



Regulation 18 Local Plan - Proposed Housing and Mixed-Use Site Allocations

Report Author

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Purpose of Report

The purpose of this report is to recommend that the Council approves the publication of a Regulation 18 Local Plan - Proposed Housing and Mixed-Use Site Allocations consultation for a period of eight weeks.

Recommendations

It is recommended that Cabinet:

- 1. Approves the consultation of the Regulation 18 Local Plan - Proposed Housing and Mixed-use Site Allocations (Appendix A) in accordance with the timetable contained within the Council's Local Development Scheme (approved by Cabinet February 2025).**
- 2. Delegate authority to the Assistant Director (Planning and Growth), in consultation with the Cabinet Member for Planning, to make any minor amendments to the document (in order to correct matters of fact or aid clarity to the reader) prior to its publication for consultation purposes.**

Decision Information

Is this a Key Decision?	Yes
Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Connecting communities Sustainable South Kesteven Enabling economic opportunities Housing Effective council
Which wards are impacted?	(All Wards);

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 The cost of undertaking the Local Plan is included within the approved budget for the current financial year. The financial implications associated with future years will be considered as part of the Council's budget setting process.

Completed by: David Scott – Assistant Director of Finance (Deputy s151 officer)

Legal and Governance

- 1.2 The current system of plan making is contained in the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 supported by the National Planning Policy Framework (NPPF) and Planning Practice Guidance. In carrying out the Regulation 18 consultation, the council must comply with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012, in particular Regulation 18 and with the consultation requirements set out in its Statement of Community Involvement. Following completion of the Regulation 18 consultation process, the Pre-Submission Local Plan shall be prepared and publicised in accordance with the requirements of Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 prior to being submitted for independent examination. Any Plan that is submitted for independent examination will be assessed as to whether it has been prepared in accordance with the legal and procedural requirements, and whether they are 'sound' as set out in paragraph 35 of the NPPF.

Further legal and governance comments are reflected throughout the report.

Completed by: James Welbourn, Democratic Services Manager

Risk and Mitigation

- 1.3 The preparation of a Local Plan is a statutory requirement. Whilst the Council currently has a Local Plan which was adopted in January 2020, a review is required to ensure that the Local Plan accords with the most recent National Planning Policy Framework and to address key issues.

Completed by: Tracey Elliott, Governance & Risk Officer

Equalities, Diversity and Inclusion

- 1.4 Equality considerations are required to be taken into account throughout the development of the Local Plan including the consultation period. Any reasonable adjustment required to meet the needs of consultees should be made wherever practicable.

Completed by: Carol Drury, Community Engagement Manager

Climate Change

- 1.5 The district of South Kesteven both contributes to the effects of climate change through carbon emissions and is impacted at a local level by a changing climate. The emerging Local Plan is able to comprehensively influence both areas regarding new development and infrastructure for the district. The scope of this Regulation 18 Local Plan Consultation is limited to proposed housing and mixed-use site allocations, with an update on the emerging climate change study and policies to be shared at the following stage.

Completed by: Serena Brown, Sustainability and Climate Change Manager

2. Background to the Report

- 2.1. For clarity, the Regulation 18 Local Plan - Proposed Housing and Mixed-Use Site Allocations will be referred to as the 'Regulation 18 Local Plan'. The 2024 Regulation 18 Draft Local Plan will be referred to as the '2024 Draft Local Plan'.

Housing and Gypsy & Traveller Accommodation Need

Local Housing Need

2.2 In December 2024 the government published a new National Planning Policy Framework (NPPF), which introduced changes to how housing need is calculated. The changes made by the national government has substantially increased South Kesteven District's annual housing need from 701 (as published through 2024 Draft Local Plan) to 886 dwellings per year, an uplift of 185 dwellings per year. This means that the Local Plan's minimum housing need is 17,720 dwellings across the plan period (2023-2043).

The NPPF states:

“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance”

2.3 The data that goes into the standard method calculation comes from official statistics that are updated annually. The latest available data should be used whenever the standard method is applied, so different figures may end up being used in practice by local authorities during the plan-making process.

2.4 To meet the uplift in housing need, the Council must allocate additional land to the preferred sites publicised within the 2024 Draft Local Plan.

2.5 A review of available land was undertaken to identify suitable land to meet the increased need. Between 2020 – 2022, the Council invited landowners and developers to submit land for a range of uses, including housing, Gypsy and Traveller sites, and employment. A further Call for Sites specifically for Gypsy and Traveller sites was held alongside the Draft Local Plan consultation in 2024.

2.6 All submitted sites, including those received after the formal Call for Sites up until March 2025 have been consulted upon with key stakeholders, assessing the sites for constraints. An updated Site Assessment Report will be published alongside the consultation.

2.7 It is important to note that sites contained within the Site Assessment Report published in February 2024 but not proposed as draft allocations through the 2024 Draft Local Plan consultation may be assessed as suitable but were not required to meet the identified housing need at the time.

2.8 Due to South Kesteven's new increased housing need, further land to accommodate the higher housing requirement must now be identified and the Council has looked again at the suitable sites within the Site Assessment report, as well as any sites submitted subsequently through the previous Draft Local Plan consultation.

2.9 Whilst the housing requirement is based on the Standard Method calculation, the Local Plan trajectory 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 purpose of the buffer is to provide developers with a greater choice of sites and a contingency in case some which are included in the supply are not delivered within the timeframes anticipated. This should help ensure the Council delivers at least the full requirement.

2.10 Following the review of the Local Plan timetable in February 2025, the Plan period has been amended to cover from 1st April 2023 through to 1st April 2043. This is to ensure that the plan period looks forward for a minimum of 15 years from adoption, which is expected in November 2027. This is a requirement as set out in the National Planning Policy Framework.

Gypsy & Traveller Accommodation Need

2.11 The 2024 Gypsy & Traveller Accommodation Assessment identifies a need for 40 Gypsy & Traveller pitches over the plan period up to 2041. The Council launched a Call for Sites in October 2020 seeking land within the district to be considered for allocation for a range of uses, including housing, Gypsy & Traveller and employment.

2.12 Due to a limited response to the 2020 Call for Sites regarding Gypsy & Traveller sites, a second Call for Sites specifically seeking land for Gypsy & Traveller accommodation was launched alongside publication of the Regulation 18 Draft Local Plan in March 2024.

2.13 A site at Gorse Lane, Grantham was received through the Call for Sites consultation and has been assessed as suitable through the updated 2025 Site Assessment Report. The site at Gorse Lane, Grantham is proposed for allocation through the Regulation 18 Local Plan, as part of a mixed-use site.

2.14 Due to the implications of the NPPF and the change of the Local Plan's period from 2041 to 2043, the Gypsy & Traveller Accommodation Needs Assessment is currently under review, the conclusions of which will be considered as the Local Plan evolves.

Infrastructure

2.15 Infrastructure is a collective term for services, facilities and structures such as roads, electricity, sewerage, water, schools, health provision and open spaces that people need to live happy, healthy and safe lives.

2.16 Sustainable growth in South Kesteven will need to be supported by the provision of appropriate new and upgraded infrastructure to meet the needs of the development.

2.17 The Local Plan will be accompanied by a document called an Infrastructure Delivery Plan (IDP). The IDP will identify the key infrastructure requirements which need to be delivered to support the new development proposed in the Local Plan. This will include transport, schools, healthcare, electricity, gas, water, sewerage, sustainable drainage systems, and telecommunications. The Council will continue to work with infrastructure providers to understand and plan for future infrastructure requirements.

2.18 The provision of new or upgraded infrastructure is usually agreed as part of the planning application process. This can be set out in legal agreements or planning conditions.

Regulation 18 Local Plan – Proposed Housing and Mixed-Use Allocations Consultation

2.19 This additional Regulation 18 consultation focusses specifically on proposed housing and mixed-use site allocations to ensure that the Council can meet its housing land supply requirements across the full Local Plan period (2023-2043).

2.20 Whilst this consultation is not seeking views on employment land allocations, housing can be delivered as part of mixed-use schemes, including employment and other uses.

2.21 The proposed housing allocations have been identified by reviewing land submitted through the Call for Sites process and carefully assessing each site submission received through the call for sites process.

2.22 The consultation document (Appendix A) sets out a separate policy for each of the preferred allocations which identifies any site-specific requirements that a development would be expected to address. This consultation will also help shape the policy criteria to inform the Regulation 19 Pre-Submission Local Plan.

2.23 To accurately represent the current landscape of house building within the district, The Housing Density Study (2025) recommends that density in the four main towns should be increased from 30 to 35 dwellings per hectare, and that the village densities remain at 30 dwellings per hectare. Density has also been adjusted to take account of any individual site characteristics and physical constraints. Sites with Outline planning permission have also been adjusted, in line with the permission.

2.24 All comments submitted on the proposed allocations during the previous consultation on the Regulation 18 Draft Local Plan (February 2024) are being considered as the Local Plan progresses. This consultation seeks to consult the public and stakeholders on the changes made to the proposed allocations as detailed within the Draft Local Plan consultation, as well as new additional proposed sites to meet the increased housing need.

2.25 Changes proposed from the 2024 Draft Local Plan include:

- Removal of proposed allocations;
- Amendments to housing and mixed-use site capacity;
- Additional proposed housing and mixed-use site allocations, including one Gypsy & Traveller site; and
- Amendments to housing and mixed-use sites' policy criteria.

2.26 The following sites are proposed to be removed as allocations and will not form part of the Regulation 19 Pre-Submission Local Plan, we will not be seeking comments on these sites as part of this consultation:

Table 1: Removal of Proposed allocations

Policy Code	Settlement	Location	Indicative number of dwellings	Reasoning for not taking forward allocation
SKPR-269	Grantham	Station Approach (mixed-use)	268	Concerns regarding site deliverability
SKPR-57	Grantham	Belton Lane	628	Significant impact on highways
SKPR-144	The Deepings	Millfield Road, Market Deeping	200	Proposed land allocations are focused to the east of the Deepings
SKPR-74	Harlaxton	Land West of The Drift	24	Full planning permission has been granted

2.27 Amendments to site size and/or capacity are as follows:

Table 2: Amendments to site capacity

Policy Code	Settlement	Location	Site Area (Hectares)	Indicative number of dwellings
SKPR-266	Stamford	Stamford Gateway (Exeter Fields) (mixed-use)	10	Decrease from 180 to 105 dwellings, and 5ha of employment land

Policy Code	Settlement	Location	Site Area (Hectares)	Indicative number of dwellings
SKPR-65	Grantham	Prince William of Gloucester Barracks (mixed-use) (GR3-H4)	184	Decrease from 4000 to 3000 dwellings, and 8 ha of employment land
SKPR-117	Grantham	Land to the East of Sheepwash Lane	4	Increase from 72 to 84
SKPR-62	Grantham	The Grantham Church (VA) High School Playing Fields, Queensway	4.2	Increase from 76 to 88
SKPR-53	Bourne	Land at Mill Drove, PE6 9PB	21	Increase from 285 to 441
SKPR-83	Bourne	Land north of Mill Drove, Bourne	Increase from 9.54 to 15.5	Increase from 172 to 326
SKPR-307 (SKPR-26)	The Deepings	Priory Farm Land, Deeping St James	Increase from 0.77 to 9.2ha	Increase from 18 to 193
SKPR-283	Ancaster	Land off St Martins Way, Ancaster	2.6	Decrease from 65 to 62
SKPR-319 (SKPR-109 and SKPR-110)	Baston	Land fronting Deeping Road (A15) and King Street	Increase from 4.8 to 15.7	Increase from 86 to 283
SKPR-321 (SKPR-61 and SKPR-103)	Billingborough	Land to the west of Pointon Road and site of former Aveland School	7.2	Decrease from 140 to 130
SKPR-309 (SKPR-120 and SKPR-232)	Colsterworth	Land at the East of Stamford Road, Colsterworth	Increase from 3.9 to 17.2	Increase from 70 to 310

2.28 The following sites are proposed as additional to those in the Draft Regulation 18 Draft Local Plan:

Table 3: Additional proposed allocations

Policy Code	Settlement	Location	Site Area (Hectares)	Indicative number of dwellings
SKPR-330	The Deepings	Land east of Linchfield Road	40	840
SKPR-55	The Deepings	Towngate east	3.7	104
SKPR-323	Grantham	Land north of Gorse Lane	41.6	874
SKPR-334	Grantham	Land south of Gorse Lane (mixed-use)	27.2	530 dwellings and 2ha of land for Gypsy & Traveller accommodation (approximately 20 pitches)
SKPR-7	Bourne	Land to the south west of Raymond Mays Way	17.3	270
SKPR-168	Ancaster	Land to the north of Wilsford Lane	2.4	58
SKPR-327	Barrowby	Land to east of The Drift and land south of Low Road	25.3	455
SKPR-322	Claypole	Doddington Lane	3.6	86
SKPR-233	Corby Glen	Land fronting Bourne Road and Swinstead Road	16.3	293
SKPR-318	Harlaxton	Land to west of The Drift	6.2	112

2.29 No proposed changes to the following sites, however, policy criteria may have been updated:

Table 4: No proposed changes to proposed allocations

Policy Code	Settlement	Location	Site Area (Hectares)	Indicative number of dwellings
SKPR-281	Stamford	STM1-H1: Stamford North	53.03	1,350
SKPR-282	Stamford	STM1-H2: Stamford East	9.01	320
SKPR-278	Grantham	Spitalgate Heath – Garden Village (mixed-use) (GR3-H1)	215	3,700 dwellings and 11ha of

Policy Code	Settlement	Location	Site Area (Hectares)	Indicative number of dwellings
				employment land
SKPR-279	Grantham	Rectory Farm (Phase 2) (GR3-H2)	61.05	1,150
SKPR-280	Grantham	Rectory Farm (Phase 3)	22.54	404
SKPR-36	The Deepings	DEP1-H1 Towngate West	3.12	73
SKPR-37	The Deepings	DEP1-H2 Linchfield Road	32.98	680
SKPR-58	Ancaster	Land on the east side of Ermine Street	0.9	26
SKPR-271	Ancaster	LV-H2: Wilsford Lane (South)	3.02	35
SKPR - 242	Barkston	Land East of Honington Road	2.7	54
SKPR-272	Barrowby	LV-H3: Low Road	13.05	270
SKPR-247	Corby Glen	Land North of Bourne Road	8	144
SKPR-241	Great Gonerby	Land off Church Lane	3.6	86
SKPR-71	Langtoft	Land north of Dickens Close, Stowe Road	2.3	55
SKPR-273	Long Bennington	LV-H7 Main Road (South)	1.87	50
SKPR-135	Morton	Land to the South of Edenham Road	2	48
SKPR-274	Morton	LV-H9: Folkingham Road	4.61	71
SKPR-333 (SKPR-192 and SKPR-276)	South Witham	Land North of Mill Lane / High Street	7.4	133

Policy Code	Settlement	Location	Site Area (Hectares)	Indicative number of dwellings
SKPR-275	South Witham	LV-H10: Thistleton Lane and Mill Lane	1.42	34
SKPR-56	Thurlby	Land at Obthorpe Lane	3.6	86
SKPR-277	Thurlby	LV-H12: Part of Elm Farm Yard	2.53	50

The Local Plan Timetable

2.30 The National Planning Policy Framework requires Local Plans to be succinct and up-to-date providing a positive vision for the future of the area and a framework for addressing housing needs and other economic, social and environmental priorities. The Local Plan is a platform for local people to shape their surroundings. The preparation of a Local Plan typically follows several regulatory stages.

2.31 The Local Development Scheme provides the project plan outline the details and timetable to produce all documents which make up the Local Plan. The Council's Local Development Scheme was approved by Cabinet and published in February 2025 and includes the following timetable for Local Plan preparation:

Key Milestones	Regulation	Timescale
Commencement of document preparation		Completed: April 2020
Consultation on the scope of the Plan	Regulation 18	Completed: 12 October – 23 November 2020
Consultation on Draft Local Plan	Regulation 18	Completed: 29 February – 25 April 2024
Consultation on Draft Local Plan Focussing on Additional Sites	Regulation 18	June - July 2025
Consultation on the Pre-submission Local Plan	Regulation 19	January – February 2026
Submission	Regulation 22	November 2026
Examination	Regulation 24	November 2026 – October 2027
Inspector's Report	Regulation 25	October 2027
Adoption	Regulation 26	November 2027

2.32 The Local Plan is currently at stage 4: Regulation 18 Consultation on Draft Local Plan Focussing on Additional Sites. It is important to note as the Council published the Issues and Options consultation in 2020 and a Draft Local Plan consultation in 2024, Regulation 18 has already been met. However, this additional stage is an important process to allow for early public and stakeholder engagement on proposed site allocations. The outcomes will inform the preparation of a revised local Plan.

2.33 In addition to the consultation report, the Council will also publish a Sustainability Appraisal and Habitats Regulation Assessment for consultation.

Equality Impact Report

2.34 An Equality Impact Assessment (Appendix B) has been undertaken on the Regulation 18 Local Plan:

- A positive impact has been identified regarding the protected characteristic: race, as land to meet the identified accommodation need of the district's Gypsy & Traveller community has been identified through the Regulation 18 Local Plan.
- A neutral impact has been identified on the protected characteristics of gender reassignment; sex, sexual orientation, pregnancy & maternity, marriage & civil partnerships, age, disability, religion/belief, carers, and other groups.

Sustainability Appraisal

2.35 Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out an appraisal of the sustainability of the proposals in each of its development plan documents. A report of the findings of the appraisal must also be prepared. Incorporating requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, the Sustainability Appraisal ensures that potential environmental effects are given full consideration alongside social and economic issues.

2.36 A Sustainability Appraisal has been prepared and will be published alongside the Local Plan.

Habitat Regulation Assessment

2.37 Under the Conservation of Habitats and Species Regulations 2017 (as amended) Councils must demonstrate through a Habitat Regulations Assessment that its Local Plan proposals will not have a significant adverse effect on sites designated under the European Directive (92/43/EEC The Habitats Directive) for their wildlife importance. These sites are known as 'Natura 2000' sites and include Special Areas

of Conservation (SAC); Special Protection Areas (SPA); and Ramsar Sites (wetland sites).

2.38 A Habitat Regulation Assessment has been prepared and will be published alongside the draft Local Plan.

Evidence Base

2.39 The Local Plan's emerging evidence base can be found on the Council's website.
www.southkesteven.gov.uk/local-plan-review-evidence-base

Next Steps

2.40 The next steps are:

- To publish the Regulation 18 Proposed Housing Land Allocation consultation in accordance with the Statement of Community Involvement for six weeks.
- Once consultation is complete, prepare a Consultation Statement detailing comments received and the Council's response, including how the consultation comments will be taken into account as the next version of the plan (Regulation 19 Pre-Submission) is prepared.
- Publish a Consultation Statement on the Council's website.

2.41 Taking into account comments received on the Proposed Housing Land Allocations changes will be made to the emerging Local Plan, as appropriate, and published through the next stage of the Local Plan consultation: Regulation 19 Pre-Submission Local Plan, in accordance with the Local Development Scheme.

2.42 The Pre-Submission Local Plan (Regulation 19) is scheduled to be published in January – February 2026 for consultation, after which a decision will be made by the Council whether to formally submit the Plan to the Secretary of State for examination.

3. Key Considerations

3.1 The Council has a legal responsibility to prepare a Local Plan under the Planning and Compulsory Purchase Act 2004. Regulation 18 of the Town and Country Planning (Local Planning) Regulations 2012 requires that various bodies and stakeholders be notified that the council is preparing a plan and invites them to comment on what the plan ought to contain.

3.2 Whilst the Council has already discharged its obligations under Regulation 18 through the Issues and Options and Draft Local Plan consultations, a further Regulation 18 Local Plan consultation is proposed considering the implications of

the government's new Standard Method and South Kesteven District's higher housing need.

4. Other Options Considered

- 4.1 The alternative of not publishing a consultation on a Regulation 18 Proposed Housing Land Allocation consultation has been discounted. Whilst the Council has already discharged Regulation 18 of the Town and Country Planning Act (Local Planning) (England) 2012 by publishing the Issues & Options and Draft Local Plan consultations, it is best practice to keep the community informed and to seek comment, as the plan evolves.
- 4.2 Publishing the consultation will also ensure that the Local Plan stays on track and adheres to the timetable set out in the Council's Local Development Scheme.

5. Reasons for the Recommendations

- 5.1 The reason for the recommendation is to ensure the Council has an up-to-date legally compliant Local Plan and meets the agreed published timetable.

6. Consultation

- 6.1 Local Planning Authorities are required to produce a Statement of Community Involvement under section 18 (part 2) of the Planning and Compulsory Planning Act 2004.
- 6.2 South Kesteven Local Plan's Statement of Community Involvement was published in 2021 and sets out how the community, businesses and others with an interest in the development of the district can engage with the planning system. This includes the preparation and revision of Development Plan Documents (DPDs) (commonly referred to as Local Plans).
- 6.3 The Statement of Community Involvement outlines how organisations and individuals can be involved in the plan making process. It also sets out standards and arrangements as to how the Council will consult and report back to this engaged in the process.
- 6.4 A consultation was undertaken on the Regulation 18 Draft Local Plan in February – April 2024. Comments received were reported, and responded to, through a [Statement of Consultation](#) published in February 2025. Comments received have been used to shape policy, as the Local Plan evolves.
- 6.5 The upcoming consultation on the 2025 Regulation 18 Local Plan will be undertaken in accordance with the 2021 Statement of Community Involvement.

6.6 Consultation methods to include:

- A briefing to all Members;
- Parish Council engagement; and
- Community consultation events.

7. **Background Papers**

- Local Development Scheme (2025-2028) (February 2025)
<https://www.southkesteven.gov.uk/sites/default/files/2025-02/Local%20Development%20Scheme%202025%20-%202028.pdf>
- Statement of Community Involvement 2021
https://www.southkesteven.gov.uk/sites/default/files/2023-08/Final_SCI_2021.pdf
- National Planning Policy Framework
<https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>
- Regulation 18 – Draft Local Plan 2021-2041
https://www.southkesteven.gov.uk/sites/default/files/2024-02/Regulation%2018%20Draft%20Local%20Plan%20February%202024_1.pdf

8. **Appendices**

- 8.1. Appendix A: Regulation 18 Local Plan - Proposed Housing and Mixed-Use Land Allocations
- 8.2. Appendix B: Equality Impact Assessment