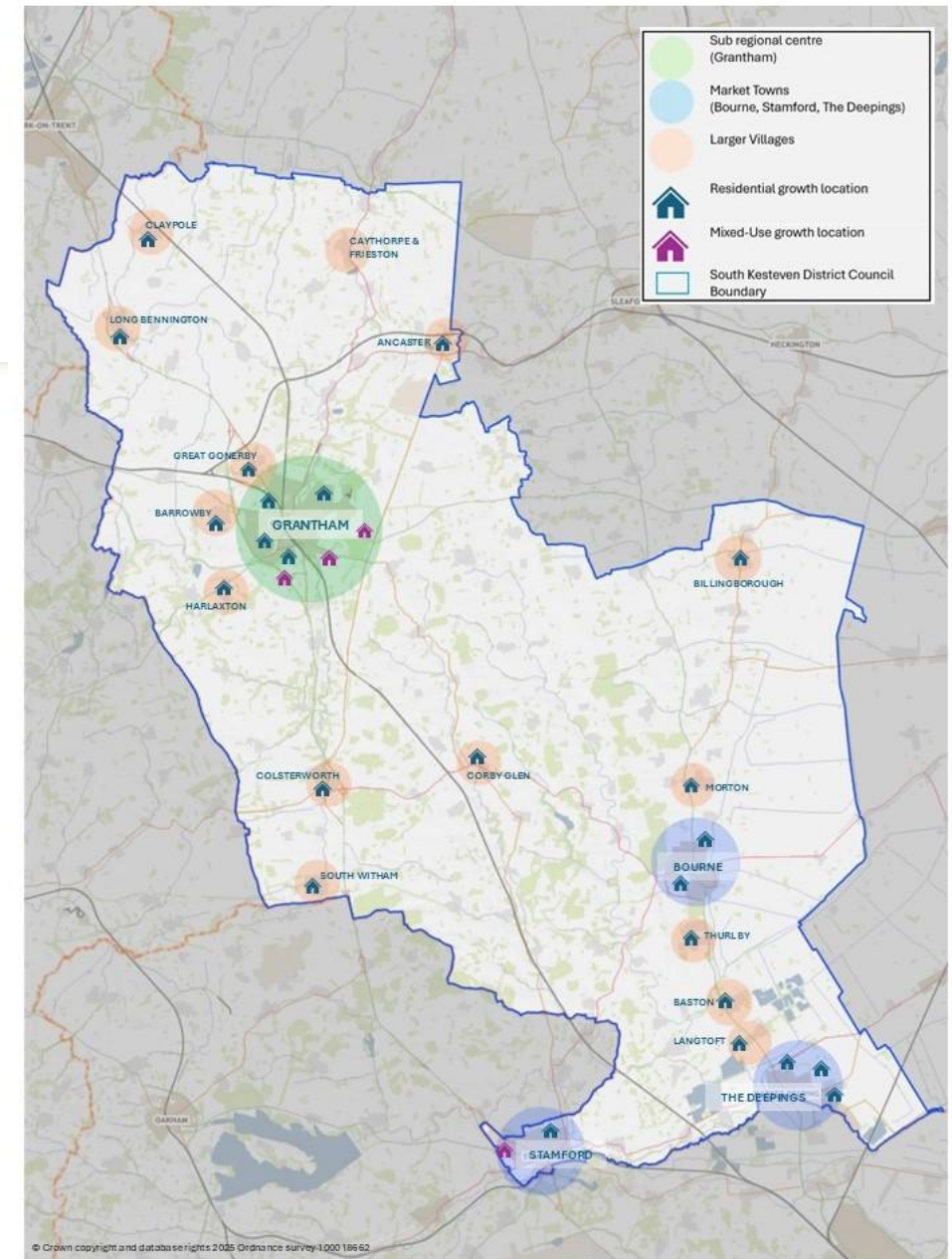
Spatial Strategy

Towns:

- Grantham
- Bourne
- Stamford
- The Deepings

Larger Villages:

- Ancaster
- Barkston
- Barrowby
- Baston
- Billingborough
- Caythorpe and Frieston
- Claypole
- Colsterworth
- Corby Glen
- Great Gonerby
- Harlaxton
- Langtoft
- Long Bennington
- Morton
- South Witham
- Thurlby and Northorpe



Housing Site Selection Process

Stage of Assessment Process	Notes
Stage 1 – Site gathering	Call for sites process and review of current allocations.
Stage 2 – Site information	All sites were then shared with a number of statutory bodies including Health, Transport, Environment and Utilities sectors who made initial comments on the sites.
Stage 3 – Site assessment	<p>The site information from the external statutory bodies was compiled and a database created in which each site was assessed against 'major' and 'other' constraints.</p> <p>Overall, there were 50 different constraints, including:</p> <ul style="list-style-type: none">• Impact on the Highway Network,• Impact on Designated Environmental Sites• Proximity to services and facilities• Overlap with flood risk area
Stage 4a – First sieve process	Sites located within ' <i>smaller villages</i> ' and sites identified to be within the ' <i>open countryside</i> ' were then removed from the process as allocations are not being made within these settlements, in accordance with the settlement hierarchy.
Stage 4b – Second sieve process	Allocation decisions were then made, based on the outcomes of the sites against the 50 constraints and sites were also judged by taking into consideration their local context, history, and the overall spatial strategy and needs of the district.
Stage 5 – Site Conclusions	The outcomes of Stage 4b informed which sites were selected as preferred allocations and consulted upon.

Location: Land at Mill Drive, PE6 9PB

Land Type: Greenfield

Site Size: 21



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Long Term (10+ years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	18.18
% of Overlap with Flood Zone 3	0.05
Statutory consultee comment on Flood Risk (Environment Agency)	Some flood zone 2, will be covered under National FRSA.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development generates more than 183 trips in total. However as the SRN is more than 10 KMs away from the site, it is likely to have very few trips reaching the SRN. Hence, the impact would be Low. However, SKPR 53 and SKPR 83 together generates more than 300 trips by moderately impacting the SRN junctions in proximity.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Large site likely to have significant impact on highway network and junctions may need upgrading subject to TA modelling. Also needs significant footway connections (see also sites SKPR-84 and SKPR-131 for further comments)
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Schedule Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	Yes
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable and sustainable location for housing development within the market town of Bourne. Direction of growth for the area supported by the Bourne Neighbourhood Plan group, with a portion of the site proposed to be allocated through the Neighbourhood Plan. Development to avoid identified flood risk zone within the centre of the site which will be utilised for open space, landscaping, and sustainable drainage. Carr Dyke to be integrated as a positive landscape feature.



Housing Supply

Site	Indicative units
Existing supply as at 1 April 2024	5,616
Adopted Local Plan allocations	7,780
Preferred Local Plan allocations	6,276
Total	19,672

Distribution

Settlement	Distribution
Grantham	46%
Stamford	11%
Bourne	9%
The Deepings	11%
Large Villages	19%
Other Settlements	4%
Total	100%

Buffer	11%
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Infrastructure

- Sustainable growth in South Kesteven will need to be supported by the provision of appropriate new and upgraded infrastructure.
- An Infrastructure Delivery Plan (IDP) is being reviewed which will provide an up-to-date, coherent picture of what infrastructure is required to support the new development proposed up to 2043: where, when and how.
- Infrastructure includes healthcare, education, highways, policing, open space, utilities, digital infrastructure etc.
- As well as informing the development of policies in the new Local Plan, the IDP will also inform development management decisions and decisions about developer contributions. The provision of new or upgraded infrastructure is usually agreed as part of planning application process.



Next slide: Workshop activity



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Workshop activity

For each proposed site, we are asking you to please assess a number of key planning topics.

Rate the site against each topic using the traffic light system:

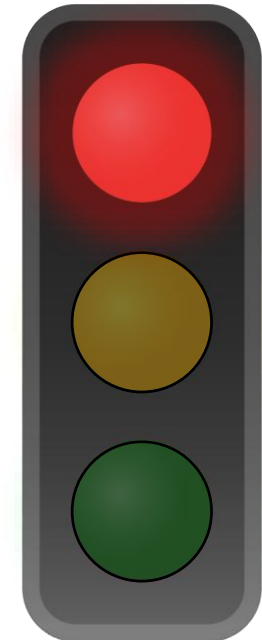
Minor impact	No major concerns- performs well
Moderate impact	Some issues- fixable/manageable
Major impact	Serious concerns- potential major issues

You are also able to **add comments** to:

- Explain why you chose a rating
- Share local knowledge
- Suggest possible mitigation measures

If a topic is not covered, please use the additional comment box on the back of the sheet.

There is one response form per site.



Viewing the consultation documents



Where can I view the Proposed Housing and Mixed-Use Site Allocations Report?

- The report and supporting documents are available to view on the Council's 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.
- To find your local library, and its normal opening hours, use the Lincolnshire County Council's webpage – <https://www.lincolnshire.gov.uk/findalibrary>

How to comment formally



The consultation on the Regulation 18 Proposed Housing and Mixed-Use Site Allocations runs from **Thursday 3rd July to 28th August 2025.**

How to comment on the Draft Local Plan

- **Using the online consultation portal:** This is the easiest and quickest way to comment. You will need to set up an account online and there is guidance available on how to use the portal on the Council's website.
<https://southkesteven.oc2.uk/>
- If you are unable to respond online you can send comments 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.

Please submit your comments by **11:59pm Thursday 28th August 2025.**



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