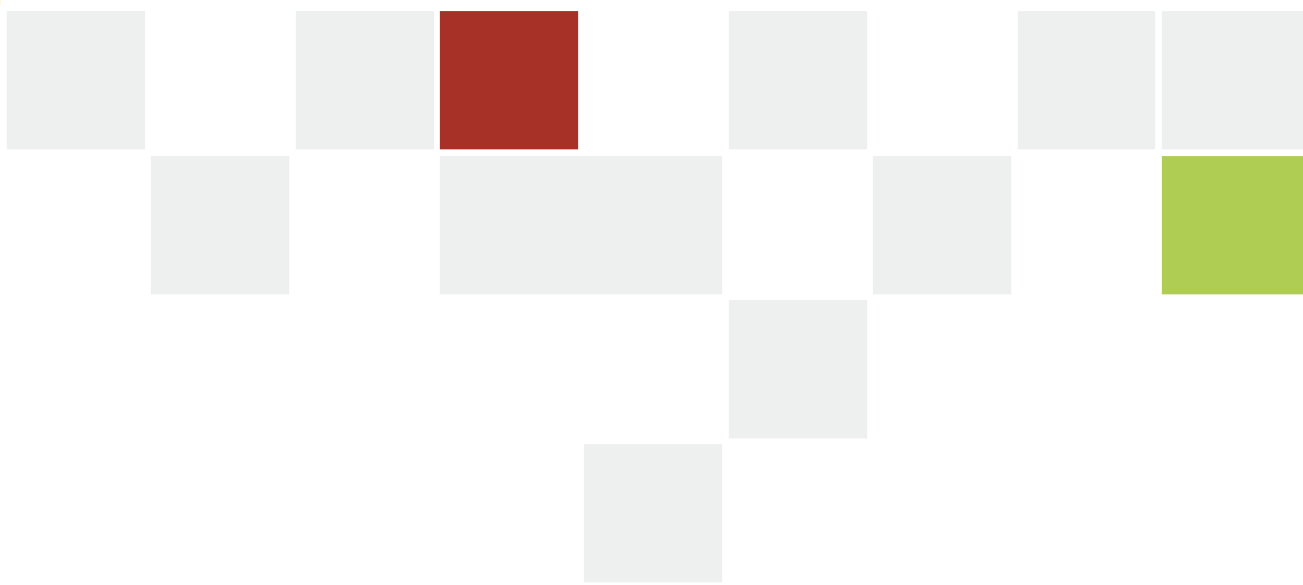


Land West of Grantham

Representations to South Kesteven Local Plan Reg. 18 Consultation



Boyer

Prepared on behalf of Vistry Group | April 24

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APPENDICES

Appendix 1. Site Location Plan

Appendix 2. Placemaking Document (Bound seperately)

1. INTRODUCTION

- 1.1 These representations have been prepared on behalf of Vistry Group ('Vistry') a in response to the South Kesteven Local Plan Regulation 18 Consultation.
- 1.2 Vistry Group are promoting Land West of Grantham for a new village, located to the west of Grantham (see site plan at **Appendix 1**). There are Option Agreements in place in order to ensure prompt delivery and there is the potential for further expansion in the future. The plans could not only deliver new homes, but also a thriving community that has the facilities and infrastructure needed to create a place where people choose to live.

Vistry Group

- 1.3 Vistry Group is a developer with a proven track record of delivering high quality homes and places, delivering thousands of affordable and market homes every year. The Vistry Group has an unmatched portfolio of brands, each with a rich history and strong reputation including Linden Homes, Bovis Homes and Countryside Homes.
- 1.4 Vistry's purpose as a responsible developer is to work in partnership to deliver sustainable homes, communities and social value, leaving a lasting legacy of places people love.
- 1.5 The Group has been awarded the 5 Star Rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.
- 1.6 Vistry has a target of 2030 to be net zero on all new homes they build, and a target of 2040 to become net zero in their construction operations, which can positively contribute to South Kesteven's carbon reduction aspirations.
- 1.7 Vistry's sustainability efforts are focused in three key areas – people, operations, as well as homes and communities. These are also key pillars of their corporate strategy and are a critical part of delivering Vistry's purpose: *"To deliver sustainable homes and communities across all sectors of the housing market."*
- 1.8 Vistry's strategy covers direct impacts such as carbon emissions, biodiversity and waste, and indirect impacts, such as delivering social value. To demonstrate their commitment, Vistry have signed up to the Business Ambition for 1.5°C and therefore also the United Nations Framework Convention on Climate Change (UNFCCC) Race to Zero. Their strategic targets are also aligned to the UN Sustainable Development Goals (UNSDGs).

Scope and Structure of these Representations

- 1.9 These representations are made with respect to the ongoing promotion of the Land West of Grantham ('the site'), for residential-led mixed use development, over which Vistry hold a specific land interest. These representations address topics within the South Kesteven District Council (SKDC) Local Plan Regulation 18 consultation, and its supporting evidence base.
- 1.10 The purpose of these representations is to assist SKDC ('the Council') in formulating an approach within the emerging Local Plan that is both consistent with national planning policy

and the tests of soundness. In this regard, our representations relate to the tests of soundness set out at paragraph 35 of the National Planning Policy Framework ('NPPF') (December 2023); namely, whether the emerging Local Plan is:

- **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- **Justified** – representing an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground;
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

1.11 At this early stage of plan-making, it is important that the Council pursues an approach that is consistent with national policy, effective, justified, and positively prepared, in order for the Local Plan to be found sound at examination. These representations comprise our recommendations to assist the Council in achieving such an approach as emerging plan progresses toward adoption.

Policy Context

- 1.12 South Kesteven District Council (SKDC) adopted its 'Local Plan 2011-2036' in January 2020. The Plan sets out the spatial strategy to meet development needs across the District up to 2036.
- 1.13 The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) requires local planning authorities to review local plans at least once every five years from their adoption date. This is intended to ensure that planning policies remain relevant and able to effectively meet the needs of the local community.
- 1.14 The Inspector's final report on the current Local Plan committed the Council to undertake an early review of the Local Plan from April 2020. The Local Plan, which is the subject of this Regulation 18 Consultation, represents the progression of this review process and enables necessary updates of evidence including housing and employment need.
- 1.15 In this regard, Vistry support the Council's commitment to the preparation of a new local plan to cover the South Kesteven administrative area.

Structure of Representations

- 1.16 Our representations are set within the context in which we seek to highlight, where relevant, the opportunities that are presented if the Local Plan were to allocate the Land West of Grantham ('the site') for development.
- 1.17 Accordingly, the following sections of these representations are set out as follows:
- **Section 2:** Land West of Grantham
 - **Section 3:** Evidence Base
 - **Section 4:** Spatial Strategy and Meeting Housing Needs
 - **Section 5:** Vision and Development Management Policies
 - **Section 6:** Conclusions
- 1.18 We trust that our comments are of assistance to the Council in formulating an approach that is positively prepared, effective, justified, and consistent with national policy, as the emerging Local Plan progresses toward adoption.

2. LAND WEST OF GRANTHAM

- 2.1 Land West of Grantham has the ability to deliver much needed housing, infrastructure, services, and recreational facilities.

Site Characteristics and Context

- 2.2 The Site is located west of Grantham and to the north of Barrowby, within the Parish of Barrowby. The site extends to approximately 129 ha and is broadly bound to the east by the elevated A1 Motorway, to the north by the railway line, a branch line providing services from Grantham to Nottingham, and to the south by the A52. The most westerly part of the site sits west of Allington Lane.
- 2.3 Access to the site would be via the A52. There are already a number of lanes crossing the site (Allington Lane and Thorns Lane) which are accessed from the A52.
- 2.4 The site is relatively flat and comprises predominantly agricultural land. Trees and hedgerows are concentrated along field boundaries. There are a handful of dwellings/farm buildings located on the boundaries of the site.
- 2.5 There are no Listed Buildings within the proximity of the site with the nearest being in Barrowby and at Great Gonerby to the north-east (on the opposite side of the A1).
- 2.6 The site is located within Flood Zone 1 in relation to fluvial flooding (i.e. at the lowest risk). It appears that there is a watercourse or land drain across part of the site and to the north of the site along the railway line. In relation to surface water flood risk, the site includes some areas of high, medium and low surface water flood risk (mostly near to the northern boundary). However, this could be overcome by a SuDs scheme as part of any development proposals.
- 2.7 There is a line of pylons crossing the site. There are also sections of Public Rights of Way crossing the site.
- 2.8 The site does not come under any statutory designation (Green Belt, AONB, National Park etc). It is also not a statutory designated wildlife site.
- 2.9 The majority of the site is located within the Trent and Belvoir Vale landscape character area and has few landscape features of intrinsic sensitivity. The most valuable features of the site are its clipped boundary hedgerows and hedgerow trees which form the framework of landholding. The two linear byways, Thorns Lane and Allington Lane, provide character to the site.
- 2.10 Whilst the site is located close to the Grantham North West Quadrant (NWQ), a significant area of growth of new homes in the town, including Rectory Farm (phases 2 and 3), it is Vistry's belief that further development to the west of Grantham should be self-sustaining in terms of facilities and infrastructure.

- 2.11 The NWQ will provide a number of local facilities including schools and a local centre, some of which are yet to materialise. These will be accessible via sustainable modes of transport from Land West of Grantham and through targeted pedestrian and cycle infrastructure improvements along the A52, however it should also be acknowledged that this new village has the potential to deliver its own unique proposition with regards to community facilities and would not be reliant on existing or planned infrastructure elsewhere.
- 2.12 The site is extremely well placed for access to Grantham, with the town being approximately 3km away on the A52/Barrowby Road. Grantham is identified as a Sub-Regional Centre in the settlement hierarchy, with a railway station and plentiful services and facilities.
- 2.13 To the south of the site is the village of Barrowby (classified as a Larger Village in the Local Plan settlement hierarchy) which provides some limited services and facilities (public house, village hall, convenience shop etc.).
- 2.14 The proposals for Gonerby Moor would provide significant employment opportunities close to the site, representing an exciting opportunity to provide new jobs and investment in a sustainable, accessible location with good connections not just to surrounding communities, but to strategic locations across the UK. In addition, the proposed site is also easily accessible from notable employment areas across the region, including Nottingham and Peterborough as well as Grantham itself.

A Sustainable Location

- 2.15 The site is located on Land West of Grantham the opposite side of the A1, providing an exciting opportunity to deliver a new village that addresses climate change, enhances publicly accessible green space, delivers on the promise of community infrastructure and facilities to encourage healthy living and contributes to the pressing need for new homes of all shapes and sizes.
- 2.16 Bus service connections to the site would be a natural extension to those that serve Grantham along the A52 corridor and would add to the long-term commercial viability of those services. This an opportunity that would be explored in further detail as the site is progressed.
- 2.17 The site is located in a highly sustainable location and benefits from the following opportunities:
- The site is not constrained by Green Belt or any landscape designations;
 - The site is well served by existing local services and facilities in Grantham, including the train station, bus station, supermarkets, shopping centres, leisure centre and other recreational facilities;
 - The site provides the opportunity to deliver new services and facilities including Primary School with pre-school, informal and formal open space including sports pitches and play areas, a Local Centre with public realm, and sustainable transport hub;

- Highly desirable location on the western edge of Grantham providing direct access to Sheffield to the north and Peterborough to the south via the A1 as well as to Nottingham in the West;
 - The site benefits from existing landscape features including the hedge and tree belts and footpath connection which would be retained and create character;
 - Existing rich wildlife habitats provide the opportunity to deliver enhancements across the site, improving on the current situation and delivering on Biodiversity Net Gain;
 - Opportunity to create new areas of publicly accessible open space for sport and recreation, as well as allotments and orchards all of which positively encourage healthy living; and
 - The delivery of net carbon zero/low carbon construction and energy solutions, incorporating a fabric first approach to deliver highly sustainable homes while ensuring low costs for future residents.
- 2.18 Bus service connections to the site would be a natural extension to those that will already be serving the NWQ along the A52 corridor and would add to the long-term commercial viability of those services; this an opportunity that would be explored in further detail as the site is progressed.
- 2.19 The proposals could also incorporate a mobility hub to further enhance the decarbonisation of transport. This would:
- Function as a multimodal interchange, providing seamless connections between the development and the proposed Active Mode networks, including linking to the existing shared use cycle path on the northern side of the A52 to Grantham town centre and potential future high frequency bus services on the A52;
 - Act as a community hub through the inclusion of co-working space, cafés, bike repair, lockers and other facilities including a micro-consolidation centre that stores home deliveries.
- 2.20 Other important aspects of a new residential community at this site, to ensure it facilitates and encourages sustainable travel include:
- Interactive digital displays across the site that provide a range of key community information, including real time transport data;
 - EV charging facilities and EV car clubs that will ensure car borne trips are completed by zero emission vehicles.
- 2.21 A network of routes, open spaces and formal recreational facilities created around the existing PRoW network connecting the development with the wider local landscape and promoting exercise and sustainable modes, as well as providing a landscape driven public realm.

- 2.22 Whilst the strategy for the development will be to minimise any private car journeys to and from the site, these will of course still occur at times and the vehicular impact on the local highway network of Lincolnshire County Council and the Strategic Road Network (A1 and A52 along the site frontage) managed by National Highways, will need to be considered.
- 2.23 There are no overriding physical or environmental constraints that would prevent the site from being delivered.
- 2.24 The site is available and deliverable and Vistry anticipate that the site could deliver between 250 – 300 homes per year over a 10 – 15 year period. The master planning work undertaken to date, demonstrates that the number of units proposed would be achievable. This is set out in more detail in the submitted Placemaking Document (see **Appendix 2**).

The Vision

- 2.25 Vistry's vision for the site is to deliver a sustainable new village, located on the western edge of Grantham, set within and respecting the existing landscape that will enhance the existing facilities and services. The site could deliver the following:
- A new village well connected to Grantham;
 - Circa 2,500 homes across a wide range of types and tenures to meet all housing needs including affordable housing, social rent, First Homes, private rented, self-build as well as market housing at an appropriate mix;
 - Significant areas of open spaces including informal recreation, allotments and orchards for community use;
 - Formal recreational areas including sports pitches and play areas for the different age groups, to promote healthy living;
 - A Local Centre set within a well-considered landscape led public realm to promote well-being;
 - Mobility interchange including a bus hub, electric vehicle charging, cycle storage etc;
 - Pedestrian and cycle connections within the site and to Barrowby and Grantham; and
 - Potential for a new Primary School and pre-school with associated playing fields,

Sustainability

- 2.26 Vistry's corporate Sustainability Strategy recognises the interlinked nature of sustainability issues, for example their approach to both biodiversity and social value helps to enhance their placemaking strategies.
- 2.27 Vistry's sustainability efforts are focussed in three key areas – people, operations, as well as homes and communities. These are also key pillars of the corporate strategy and are a critical part of delivering their purpose: *"To deliver sustainable homes and communities across all sectors of the UK housing market"*.

- 2.28 Vistry has an ambitious target of 2030 to be net zero on all new homes they build, and 2040 to become net zero in their construction operations, and they are confident that they can positively contribute to national and local authority carbon reduction targets.
- 2.29 Vistry follows a 'fabric first' approach to design. This means they maximise the performance of the components and materials that make up their houses before they consider mechanical and electrical building system services. Vistry will achieve this by introducing:
- Increased levels of insulation
 - Higher performing windows, doors and thermal bridging
 - Improved airtightness
 - Enhanced ventilation system to ensure adequate indoor air quality as homes get more airtight
 - Adjustments to windows and doors to address climate resilience and summertime overheating, while maximising solar gains to reduce heating requirements
 - Supporting fabric with renewable technologies such as wastewater heat recovery and solar PV panels
 - Electric vehicle charge points on all dwellings.
- 2.30 To support climate resilience, Vistry are able to provide specifications for water efficiency that go beyond Part G of the building regulations and offer up to a 16% reduction in water use per dwelling.
- 2.31 By 2025, Vistry is aiming to reduce waste per plot by 20% and divert 100% of non-hazardous construction waste from landfill.
- 2.32 Vistry has a Group Social Value team who actively promote social value delivery plans for new developments. Through this team, Vistry also has several training academies focusing on supporting the training of local people in construction skills. By 2025, they aim to have 550 learners graduate from their academies.
- 2.33 Vistry has been working to ensure that they enhance the biodiversity of the communities in which they work. Vistry engages with their homeowners and wider communities to be part of their efforts such as wildflower planting days, nature treasure hunts, educating students on Net Zero Carbon and supporting initiatives such as hedgehog highways, bat boxes and bird nesting bricks.

Summary

- 2.34 The opportunity to develop this site is achievable in the early part of the plan period and the land is already available. A new village in this location will not only deliver much needed homes, but provide new community facilities, recreation spaces and transport improvements, with the focus firmly on low carbon travel and an actively lifestyle.

- 2.35 It is therefore proposed that South Kesteven District Council considers allocating this deliverable and exemplar site in the SKDC Local Plan to assist in bringing forward this new community.

3. EVIDENCE BASE

Sustainability Appraisal

- 3.1 An Interim Sustainability Appraisal ('SA') (February 2024) sets out the methodology for undertaking the sustainability assessment and provides further detail on the various topic areas to be assessed.
- 3.2 20 SA objectives under nine themes, which inform the assessment of the various Alternative Options are set out in Table 2.1 of the Interim SA Report (2024). These comprise:

Biodiversity and Geodiversity

1. *Support the integrity of internationally, European, nationally, and locally designated sites;*
2. *Protect and enhance habitats and species in South Kesteven;*
3. *Enhance understanding of biodiversity and geodiversity;*

Landscape

4. *Protect and enhance the character and quality of South Kesteven's landscapes, townscapes and villagescapes;*
5. *Contribute to tranquillity and the quality of dark skies;*

Historic Environment

6. *Conserve and enhance South Kesteven's historic environment, including designated and non-designated heritage assets;*
7. *Conserve and enhance South Kesteven's archaeological resource;*
8. *Promote opportunities for enhancing the understanding of South Kesteven's distinct historic environment;*

Air, Land, Soil and Water Resources

9. *Deliver improvements in air quality in South Kesteven;*
10. *Ensure the efficient and effective use of land;*
11. *Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste;*
12. *Manage South Kesteven's water resources in a sustainable manner;*

Climate Change

13. *Reduce the contribution to climate change made by activities within South Kesteven;*
14. *Support South Kesteven's resilience to the potential effects of climate change including flooding;*

Population and Community

- 15. *Provide everyone with the opportunity to live in good quality affordable housing;*
- 16. *Delivery of infrastructure to meet the foreseeable needs of the varied communities of South Kesteven;*
- 17. *Support the quality of neighbourhoods as a place to live;*

Health and Wellbeing

- 18. *Improve the health and wellbeing of South Kesteven's residents;*

Transport

- 19. *Promote sustainable transport use and encourage accessibility;*

Economic Vitality

- 20. *Support sustainable economic development in South Kesteven.*

- 3.3 Each of the SA Objectives are assessed (in terms of their baseline information) to determine current performance. This has then informed the sustainability objectives within the Draft Local Plan.
- 3.4 The Sustainability Appraisal (SA) Framework assessment of the various Alternative Options based upon the Sustainability Objectives is noted. The Points of the Compass Appraisal and the opportunity to consider development needs and development strategy options beyond the current Local Plan period is also noted. The Appraisal is set out in the Technical Annex accompanying the SA Report. The limited detail of the assessment of individual sites as part of the SA Framework Assessment is also noted, but as a result it is unclear as to how robust the site assessment work is, that underpins the Plans spatial strategy. High-level assessments of the various sites are also presented in the Technical Annex to the SA Report. It is noted that strategic growth options will be considered at Regulation 19 stage.
- 3.5 Land West of Grantham is assessed in the SA under reference SKPR-101 and identified as Land North of A52, West of the A1, Grantham. It was also assessed within the Site Assessment Report (February 2024). This document identified key areas of concern including:

Table 1. Land West of Grantham Site Assessment – Areas of Concern

Area of Concern	Boyer Response
Surface water flood risk	This issue is capable of being addressed through an appropriate SuDs scheme.
Major impacts on the strategic highway network, local highway network and local road	Initial technical work suggests that the development could be accommodated, however Vistry is committed to working with Lincolnshire County Council (LCC) and National Highways to agree an approach to minimise impact wherever possible.
Over 1km from public transport connection network	It is considered that improvements to public transport connections could be provided as part of the proposals, through enhancing or extending the existing bus routes, and this would be explored.
Within 1km of Local Wildlife Site	This would be considered and measured to ensure impact on the Wildlife Site is minimised, however no part of the site falls within the designation and the Local Wildlife Site lies over 900m away beyond the A52 to the south. Further to which, the proposals would incorporate significant environmental and biodiversity enhancements.

3.6 The SA conclusion for the site is as follows:

“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.”

Points of the Compass

3.7 To support the Sustainability Appraisal, a Points of the Compass Assessment has been prepared (SA Technical Annex), which assesses Grantham as a Sub-Regional Centre, the three Market Towns and Larger Villages across the district.

3.8 The assessment appraises the 20 settlements against the following criteria:

- Built environment designations, scheduled monuments, conservation areas, registered parks and gardens, and listed buildings.
- Biodiversity designations; SSSIs, Priority Habitats, and RIGS.
- Soil and water designations; SPZs, ALC, and Flood Zones

- 3.9 The Grantham Broad Area has been divided into four segments. The site being promoted by Vistry is partially located within the north-western segment, Gra4. Similar constraints exist across each segment around Grantham focusing on air quality, biodiversity, historic environment, landscape, soils and water, while population and community are also noted for Gra4.
- 3.10 In terms of air quality, this is focused on the central built-up area of Grantham. Allington Meadows SSSI is partially located within Gra4, which is also a BAP Priority Habitat, located to the north-west of the broad area. Other priority habitats are focused on the north within Gra4 and Gra1. High areas of sensitivity in terms of the historic environment are focused on the built-up areas and Gra1 in relation to Belton House. Gra1 and Gra2 are subject to Groundwater Source Protection Zone designations. The majority of the agricultural area is Grade 3 ALC across each segment area. Areas of land within each segment are also considered to be high in terms of landscape sensitivity, this includes land to the east of the A1, north of the A52, however no other constraints are identified for the site.
- 3.11 The Points of the Compass assessment demonstrates that land surrounding Grantham is subject to similar constraints. The mapping indicates that land within Gra4 has fewer constraints, and with Vistry’s commitment to work with SKDC, LCC and all relevant consultees to find solutions to the areas of concern, this would be a suitable location for development.

West of Grantham Assessment

- 3.12 Vistry has undertaken its own bespoke assessment of the site and as further site assessment work is undertaken, these areas of concern are capable of being addressed. This would enable the site to be promoted for mixed use development to the West of Grantham which can provide additional services and facilities, active travel and public transport improvements, open space and biodiversity improvements, as well as housing to assist in meeting the District’s housing target on a site which is available and deliverable.
- 3.13 The SA analysis presents a coded system, which the Council are calling ‘rag rules’ for presenting the effects that a site is considered likely to have against each specific criterion, as follows:

Table 2. Site Assessment Key

RAG Colour	Meaning
	Best performing sites (of sites being considered) and/or not constrained.
	Better performing sites (of sites being considered).
	Middle ranking sites (of sites being considered).
	Less well-performing sites (of sites being considered).
	Least well-performing sites (of sites being considered).

- 3.14 Each criterion is based on the SA themes, although they do not all directly relate, for example economic vitality has been removed from the residential assessments and

population and community and health and wellbeing have been merged. Each criterion has different ‘rag rules’ identifying the distance away a constraint or opportunity is considered to be, as set out above, however not all criteria include all levels of rag rating. There are limits to this distance approach to analysis and emphasises the high-level approach that has been taken in the assessment.

- 3.15 The following table sets out the assessment of Land West of Grantham, using the themes used by the Council in the SA Report. We have used the Council’s assessment of distance as the baseline high level assessment but have sought to adjust this in relation to local circumstances which provides a better reflection of the site circumstances.

Table 3. Land West of Grantham Site Assessment (see key above)

Constraint / Opportunity	SA Score	Boyer Score	Boyer Comment
Biodiversity and Geodiversity			
Internationally Protected Site			The nearest site is more than 15km away and is not therefore considered a constraint.
Site of Special Scientific Interest (SSSI)			Allington Meadows is 2124m from the site (categorised for biological interest). Due to the distance from the site it is not considered to be a constraint and any potential impact could be mitigated.
Local Geological Site			Little Ponton Quarry is located 7257m from the site
Regionally Important Geological Site			Hungerton Quarry is located 6756m from the site
Local Wildlife Site			Barrowby Grassland is located 911m from the site, to the south of the A52
Local Nature Reserve (N.B. Access to nature the key consideration with this layer – closer the site is to a local nature reserve suggests more opportunities for accessing, appreciating, and understanding nature)			The nearest site is more than 15km away. However, our measurements suggest there are 3 local nature reserves located within a 15km radius of the site, all accessible to the public (Staunton Quarry (2.5ha), Coombes Meadow (14ha) and Stonesby Quarry (4ha). The site is also within 10km of the Muston Meadows National Nature Reserve. The site itself seeks to preserve and enhance the local natural environment through delivery of a publically accessible multi-functional Nature Reserve and create a community asset for biodiversity and leisure use by local residents. Although in terms of distance the Council have scored this low, there is significant provision in the area, and proposals coming forward on the site have been

Constraint / Opportunity	SA Score	Boyer Score	Boyer Comment
			taken into account in our assessment which provides the relevant adjustment.
Ancient Woodland			Harlaxton Clays Wood is located 2668m from the site and is not considered a constraint
Priority Habitat			Deciduous Woodland is located 788m from the site and is not considered a constraint.
Landscape			
Tree Preservation Order (TPO)			Located at Barrowby All Saints Church at a distance of 1102m. The trees are located a significant distance from the site and will not be affected by the proposals.
Historic Environment			
Grade I Listed Building			Church of All Saints is located 1116m from the site
Grade II* Listed Building			Sedgebrook Manor House is located 2104m from the site
Grade II Listed Building			Table Tomb 2m south of Chancel at Church of All Saints located 1121m from the site
Scheduled Monument			Allington Village Cross is located 3344m from the site
Conservation Area			Barrowby Conservation Area is located 1046m from the site
Registered Park and Garden			Harlaxton Manor is located 4251m from the site
Air, Land, Soil and Water Resources			
Air Quality Management Area (AQMA)			South Kesteven AQMA No. 6 covers Grantham town centre over 3557m from the site. The proposals will include public transport improvements to minimise car usage.
Agricultural Land Classification – Grade I			The proposals do not affect Grade 1 agricultural land.
Agricultural Land Classification – Grade II			The proposals do not affect Grade 2 agricultural land.
Agricultural Land Classification – Grade III			The site is Grade 3 Agricultural Land.
Mineral Safeguarding Area			The site is not affected by a mineral safeguarded area.
Mineral Consultation Area			The site is not affected by a mineral consultation area.

Constraint / Opportunity	SA Score	Boyer Score	Boyer Comment
Water Resources	Green	Green	The site is more than 1500m from the River (Barrowby Stream)
Source Protection Zone	Yellow	Green	The site is not affected by groundwater source protection zone.
Climate Change			
Flood Zone 2	Green	Green	The site is located within Flood Zone 1.
Flood Zone 3	Green	Green	The site is located within Flood Zone 1.
Population and Community / Health and Wellbeing			
Employment Site	Yellow	Green	The existing employment site (SKLP323) is located 5028m from the site. The site is in close proximity to a number of existing employment sites within Grantham. As well as the existing and proposed employment areas at Gonerby Moor, which are within 2km, the assessment has therefore been adjusted.
Primary Service – Shop	Red	Green	The nearest shop is located 1399m from the site, in Barrowby, which has a co-op store. A convenience shop is also available in Great Gonerby. Wider services and facilities of higher order are available in the town of Grantham, which is a sub-regional centre. The scale of the proposed development will allow for retail provision to be included on the site, the assessment has therefore been adjusted.
Primary Service – Primary School	Yellow	Green	Nearest primary school is 1114m. There are a number of primary schools within close proximity of the site at Barrowby, Allington, Great Gonerby and on the edge of Grantham at Poplar Farm. The scale of the proposed development will allow for the provision of a primary school with pre-school on the site, the assessment has therefore been adjusted.
Primary Service – Secondary School / College	Yellow	Yellow	Nearest secondary school is 3258m. There are a number of secondary schools within Grantham with further provision being proposed as part of existing allocations.
Primary Service – Surgery	Yellow	Yellow	There are a number of doctors surgeries within Grantham, the nearest being 3565m. The scale of the proposed development may allow for the provision of new healthcare facilities and Vistry is committed to working with Lincolnshire

Constraint / Opportunity	SA Score	Boyer Score	Boyer Comment
			Community Health Services NHS Trust and other bodies to ensure the provision aligns with their aspirations.
Town Centre			Grantham Town Centre is 3599m from the site, but easily accessible by sustainable transport modes.
Open Space			The Council consider the site to be some distance from open spaces, with the nearest being the cemetery at Barrowby Church (971m from the site). Grantham has significant areas of open spaces. The scale of the proposed development will allow for significant open space for a range of uses to be included on the site, and the assessment has therefore been adjusted.
Transport			
Bus Route			An existing bus route runs from Grantham to Bottlesford along the A52 via Barrowby, 417m from the site. The scale of the proposed development will allow for an enhanced bus service provision, and the assessment has therefore been adjusted.
Bus Stop			The nearest bus stop is 1288m. As noted above, the scale of the proposed development will allow for enhanced bus service provision, the assessment has therefore been adjusted.
Train Station			The nearest train station is 4320m. The nearest stations are Bottlesford and Grantham, providing services direct to Nottingham. From Grantham direct train access is also available to Leeds, York, Peterborough and London.
Public Right of Way (ProW)			Thorns Lane, North of Barrowby – 341m A number of ProW cross the site or are located along the boundaries including: Barr/2/1, Barr/3/4, Barr/6/1 and Barr/4/3 providing links to Barrowby, Great Gonerby, Sedgebrook and Allington. There is the potential to make significant improvements to the PRoW network.

Theme 1 – Biodiversity and Geodiversity

- 3.16 The site is not located within 1km of an European or nationally designated site for biodiversity conservation. In terms of locally designated ecological and geological sites, the site does not overlap with a Local Wildlife Site (LWS), Regionally Important Geological Site (RIGS) or Local Geology Site (LGS).
- 3.17 The SA assessment considers proximity to a local nature reserve to be a positive consideration, providing opportunities for accessing, appreciating and understanding nature. The Council's assessment suggests the nearest local nature reserve is more than 15km away, however our own assessment indicates there are three sites located within a 15km radius of the site, all of which are accessible to the public: Staunton Quarry, Coombes Meadow and Stonesby Quarry. The site is also within 10km of the Muston Meadows National Nature Reserve. Although in terms of distance the Council have scored this low, it is considered there is significant provision within close proximity of the site.
- 3.18 The site is partly identified as a Biodiversity Opportunity Area and a Green Infrastructure Opportunity Area. The Council have provided principles within New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains and/or Policy EN3 Green Infrastructure, respectively, which would be taken into account when developing the proposals. Land west of Grantham will preserve and enhance the local natural environment through delivery of a publicly accessible multi-functional Nature Reserve and create a community asset for biodiversity and leisure use by local residents.
- 3.19 Vistry will seek to work with the Council to deliver a high-quality landscape led village which makes the most of its landscape setting and opportunities to provide nature recovery, significant ecological benefits and biodiversity net gain.
- 3.20 The proposal for Land West of Grantham can therefore positively work towards achieving SA Objectives.

Theme 2 – Landscape

- 3.21 The site is not subject to the boundaries of a National Park, National Landscape or Green Belt. Nor does it contain any Tree Preservation Orders.
- 3.22 The proposed development would involve the creation of a new village based on a landscape led masterplan design. This would be a substantive change to the existing landscape character, land use and for some visual receptors. However, the site is largely located in the low-lying Trent and Belvoir Vale which comprises open arable land but with few intrinsic features of landscape value. The areas of higher sensitivity and value in the locality are located to the south and west on the escarpment towards Great Gonerby and Barrowby, and only a small part of the site falls within this sloping land to the southeast.
- 3.23 The proposals provide an opportunity to provide extensive new amenity space both formal and informal, including playing pitches, play facilities and public realm as well as providing significantly improved public access to the PRow network for existing and new residents. Sensitive views will be respected, building a blue and green infrastructure delivering an

enhanced network of wildlife routes and capitalising on the existing features such as retaining specimen trees as key landmarks and retaining existing established hedgerows.

- 3.24 The proposal for Land West of Grantham can therefore positively work towards achieving SA Objectives.

Theme 3 – Historic Environment

- 3.25 The site does not contain any listed buildings or scheduled monuments and is more than 1km from the nearest heritage asset, being the Grade I listed Church of All Saints at Barrowby and the Barrowby Conservation Area. It is acknowledged that views of and from these assets, including Belvoir Castle to the south-west will need to be considered and reflected in the masterplan vision.
- 3.26 It is noted that the northern boundary of Barrowby Conservation Area is marked by the grounds of Barrowby Old Hall, All Saints Church, the C of E Primary School and The Rectory. All these properties have dense tree cover to the northern edge of their grounds which screen/strongly filter views to the north. It is considered that there will be a clear separation between Barrowby Conservation Area and development on the site. This could include a restriction of any built form on the scarp slopes (defined as land above the 65m contour) and include the introduction of structural woodland planting within the site as part of the overall green and blue infrastructure network.
- 3.27 It is acknowledged that a main vista from Belvoir castle is to the north east and would in part extend across the site. However, the distance is over 6km. The intervening land over the first 3km includes a stronger pattern of hedges and trees that form the local and middle-distance context, up to the alignment of the Grantham Canal. There are few non rural intrusions within this zone. However, the more distant views across the site and beyond to Gonerby Moor include a number of larger and less rural structures including roadside services linked to the A1, large retail outlets, lines of pylons, turbines, the railway line and communication masts.
- 3.28 The development proposals would be supported by relevant landscape and visual assessments and landscape strategies, which consider views of the wider historic assets.

Theme 4 – Air, Land, Soil and Water Resources

- 3.29 There is one Air Quality Management Area (AQMA) in South Kesteven District, located in Grantham's town centre: AQMA 1573, which is monitored for nitrogen dioxide levels. This is some distance away from the site. The proposals will promote sustainable modes of transport including enhanced bus service provision into the town centre and seek to reduce the number of private vehicles that access that area. With the move to electric vehicles, it is likely that the air quality within the AQMA will see improvements over the coming years.
- 3.30 Regarding soil resources, the site is underlain by Grade 3 agricultural land. At this stage it is not known whether this comprises 3a or 3b land however the site does not include any Grade 1 or Grade 2 land which is the most important. Vistry recognise Lincolnshire is a prominent area for agriculture and food production and this site will respect that by not

including any Grade 1 or Grade 2 land. It is considered the site is an appropriate location and should be the focus for growth.

- 3.31 The site is not in a mineral safeguard or consultation area.
- 3.32 For water resources, the site is not within a source protection zone and is more than 1500m from a river (Barrowby Stream).

Theme 5 – Climate Change

- 3.33 The Council acknowledge that by focussing growth around the District's largest settlements, this will help ensure that new development areas are predominantly located in close proximity to higher order services and facilities. This will in turn support a limitation of greenhouse gas emissions by reducing the need to travel to amenities and encouraging the use of alternative means of transport.
- 3.34 The scale of proposed development also needs to be such that it is large enough to support sufficient facilities including a primary school with pre-school, retail and employment alongside residential. This will ensure that neighbourhoods are genuinely walkable and will reduce use of the private car. The Vision for Land West of Grantham is to deliver a sustainable new village on land adjacent to Grantham, within a landscape setting with safe and secure walking and cycling routes connecting to the local ProW network. There would be walking and cycling connections within the site as well as a sustainable transport hub connecting it to the wider area using sustainable modes of transport. This hub could include electric vehicle charging, bus hub with enhanced provision connecting to Grantham and cycle parking. In terms of climate change adaptation, the site lies wholly within flood zone 1. In relation to surface water flood risk, the site includes some areas of high, medium and low surface water flood risk (mostly near to the northern boundary). However, this could be overcome by a SuDs scheme as part of any development proposals.
- 3.35 Modern methods of construction and materials, of which Vistry is a market leader, consideration regarding fabric first choices in construction as well as layout and building orientation can ensure that buildings are resilient to climate change.
- 3.36 Vistry is committed to working towards a target of achieving net zero on homes built on new developments by 2030 and is designing and building with the future net zero home in mind. Vistry prioritise energy efficient design with a 'fabric first' approach. This entails maximising component and material performance for increased insulation, high-performance windows, improved airtightness, and enhanced ventilation, resulting in reductions in carbon emissions.

Theme 6 – Population and Community

- 3.37 The proposed development seeks to create a new village of approximately 2,500 dwellings including the provision of affordable housing in a range of tenures including social rent and affordable rent across a mix of unit sizes, providing a significant positive contribution towards the Districts housing needs.

- 3.38 The site is on the edge of Grantham, prioritising development in this location offers significant advantages by ensuring they are already located close to existing services and facilities. At present, the site is more than 1km away from facilities and services however, the scale of development proposed means that the site can provide retail facilities, primary school with pre-school, employment, and a variety of open spaces including formal and informal recreation within the site area ensuring proximity to key services and facilities and helping to reduce the impact on nearby services.

Theme 7 – Health and Wellbeing

- 3.39 As noted under the population and community appraisal above, the scale of the development allows for significant facilities to be provided as part of the new village proposals, which have the potential to encourage people to make healthier journeys by active travel methods (e.g. by walking or cycling) instead of private transport options. Additionally, the site is crossed by a number of public rights of way, which promotes healthier modes of transport to local services and amenities but also grants access to the surrounding countryside, which inherently contributes to various health benefits (including physical and mental wellbeing).
- 3.40 In relation to the health benefits of green spaces, Vistry is aware of the opportunity this site presents for existing and future residents and are committed to delivering a new village that seeks to encourage healthy lifestyles. This could include formal sports pitches and play areas for all ages, informal open space with trim trails, as well as allotments and community orchards.
- 3.41 Finally, with regard to health services, it is acknowledged the site is some distance from a doctor's surgery, however, as noted above, the scale of the proposed development may allow for the provision of additional surgery facilities to be provided and this will be explored further.

Theme 8 – Transport

- 3.42 The Council aims to focus residential and employment allocations in the District's largest settlements, minimising the need for long-distance travel. Travellers have easier access to existing public transport networks, reducing reliance on private vehicles and promoting more sustainable modes of transportation. Additionally, the proximity to larger settlements likely means that local transport infrastructure already exists (including roads, railways, footpaths, and bus routes), resulting in improved connectivity and efficiency for residents and commuters.
- 3.43 Bus service connections to the site would be a natural extension to those that will already be serving the NWQ along the A52 corridor and would add to the long-term commercial viability of those services; this an opportunity that would be explored in further detail as the site is progressed.
- 3.44 As the site is developed, we would also promote the inclusion of a Mobility Hub to further enhance the decarbonisation of transport. This would:

- Function as a multimodal interchange, providing seamless connections between the development and the proposed Active Mode networks, including linking to the existing shared use cycle path on the northern side of the A52 to Grantham town centre and potential future high frequency bus services on the A52;
- Act as a community hub through the inclusion of co-working space, cafés, bike repair, lockers and other facilities including a micro-consolidation centre that stores home deliveries.

3.45 Prioritising development in and near to the District's major centres also presents notable advantages by increasing the likelihood that sites are situated near existing services and facilities. The scale of proposals can also assist in ensuring that facilities and services can be provided on site to serve existing and future residents.

4. SPATIAL STRATEGY AND MEETING HOUSING NEEDS

- 4.1 In this section, Vistry's position is detailed with regard to the proposed Spatial Strategy. The discussion necessarily relies upon and references the Councils approach to setting the Housing Requirement for the Local Plan Review.

Chapter 6 – Spatial Strategy

- 4.2 Chapter 6 of the Regulation 18 consultation looks into the Spatial Strategy that has been taken that has informed the Local Plan.

Policy SP1 – Spatial Strategy

- 4.3 Policy SP1 and the supporting text outline that the Local Plan is to deliver sustainable growth across the District during the plan period. We are broadly supportive of the approach to propose development across the District in locations which are suitable and sustainable but also provide a variety of opportunities and site sizes across the plan area. This approach will allow for greater certainty that the needs of the District can be met in a positive and robust manner.
- 4.4 Policy SP1 is clear that the Council is using the Government's Standard Method for identifying the Districts 'Local Housing Need' as the starting point for setting the 'Housing Requirement' for the plan, which we support and are not aware of any justified and objective evidence which suggests a lower figure should be used.
- 4.5 We are also pleased to see that Policy SP1 identifies the role of Grantham and its surrounds as a Sub-Regional Centre supported by three market towns and larger villages as all being capable of supporting growth and development over the plan period to meet the identified needs. Identifying and then implementing a strategy which spreads the growth around the higher order settlements across the District is positive and will enable local communities, service providers and the development industry to work together in a collaborative manner to bring forward the right sites at the right times in the right locations.
- 4.6 However, it is considered that it would be beneficial and positive to identify additional strategic growth on Land West of Grantham as part of the spatial strategy, in order to provide greater certainty on delivery over the Plan period and into the next Plan period, which is situated in the most sustainable location for growth in the District forming part of a Sub Regional Centre. Such an allocation would help to address any further challenges in the delivery of other allocated strategic site around Grantham over the plan period, given the current and ongoing difficulties in delivery and the reliance on significant infrastructure to support that growth, particularly to the east and south of Grantham.
- 4.7 The NPPF (December 2023) is clear, at paragraph 22 requires that:

“Strategic policies should look ahead over a minimum 15-year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising

from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery." (our underlining)

- 4.8 As set out at paragraph 20 of the NPPF, strategic policies are those which ‘...set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking) and make sufficient provision for: [inter alia] housing (including affordable housing)’.
- 4.9 In this context, Vistry consider that the Plan should also make provision for the longer term, as required by the NPPF, to ensure that the difficulties currently being faced in relation to delivery of housing, both market and much needed affordable, on Grantham’s strategic sites can be addressed. This can be achieved through the allocation of an additional site to the West of Grantham for the creation of a new village community.

Policy SP2 – Settlement Hierarchy

- 4.10 Policy SP2 emphasises the majority of development will be focused in Grantham in order to support and strengthen its role as a Sub-Regional Centre. The policy goes on to confirm that ‘new development proposals will be supported on appropriate and deliverable brownfield sites and on sustainable greenfield sites (including urban extensions), where development will not compromise the town’s nature and character.’ This approach within the settlement hierarchy is welcomed and we consider that the strategy could be further strengthened through the allocation of Land West of Grantham for a new village which complements the existing town and planned growth.

Policy SP4 – New Residential Development on the edge of Settlements

- 4.11 Policy SP4 relates to proposals for new development on the edge of a settlement and would apply to the development of Land West of Grantham. The policy sets out criteria labelled a-d (although there appear to be 2 x criteria a) which any residential development would be required to meet. The criteria include: demonstrating clear evidence of support from the local community, through community consultation; well designed and appropriate to the setting and area; adjacent to existing pattern of development or developed site allocations, be appropriate to the landscape, environmental and heritage characteristics of the area; and meet a proven need for housing. In general, these criteria are considered appropriate, however, it is important for the Council to acknowledge the efforts made by developers in their community engagement.
- 4.12 It is also considered that development adjacent to an existing allocation should satisfy the criteria, rather than requiring it to have been fully developed out. One development may be held up for a variety of reasons and this should not hold up other sites coming forward. The Council could re-visit the wording of this policy to ensure it can be met and does not hold up development from coming forward on suitable sites, particularly ones where valuable infrastructure and facilities can be delivered alongside homes for the benefit of existing residents.

New Policy 2 – Best and Most Versatile Agricultural Land

- 4.13 The need for a policy to protect best and most versatile agricultural land in order to protect opportunities for food production and the continuance of the agricultural economy is acknowledged. The criteria for development affecting the best and most versatile agricultural land are considered appropriate and the policy is therefore supported.

Chapter 7 – Housing Need

- 4.14 As indicated above, it is welcomed that the Council has used the Government's Standard Method in calculating the need for housing to derive the housing requirement for the period 2021 to 2041. Using the Standard Method, results in a need for 14,020 dwellings within the current Plan Period (2021-2041) and 701 dwellings per annum, an uplift of 51 dpa from the adopted Local Plan. The adopted Local Plan also contains a buffer to the supply close to 20% to provide a greater choice of sites, as well as to provide a contingency in case of a lack of delivery. It is considered to be positive, that it is proposed for the buffer to be continued within the emerging Local Plan, which will see a total housing supply of 16,975 dwellings. To meet this supply, the Council allocated an additional 2,901 dwellings across 23 sites, which is a buffer 21% above the housing requirement.
- 4.15 Notwithstanding the positive approach that has been taken as set out above, it is considered that in relation to strategic scale growth around Grantham, the Council could make provision for the longer term by allocating an additional strategic site to ensure consistency and confidence in supply beyond the current Plan period, in line with the NPPF. Such an approach will help ameliorate the issues that have arisen in relation to the delays in housing delivery around Grantham during the current Plan period.
- 4.16 As discussed within the following section of these Representations, we support a Plan period extension by at least two years to take into consideration possible delays in the preparation of the emerging Plan. This extension would result in an additional 1,402 homes and a significant portion should be provided in Grantham as the key settlement of the district. The Land West of Grantham is available to come forward within the Plan period to provide these much-needed homes and associated facilities.
- 4.17 For the reasons set out above, it is considered that the allocation of Land West of Grantham, would improve the effectiveness of the strategy for Grantham and would ensure that the policies set out in Chapter 7 are positively prepared.

Policy H1 – Housing Allocations

- 4.18 Policy H1 allocates 5,693 dwellings at locations around Grantham within the plan period, which is welcomed, however, it is noted that this includes 4,555 dwellings within existing commitments carried forward from the Adopted Local Plan, which are yet to come forward. This is discussed in further detail in relation to Chapter 12 of the Local Plan.
- 4.19 Within Chapter 7, figure 6 provides the indicative housing trajectory 2021-2041. The trajectory shows the completions from 2021/22 and 2022/23, showing minimal provision coming forward from the existing and proposed allocations, however it is severely lacking in

detail to justify the overall trajectory. The majority of the allocations are proposed to come forward in 2028/29 where it is indicated that over 1,400 dwellings will be provided. Despite this high figure, from 2036/37 onwards until the end of the Plan period, the provision of housing will fail to meet the required 701 dwellings per annum. Additionally, of the information provided within the trajectory, there is limited detail of the number of units to be brought forward by each individual site, per year. This makes it difficult to understand the Council's expectations in terms of delivery over the plan period.

- 4.20 Without the detail local communities, service providers and the development industry will be denied the opportunity to fully interrogate the assumptions and calculations within the trajectory, and it is therefore not possible to provide assurances on the accuracy of the information.
- 4.21 As indicated above, a new village to the West of Grantham has the ability to provide much needed new homes following the extension of the Plan period. This will assist the Council in meeting the housing need where there is a current shortfall towards the end of the proposed Plan period. It will also respond to the NPPF's requirement to consider the longer term when making strategic allocations, which will help to overcome the issues that have arisen in the current site allocations to the south and east of Grantham.
- 4.22 South Kesteven submitted its Annual Position Statement on Housing (APSoH) to the Planning Inspectorate in July 2023 and received notification to confirm the 5 year housing supply position in September 2023. The Planning Inspectorate confirmed the Council has a 5.01 years supply which could be relied upon until October 2024.
- 4.23 Despite the confirmation from the Planning Inspectorate in relation to the APSoH and the changes to the NPPF following the latest revisions from December 2023, it is essential that the Council provide the detailed evidence to support their position on housing land supply and the calculations which make up the housing trajectory. Without this detail, the Council will miss the opportunity to test their evidence through the Local Plan consultation and preparation stages which is procedurally flawed, and this should be rectified.
- 4.24 Further to the above, it is unknown if the lack of previous delivery has been taken into consideration in preparation of the trajectory, or if constraints to development have been accounted for. For example, the delays in progress of the Grantham Southern Relief Road (GSRR) have meant that development reliant on this relief road such as the Spitalgate Heath allocation and Prince William of Gloucester Barracks allocation have been pushed back, with little certainty of when the GSRR will be completed, particularly in light of ongoing technical construction issues, the housing trajectory will need to make allowances for this.
- 4.25 For the reasons set out above, it is considered that the allocation of Land west of Grantham, would improve the effectiveness of Policy H1 and ensure that Policy H1 is positively prepared.

Policy H2 – Affordable Housing

- 4.26 We acknowledge the importance of providing affordable housing options on a site of 10 or more dwellings, as this ensures a range of accommodation to come forward which will promote mixed and balanced communities across South Kesteven.
- 4.27 South Kesteven face a significant need for affordable housing up to 2041 as affirmed in the draft Plan. We note that the Local Housing Needs Assessment (dated September 2023 although referred to as February 2024 on the website) prepared by Aecom, identifies a need for 402 affordable homes per annum, which equates to 57% of the overall local housing need (LHN) figure identified by the Government's Standard Method.
- 4.28 Policy H2 related to the delivery of affordable housing as set out in the Regulation 18 plan, includes a wide-ranging policy percentage figure requirement of affordable housing of between 27-57%, which it is understood will be refined as a result of the Whole Plan Viability Assessment in due course. There is a clear recognition therefore of the need to provide significant levels of affordable housing in South Kesteven.
- 4.29 Alongside the Regulation 18 Local Plan, the Council has published a Whole Plan Viability Assessment dated January 2024 which has been prepared by HDH Planning & Development Ltd. Throughout this document, the residential site appraisals have assumed a consistent 30% level of affordable housing for testing purposes along with a consistent and defined mix of tenure type including affordable rent, social rent, shared ownership and first homes. We are therefore unsure why the emerging policy has not reflected this evidence base at this stage.
- 4.30 Appendix 16 and Appendix 17 of the Viability Assessment published shows that a variation of affordable housing percentages and different mix of tenure types has been tested by the consultant team on behalf of the Council, with the results being shown in a coloured table to reflect the viability of the percentages tested. The approach to testing a variety of requirements is to be commended and, in our view, exactly what the Local Plan evidence base should be seeking to explore and consider through specialist and professional support.
- 4.31 We are however concerned that Policy H2 does not accurately reflect the evidence that has been prepared within the Viability Assessment. It is unclear how the standards included within the policy, such as "make provision for 27-57%" have been reached when the viability evidence has tested 30% provision predominately but also tested a range from 0% to 40% as set out in Appendix 16.
- 4.32 It is also unclear as to how the Council has identified the range (27-57%) in the first part of the policy but then have fixed requirements in relation to the mix of affordable housing provided on site with reference in criteria a to 25% as First Homes (appreciating that this is nationally mandated) and in criteria b including 60% as rent and 40% as affordable ownership, when the overall requirement is not understood nor the implications for providing below the requirement on housing mix.

- 4.33 Ahead of the Regulation 19 document, we would request that the Council provides clarity for local communities, applicants, and decision makers as to the level of affordable housing and the mix of tenures that are required to meet the needs of South Kesteven, but also be aligned with the viability evidence available. As currently presented, the policy does not provide the clarity and certainty that is required of a fundamental planning policy which is linked to the overall aims and objectives of the Council's plan.
- 4.34 Given the significant levels of affordable housing need and given that the Viability Assessment suggests that a level of 30% is likely to be viable, there is likely to be a significant shortfall in the overall affordable provision.
- 4.35 There is an opportunity for South Kesteven to meet its affordable housing need by allocating a greater amount of housing, sufficient to deliver a much higher rate of affordable. For this reason, there is a clear case for examining the extent to which further growth could be accommodated within South Kesteven, focusing on the Sub Regional Centre of Grantham in particular. A new village to the west of Grantham can deliver on high quality affordable housing need in a setting conducive to community cohesion and a healthy lifestyle.
- 4.36 Such an approach would be consistent with national policy, insofar as the NPPF (December 2023) provides, at paragraph 60, that '*...it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed...*'.
- 4.37 In this context, paragraph 63 is clear that '*...Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing...*'.
- 4.38 Vistry consider that the Council could explore the further growth potential of the District in order to determine the extent to which the Plan could reasonably allocate additional sites for residential-led development, to provide for the delivery of a greater amount of affordable housing that can be viably be delivered, to meet the needs of the District.

H4 – Meeting All Housing Needs

- 4.39 We are generally supportive of the need for an appropriate mix of housing to secure mixed and balanced communities to meet the needs of older and disabled people. However, if the Council wishes to adopt higher optional standards for accessible, adaptable and wheelchair homes they should only do so where this would address an identified need for such properties as set out in the NPPF.

H3 – Self and Custom Build

- 4.40 The policy requires at least 2% of the plots on sites of 400 units or more to be provided for self and custom build housing. It is acknowledged there is a need to provide self and custom build plots, however, the take up of serviced plots is not certain and we welcome the flexibility specified in the policy for the plot to return to market use if not required.

- 4.41 The proposals at land West of Grantham are capable of assisting in meeting the need for self and custom build housing.

5. VISION AND DEVELOPMENT MANAGEMENT POLICIES

5.1 This section makes comments on other policies included within the Local Plan Review.

Chapter 2 – South Kesteven District – Plan Period

5.2 Under paragraph 2.1 of the Regulation 18 consultation document, it is indicated that the plan period for the emerging Local will run from April 2021 through to April 2041. We are pleased to see the Council is preparing the Plan to run for a longer period of time, and is actively preparing a document which will cover a 20-year period. However, we are concerned that once the plan is adopted, the Council may fail in meeting the minimum requirement of 15 years as outlined within paragraph 22 of the NPPF (December 2023). To be able to provide a 15-year period, the plan will need to be adopted at the latest by the 31st March 2026.

5.3 Although the most recent Local Development Scheme (published May 2023) demonstrates that the Plan is due to be adopted by Spring 2026, and supporting evidence continues to reiterate that it will be adopted by this timeframe, this does not provide comfort or clarity for developers and local communities that the target of a minimum of 15 years will be achieved. This caution is further strengthened by the previous delays the plan has faced and it is reasonable to assume that further delays are to be expected in the production of the Local Plan. Therefore, it is considered the Council should seek to extend the proposed plan period within the Regulation 19 document.

5.4 By taking a positive and proactive approach to delivering across the Plan period, the Council is able to ensure that the plan is robust, credible and fit for purpose and has the opportunity to deliver more housing and growth opportunities across South Kesteven to meet local identified needs, and in particular affordable housing needs. Seeking to adopt a plan which fails to meet the minimum 15-year requirement will result in growth and investment being limited unnecessarily in South Kesteven which is detrimental to the towns and local communities across the District.

5.5 The Regulation 18 consultation documents states within paragraph 2.2 that the plan *“provides an additional five years beyond the current plan period of the adopted Local Plan which runs to 2036”*. Although this is correct in terms of years, the actual effect is that the time is being “lost” through the preparation of the Local Plan at this stage because to provide an additional five years, the plan would need to be adopted in 2025 to reflect the five years since the plan was adopted in 2020.

5.6 We recognise the efforts made by the Council to prepare the plan period to look ahead in providing for the District, however, we encourage the Council to extend the plan period by at least another two years to 2043 which will allow for any further delays in plan making, whilst still ensuring that the minimum time period can be achieved. Extending the plan period, also allows further years of development and growth to take place and provides a greater buffer in terms of housing numbers.

- 5.7 The extension of the plan period creates the need for approximately 1,400 additional dwellings within the district. As the key town in the district, Grantham and the surrounding area is an appropriate location to accommodate a significant proportion of this growth. In particular the site being brought forward by Vistry is capable of providing a large number of the required dwellings in addition to bringing forward additional employment opportunities and further facilities. This will therefore provide current and future new residents greater choice and flexibility for housing and employment options.
- 5.8 To ensure that the current difficulties with delivery being faced on Grantham's strategic sites, in relation to both market and much needed affordable, can be ameliorated, the strategic policies of the Plan should, in line with paragraph 22 of the NPPF, be set within a vision that looks further ahead (at least 30 years) and identify larger scale developments such as new villages as part of the strategy for the area. There is an opportunity to allocate additional land for a new village to the West of Grantham that is not only more sustainable and deliverable but seeks to provide a solution to the pressing need for housing whilst delivering on much needed new and enhanced facilities and infrastructure.

Chapter 3 – Vision and Strategic Objectives

- 5.9 Chapter 3 of the Regulation 18 Consultation sets out the Vision and the Objectives the Plan seeks to meet and provide. The Vision has been updated to reflect the Council's commitment in tackling climate change, and creating an economy that is strong and successful, whilst building sustainable communities providing a high quality of life for residents across the district. The Vision proposed within the Regulation 18 document is realistic in its ability to be delivered through the provision of high-quality housing in addition to the provision of employment types for a strong economy.
- 5.10 Chapter 3 states that the Vision will be achieved through providing appropriate development to meet the local needs for both sustainable housing through the provision of 16,975 dwellings throughout the Plan period, as well as for the employment needs of the district through the provision of employment land.
- 5.11 We are in support of the overall Vision in increasing the importance of tackling Climate Change as well as creating sustainable, diverse, and safe communities across the district. To strengthen the Vision to further ensure it is considered as sound, the Plan period should be increased, as previously highlighted, and the Vision should be amended accordingly to account for the additional years.
- 5.12 The draft Plan also sets the strategic Objectives for the Local Plan moving forwards. The Objectives have been amended to emphasise the approach towards Biodiversity and Climate Change. There are 2 Objectives identified within the Social Objectives (Housing, Health, Social and Community Needs):
- Objective 10: To ensure that new residential development includes a mix and range of housing types which are suitable for a variety of needs, including the need for affordable and local-need housing in the District.

- Objective 11: To support new and existing community infrastructure. To ensure that relevant community and other infrastructure needs such as facilities for leisure, new or enhanced open space provision, green infrastructure, health, education, affordable housing, transport, water infrastructure and the arts as arising from new development is delivered through on and off-site contributions. To contribute to improving the health and well-being of residents.

5.13 However, there are additional Objectives that relate to housing provided within the Economic Objectives:

- Objective 5: To facilitate and sustain a network of sustainable communities which offer a sense of place, that are safe, inclusive and can respond to the needs of local people, establishing an appropriate spatial strategy that will guide the scale, location and form of new development across the District, providing the long term basis for the for the planning of South Kesteven.
- Objective 9: To make provision for an adequate supply and choice of land for new housing, employment, retail, leisure, culture and other necessary development, to meet the needs of the District to the year 2041, and in so doing improve the quality of life for all, whilst safeguarding the best and most versatile of our agricultural land.

5.14 As well as within the Environmental Objectives:

- Objective 12: To protect and enhance the District's natural, historic, cultural assets, blue green infrastructure (including trees, woodland, and watercourses) and the built environment through good design, sensitive use and management Improved networks that respect important local characteristics, by ensuring new development is well designed, promotes local distinctiveness, integrates effectively with its setting and secures community safety.
- Objective 13: To proactively plan for and reduce the impacts of, and address climate change through adaptation and mitigation and to move to a low carbon economy, in order for the district to play its part in meeting national ambitions to meet net zero carbon by 2050. New development is appropriately designed to significantly reduce carbon emissions and is not exposed unnecessarily to the risk of flooding nor increases the risk of flooding elsewhere. Opportunities to incorporate blue green infrastructure (including trees, woodland, and watercourses) and adaptation for wildlife as a response to increases in flood risk are properly investigated, including through the provision of biodiversity net gain.

5.15 We consider that Objective 9 should be amended to take into the consideration the extension of the Plan period, and thus the increased need for housing across the district.

5.16 However, we are pleased to see that the Council have provided an approach and set Objectives which are largely pro-growth whilst requiring the provision of diverse and sustainable communities, that are well-designed to create safe communities which are energy efficient, assisting in combating Climate Change.

Chapter 4 – Sustainable Development in South Kesteven

Policy SD1 – The Principles of Sustainable Development in South Kesteven

- 5.17 Policy SD1 seeks to deliver sustainable development in South Kesteven and reflects the overarching principles found in the National Planning Policy Framework that the Local Plan will be judged against when it reaches the Examination stages. It is essential that the Local Plan policy does not repeat national policy requirements but has a specific focus on South Kesteven.
- 5.18 Changes to the policy to incorporate the Council's commitment to reaching net zero carbon by 2050 is supported as this then provides strong links between the policy and the objectives of the emerging plan. We are broadly supportive of this approach as development proposals which come forward over the plan period will need to meet building regulations as a minimum and often standards can be exceeded (subject to viability and technical considerations).
- 5.19 It is also noted that the policy *"may be updated further once the Climate Change Study has been completed"* before the next iteration of the Local Plan is published. We acknowledge that the Council's evidence base supporting the plan is evolving and will be published at different times, but we consider the Climate Change Study to be a fundamental piece of evidence to guide the ambitions of the Council and the Plan in respect of climate.
- 5.20 As a fundamental piece of evidence, we would suggest that it is published in draft format for comment and review by stakeholders to ensure that its conclusions are fully understood by all parties. Publishing this evidence when it is available, rather than waiting for the next consultation, will be of significant benefit to the Council and those engaging in the Local Plan as this will enable considerations to take place in a positive and meaningful manner to accord with the Council's Statement of Community Involvement.
- 5.21 If this emerging evidence is not published until the Regulation 19 stage, we are concerned that its findings may result in policy amendments/revisions that have not been fully tested alongside other evidence base documents or considered by the range of interested parties engaging in the plan preparation stages.
- 5.22 Although we are broadly supportive of the approach set out in Policy SD1, we would suggest that any further revisions to the policy provide greater clarity as to the expectations of how development proposals are to meet criteria a-m within the policy. At the moment, it is unclear as to whether each of these 13 requirements has to be met and the relationship between them and a future iteration of the policy should better reflect this to ensure the policy is effective and justified and therefore capable of being found "sound".

Chapter 5 – Climate Change and Energy

- 5.23 The Council has correctly identified the impact that climate change will have on the country and sought to tackle this issue directly. It is proposed this will be done by the District becoming net zero carbon by 2050 and other related objectives embedded into the Vision

and the Regulation 18 plan as a whole. We support the Council in this approach and the Council has clearly set out the issues specific to their administrative area.

- 5.24 It is acknowledged that the policy area is ever changing, and a balance needs to be found between the national policies and requirements (for example the Written Ministerial Statement published on 13 December 2023) and those within Local Plans (both existing and emerging). However, we are concerned that by not including policies on Climate Change in the Regulation 18 Draft the Council are losing the opportunity to gain valuable consultation responses from a range of stakeholders to inform this emerging and very important area of policy.
- 5.25 Paragraph 5.16 of the Regulation 18 consultation document provides the scope of the policy recommendations. However, these do not provide the local communities in South Kesteven or the development industry with specific details or direction to provide detailed consultation responses on. Any emerging policy requirements will need to be subject to public consultation and engagement and be embedded into the wider evidence base documents in addition to the Sustainability Appraisal considerations to ensure that an effective and justified policy is prepared.
- 5.26 The Council is rightly taking a positive and ambitious approach to addressing climate change and has put this topic central to their actions as a local planning authority but has not included any draft policies within the Regulation 18 document. This has the potential to miss the opportunity to seek meaningful engagement. The development industry benefits from experience of current developments and latest technologies and solutions to reduce the impact of climate change and are therefore well placed to engage positively and constructively with the Council on this important policy area.
- 5.27 Vistry is committed to sustainable construction methods and building sustainable homes that follow the latest guidance and policy. Development of the site at Land West of Grantham would provide sustainable and net-zero homes for residents in the wider Grantham area.

Chapter 8 – Protecting Existing Community Facilities and Providing New Facilities

- 5.28 The Council rightly identify that the on-going provision of local services and facilities is of critical importance to the sustainability of the District's towns and villages. Grantham, as Sub Regional Centre provides a range of services which serve a wider population, but it is also important to remember the importance of the more localised facilities.

New Policy 3: New Community Services and Facilities

- 5.29 This new policy is supported to enable appropriate new community facilities to be provided being well located for the intended community and prioritising access by walking and cycling. The site at Land West of Grantham is of a scale where the provision of new community services and facilities can be provided to benefit existing and future residents, including education, community, sports and recreational facilities, informal open spaces, green and blue infrastructure and a local centre.

Chapter 9 – Employment and Economic Prosperity

- 5.30 Within the NPPF it is identified that there is the need to build a strong competitive economy as a key objective for the planning system. Any plan which comes forward needs to ensure that any issues that may prevent achieving a strong economy are address. Chapter 9 of the Regulation 18 consultation seeks to deliver a strong and sustainable economy in South Kesteven. This is outlined to be achieved through the creation of well located, good quality employment land.

Policy E1 – Grantham Southern Gateway Employment Opportunity

- 5.31 The previous strategic employment site of Grantham Southern Gateway which was allocated within the adopted Local Plan is carried forward within Policy E1 of the Draft Local Plan. This policy outlines that approximately 118.19 Ha of B2/B8 use will be provided to contribute towards the growth of the District. Part of site has received outline planning permission in 2021 and a subsequent reserved matters application recently approved in February 2024. Additionally, the Grantham Designer Outlet Village has received planning approval, with the conditions currently in the process of being discharged. Despite the delivery of development on the site, this is not of B2/B8 use which the site had previously been identified to be provided.
- 5.32 The Employment Land Study states that 51.2 Ha should be partially released from the original employment allocation due to consent being granted for housing and a retail park on the site. It is our view that Policy E1 needs to be updated to reflect the recent changes to the site. This will see the loss of employment land in Grantham, which has been identified as the key area of growth within the district.
- 5.33 To continue to allow Grantham to grow, prosper and act as the key settlement of South Kesteven, it is important that employment opportunities are created alongside the delivery of new homes. We consider that the land allocated at Gonerby Moor for employment use provides an exciting opportunity to provide new jobs and investment, offsets the loss of land from the Grantham Southern Gateway, and is therefore supported.
- 5.34 Growth at Gonerby Moor would be considered to align with growth on Land West of Grantham and provides a synergy in terms of the delivery of jobs and homes.

Policy E2 – Other Employment Sites

- 5.35 The Regulation 18 Plan proposes to combine the adopted policies of E2 and E3 to provide the new strategic employment sites with the existing allocations contained in the adopted Plan. This policy continues to recognise Grantham as a key area for growth and that the Grantham Southern Gateway in combination with the proposed employment allocations at Gonerby Moor will allow for a variety of choice of B2/B8 use for the market in addition to providing a substantial number of needed jobs.
- 5.36 This policy supports Chapter 6 of the NPPF which requires policies and decisions to recognise locational requirements of different sectors, including through the creation of clusters or networks, and for storage and distribution services which are in suitable and

accessible locations. It is evident from the Employment Land Study and the Sustainability Appraisal that the Grantham Sub Regional Centre, including the allocations made at Gonerby Moor, lies within a key location for strategic employment growth both regionally and nationally, with strong accessibility onto the highway network of the A1. Therefore, we support the Draft Plan in recognising and addressing the locational requirements strategic employment operators have and planning accordingly to meet that market demand in suitably accessible locations across the District.

- 5.37 The Regulation 18 Local Plan had allocated significantly more land than the specified requirements outlined in the Employment Land Study. However, the supportive text of Policy E2 recognises the proposed sites for allocation allow for a suitable amount of choice in the market for employment use, such as through the provision of employment land at Gonerby Moor, which benefits from the existing nearby employment as well as from the access to the A1.

Chapter 10 – Protecting and Enhancing the Natural and Built Environments

EN1 – Landscape Character

- 5.38 The South Kesteven Landscape Character Assessment has been used by the Council to inform its landscape policy, however it is noted this is dated 2007 and has not been updated for the Local Plan Review, when in fact the document itself confirms *'it is intended to be the start of a continuing process of landscape character assessment.'* The policy is supported however, it remains important for the Council to ensure that their evidence base documents are up to date, and should be updated prior to examination.

EN2 – Protecting Biodiversity and Geodiversity

- 5.39 The policy seeks to facilitate the conservation, enhancement and promotion of the District's biodiversity and geological interest of the natural environment, including enhancing ecological networks and seeking to deliver net gain on all proposals. It distinguishes between the hierarchy of internationally, nationally and locally designated sites in accordance with the requirements of national planning policy. The policy is supported.

New Policy 4 – Biodiversity Opportunity and Delivering Measurable Net Gains

- 5.40 The emerging Local Plan has introduced a new policy which looks at the provision of biodiversity net gain within developments or off-site provision which has now become mandatory for all developments following Government amendments to legislation and the 2021 Environment Act.
- 5.41 New Policy 4 allows the Council to continue to demonstrate their commitment to tackling Climate Change, Climate Resilience and mitigating the impacts of developments across South Kesteven. We are however concerned that the policy simply repeats national policy and therefore is potentially not required.
- 5.42 The new policy refers to future development proposals being in line with documents that are prepared outside of the Local Plan process which is a concern and needs to be addressed more accurately within the Regulation 19 document. We are also concerned that the Local

Nature Recovery Strategy is embedded into the policy wording even though this is not yet completed and question whether this would be an effective policy when considered against the test of soundness in the NPPF.

- 5.43 It is positive to see that the Council seek on-site biodiversity net gain where possible, and that the policy has flexibility to allow for off-site measures to be considered in specific circumstances. It is important that any Local Plan policy incorporates flexibility and how this might be achieved through a combination of on-site and off-site measures where appropriate.
- 5.44 Vistry is fully committed to delivering BNG in line with mandatory requirements and where possible seek to deliver BNG in excess of this, subject to viability, but any such over-provision above 10% should not be incorporated into Policy, therefore Vistry supports the approach taken. Vistry also welcomes the flexibility included in relation to the BNG hierarchy, which allow for off-site delivery. In relation to the preference for on-site BNG, it is essential that flexibility is allowed for within the policy to take account of site-specific circumstances and that it is recognised that some habitats may not be able to be re-provided on-site and therefore off-site provision may be entirely appropriate. There will also need to be viability considerations in relation to off-site vs on-site provision and Vistry support the policy given that it allows for this.
- 5.45 Vistry is a member of the Future Homes Hub, which promotes and facilitates joint working between housebuilders, local government and other experts to ensure the sector is as prepared as possible for BNG. Vistry, as part of a group of major housebuilders, is signing up to deliver a range of enhanced on-site biodiversity measures across our sites. Vistry is therefore supportive of incorporating features to support wildlife, but again there should be flexibility to allow the right measures in the right place.
- 5.46 The policy also references the ongoing management, monitoring and reporting of BNG for 30 years after completion of a development. Clearly this can take place in many different ways, but the supporting text of the policy should be amended to provide greater clarity and certainty as to the local authority expectations of the ongoing management of the site and BNG. The summary box found on page 98 of the Local Plan also references that biodiversity requirements have been tested in the Whole Plan Viability Assessment which is welcomed. However, we are concerned that the costs used in Table 8.3 of the January 2024 Viability Assessment by HDH Planning and Development Ltd are from 2017 which is now becoming dated. These should be refreshed ahead of the Regulation 19 document.
- 5.47 The Viability Assessment provides no commentary in relation to the costs for the monitoring of BNG for the 30-year post completion nor on how this is being factored into the financial modelling. We assume that the costs are factored into the combined figures for developer contributions, but this is unclear and should be clarified through further revisions to the evidence base. This will provide certainty to the development industry as well as organisations such as the Greater Lincolnshire Nature Partnership and the Greater Lincolnshire BNG Task Group as referenced in paragraphs 10.11 and 10.12 of the Regulation 18 document.

EN3 – Green Infrastructure

- 5.48 The draft policy and the strategy for green infrastructure is supported. It is important that the green networks are retained, and it is considered they should be enhanced wherever possible, with development proposals ensuring that existing and new green infrastructure takes opportunities to enrich biodiversity and habitats, enable greater connectivity and provide sustainable access for all.
- 5.49 The land West of Grantham will assist in meeting this policy by improving provision across the site and connecting with the existing green infrastructure network.

EN6 – Historic Environment

- 5.50 The draft policy is considered to be in line with the requirements set out within the NPPF, and is set out in relation to each type of heritage asset, this is considered appropriate, and the policy is therefore supported.

Chapter 11 – The Built Environment**Policy DE1 – Promoting Good Quality Design**

- 5.51 We recognise the importance of a policy ensuring good quality design is achieved by proposed developments. Having a policy that sets design requirements will enable developers to fully understand what is needed to achieve a well-designed settlement for South Kesteven.

Policy SB1 – Sustainable Building

- 5.52 The importance of development proposals being able to mitigate against and adapt to climate change is supported and the Council is rightly seeking to take a positive and proactive approach to that through the emerging Local Plan.
- 5.53 Over the plan period the requirements, standards and targets are likely to change as best practice and modern technologies change and evolve and bring about greater efficiencies and outcomes for both the residents of new residential dwellings, the local community and the development industry. As such we are concerned that policy SB1 as currently written will not be effective over the plan period and greater focus should be given to development proposals needing to meet the mandatory building regulations and where possible exceeding these standards.
- 5.54 As the Council is aware, the building regulations are constantly being updated and revised to reflect more standards and legislation covering all aspects such as energy consumption, water use and requirements such as EV charging. Therefore policy SB1 is at risk of becoming redundant in the short term as building regulations will require greater standards than those outlined in the emerging policy.
- 5.55 Whilst Vistry is supportive of the principle of a policy which seeks to reduce carbon, there are some practical considerations, as noted above, which should be taken into account as part of future draft policy SB1.

OS1 – Open Space and Recreation

- 5.56 We welcome the Councils view that accessible, good quality open spaces can make a significant quality of life contribution to the residents of South Kesteven, along with providing wider benefits including supporting biodiversity, and providing green infrastructure links in accordance with the NPPF.
- 5.57 The draft policy is supported. It is in accordance with National planning policy and guidance and being evidence based is welcomed as this allows flexibility for each site to provide an appropriate approach.
- 5.58 The recent review of the open space provision in the District is welcomed. The Open Spaces, Sports and Recreation Study (2023) identified at Table 38 a deficiency in provision within the North Sub-Area of amenity greenspace, natural and semi-natural greenspace (although across the District the provision is met) and provision for children and young people.
- 5.59 The proposed site to the West of Grantham has the capacity to deliver significant open space which would include parks, play areas, informal open space, and green links. This will allow for exercise and recreation within the site and would assist with increasing and enhancing the provision for the wider District, especially in the north sub-area which is the most populated area of the District. There is also an opportunity to provide connections to the existing public right of way network within the surrounding countryside from the site.

Chapter 12 – South Kesteven Communities – Grantham

- 5.60 This section of the Regulation 18 Plan focuses on Grantham as the largest settlement and Sub Regional Centre within the District of South Kesteven and the second largest settlement in Lincolnshire. Its strategic importance due to its location of the River Witham, along with the Great North Road and East Coast Main Line running through it are highlighted. It has good strategic connections to London, Peterborough, Newark, Lincoln and Nottingham. The aspiration for Grantham to be a leading sub-regional centre offering high quality retail, leisure, residential and employment opportunities to the whole of the area is welcomed.

Supporting Grantham's Economy

- 5.61 It is noted that unemployment in the town is at 4.2% higher than the District average of 2.9%, and therefore the opportunities to enhance employment provision within Grantham is supported, especially those proposals at Gonerby Moor to the west of the A1, as set out in the section reviewing Chapter 9 above.

GR2: Sustainable Transport in Grantham

- 5.62 The Council considers the growth of the town to require an efficient transport network which enables services and facilities to be accessible to all, whilst also helping to reduce congestion and minimising the environmental impact of transport, particularly through the town centre.
- 5.63 Grantham lies adjacent to the A1 and it is currently bisected by the A52. The Grantham Transport Strategy identified these as the key transport networks placing Grantham in the

midst of major destinations. The strategy looks to make best use of the existing highway network and transport infrastructure. The Land West of Grantham is adjacent to both these key strategic routes and demonstrates it is in one of the most suitable and highly sustainable locations in Grantham. It is important that Policy GR2 recognises other locations within the Grantham Transport Strategy Area that would be appropriate for transport improvements as well as the Grantham Southern Relief Road. Funding sources were not identified as this will be decided by the Grantham Transport Strategy Board, however, development in this location could contribute towards the Transport Strategy through financial/non-financial contributions.

- 5.64 The Council is also looking to provide a green corridor along the A52 from Barrowby Road to Somerby Hill. The site at Land West of Grantham could seek to continue the green corridor west along the A52 and also contribute towards the current green corridor proposals in this location.
- 5.65 Alongside its location next to strategic transport routes, the site is capable of influencing travel behaviours, in that its scale allows for a certain level of local facilities to be provided on site reducing the need to travel; promoting shared and public transport by providing a mobility hub and improved bus connections; and prioritising active modes for walking and cycling, by connecting to existing routes; mitigating residual impacts of travel by providing EV charging points and ensuring that where journeys still need to be made by car, other sustainable options are available.

GR3: Grantham Allocations

- 5.66 The allocations for the Grantham area proposed in the plan are expected to deliver 5,693 new homes across the plan period. This includes over 4,500 existing commitments which have been carried forward from the adopted Local Plan but have yet not come forward as anticipated.
- 5.67 Those allocations are reliant on the Grantham Southern Relief Road (GSRR), such as the Spitalgate Heath allocation (GR3-H1) and Prince William of Gloucester Barracks allocation (GR3-H4) have been continuously pushed back. It is noted that the anticipated delivery of these sites up until 2041 has been amended however, with little certainty of when the GSRR will be completed, this needs to be taken into consideration. In this regard it is suggested that alongside the extension of the plan period and setting a vision for the longer term (NPPF), a further strategic allocation for the Grantham area is required to ensure the housing target and growth in the town can be met into the future.
- 5.68 It is considered that the Land West of Grantham can assist in meeting the identified housing need for the Grantham Area. The site is well located on the western side of Grantham, adjacent to the key transport routes of the A1 and the A52 and does not rely on the GSRR for those connections. The site is close to employment allocations at Gonerby Moor and its scale means it is capable of providing additional services and facilities to serve the future and existing residents in the local area, including providing a mobility hub and enhanced bus services for the north-western segment of Grantham, building on those to be provided for Rectory Farm.

Chapter 13 – Infrastructure and Developer Contributions

- 5.69 The need for infrastructure to be provided in a timely manner alongside growth and development is fundamental to achieving sustainable development and the Regulation 18 document correctly identifies that. Paragraph 13.1 of the Regulation 18 document provides examples of relevant infrastructure, and we are broadly supportive of the types outlined but also acknowledge that each community across South Kesteven is unique and will require different provision at different times over the plan period.
- 5.70 The summary provided on page 235 of the Regulation 18 document details that “*An Infrastructure Delivery Plan, including an Infrastructure Delivery Schedule, is being prepared and will inform the policy once finalised.*” We are concerned that the details of these important evidence base documents are not provided at this stage of the plan making process to allow for engagement and representations to be made on approach, requirements and timescales envisaged.
- 5.71 The existing Local Plan was found “sound” and includes similar policies in relation to infrastructure and it should be queried as to why the evidence to support these policies is still being prepared by the Council and not available as part of this consultation.
- 5.72 In order to judge the effectiveness of policies in a Local Plan, the requirements of service providers such as education, transport, health, leisure and utilities need to be understood in order to make a balanced judgement as to what will be required alongside the growth opportunities identified.
- 5.73 Paragraph 13.16 of the Regulation 18 document confirms that the Council will continue to seek developer contributions through Section 106 and may consider the introduction of a Community Infrastructure Levy or a replacement tariff following the Governments national review. Although we broadly support this approach, the Local Plan needs to provide an indication as to the level of Section 106 that may be requested for different types of development in different parts of the plan area. Without this clarification, the Council’s Viability Appraisal is flawed because assumptions used in relation to Section 106 may not be accurate and therefore could be under or over stating requirements that need to meet the tests for planning obligations.

Policy ID1 – Infrastructure for Growth

- 5.74 Policy ID1 outlines the Council expectations for ensuring that the necessary infrastructure is provided at the appropriate time and in a suitable location. It is important that the policy and supporting text recognise that as part of development opportunities the provision of infrastructure is not solely within the “gift” of the developer/applicant. In most instances, the Section 106 obligation can provide the land and/or funds to aid the provision of infrastructure but often the service provider (such as education, utilities) is responsible for the delivery of the infrastructure. As a result, it is unreasonable to expect that development proposals provide the necessary infrastructure at an appropriate time as this fails to acknowledge the range of parties that need to align and be involved with bringing forward the infrastructure.

Policy ID3 – Broadband and Communications Infrastructure

- 5.75 Policy ID3 intends to ensure that broadband connectivity in South Kesteven can meet the vital needs of all over the plan period. It is reasonable to identify this as a key policy consideration as all sectors of the community, both residents and businesses rely more than ever on access to broadband and communications networks. We are concerned however, that the policy and supporting text only focuses on what a developer is required to integrate into their development and fails to hold the communications providers to account for the overall network. The requirement to “future proof” is understood but this needs to be considered further to reflect that across South Kesteven the overall network will be mixed with some locations benefiting from greater connections than others, reflecting the urban and rural communities.

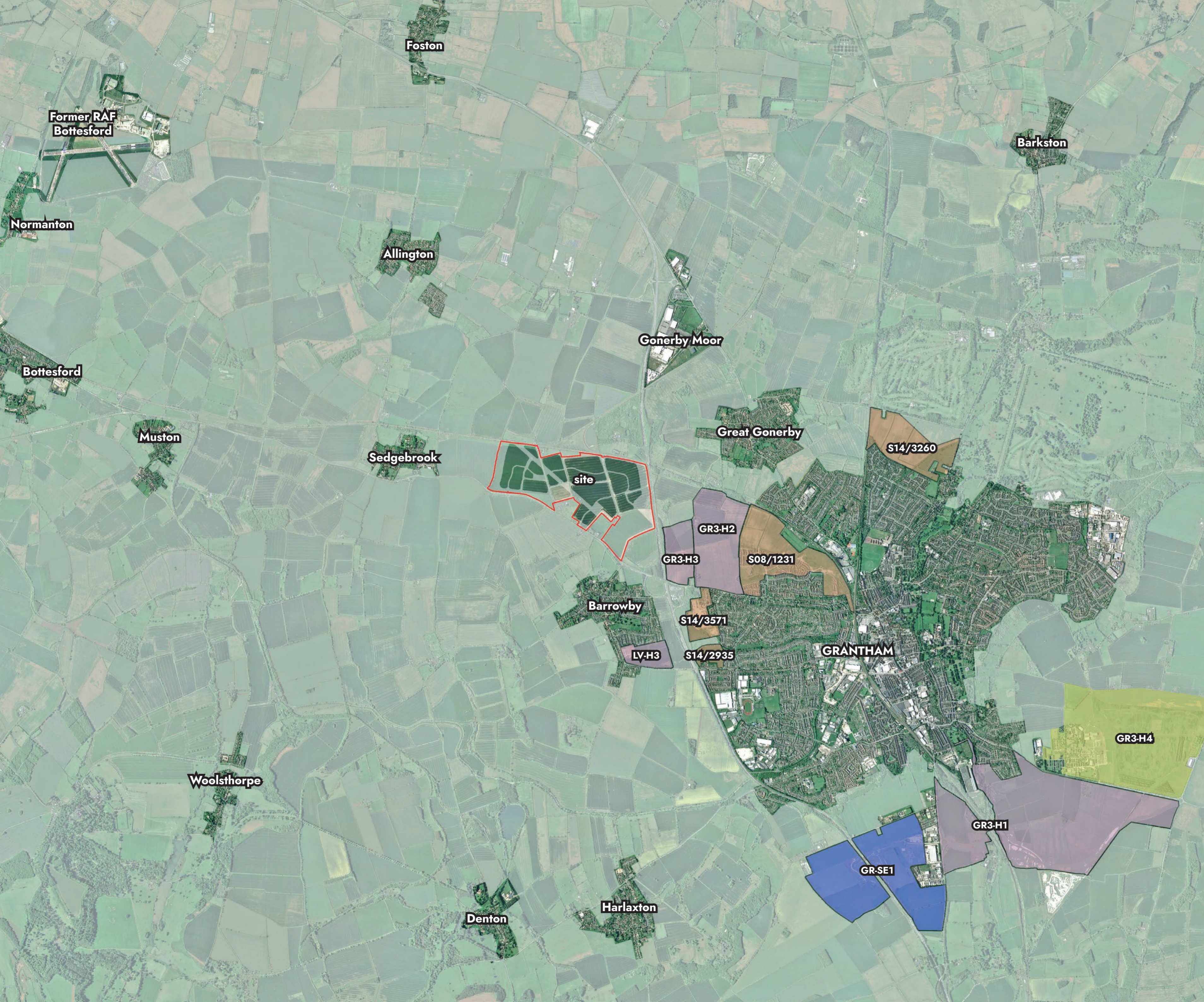
6. CONCLUSIONS

- 6.1 Boyer has prepared these representations on behalf of Vistry in response to the Local Plan Review Regulation 18 consultation undertaken by South Kesteven District Council.
- 6.2 These representations are made with respect to the ongoing promotion of the Land West of Grantham, for a new village, located on the western side of Grantham over which Vistry holds a specific land interest.
- 6.3 Vistry's vision for the site is to deliver a sustainable new village, located on the western edge of Grantham, that addresses climate change, enhances publicly accessible green space, delivers on the promise of community infrastructure and facilities to encourage healthy living and contributes to the pressing need for new homes of all shapes and sizes.
- 6.4 The site could deliver the following:
- A new village well connected to Grantham;
 - Circa 2,500 homes across a wide range of types and tenures to meet all housing needs including affordable housing, social rent, First Homes, private rented, self-build as well as market housing at an appropriate mix;
 - Significant areas of open spaces including informal recreation, allotments and orchards for community use;
 - Formal recreational areas including sports pitches and play areas for the different age groups, to promote healthy living;
 - A Local Centre set within a well-considered landscape led public realm to promote well-being;
 - Mobility interchange including a bus hub, electric vehicle charging, cycle storage etc;
 - Pedestrian and cycle connections within the site and to Barrowby and Grantham; and
 - Potential for new Primary School and pre-school facilities with associated playing fields,
- 6.5 The purpose of these representations has been to assist SKDC in formulating an approach within the emerging Local Plan that is both consistent with national planning policy and the tests of soundness.
- 6.6 In this regard, our representations relate to the tests of soundness set out at paragraph 35 of the National Planning Policy Framework ('NPPF') (December 2023); namely, whether the emerging Local Plan is: *Positively prepared; Justified; Effective; and Consistent with national policy.*
- 6.7 These representations have set out our recommendations to assist the Council in achieving an approach that is capable of being found sound as the emerging plan progresses toward examination.

- 6.8 Vistry would welcome the opportunity to meet with the Council to discuss the unique opportunity that Land West of Grantham provides to deliver a new village with much needed housing, affordable housing, extensive landscaping, open space, recreational facilities and improved sustainable transport connections on the edge of Grantham whilst meeting the objectives of the Local Plan and providing robustness of the Plan into the longer-term future.

APPENDIX 1. SITE LOCATION PLAN

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Key
 — Site boundary

Rev	Rev	Description	Drawn	Chkd

Client
 Vistry Group

Project
 Land West of Grantham,
 South Kesteven

Drawing Title
 Site Location Plan

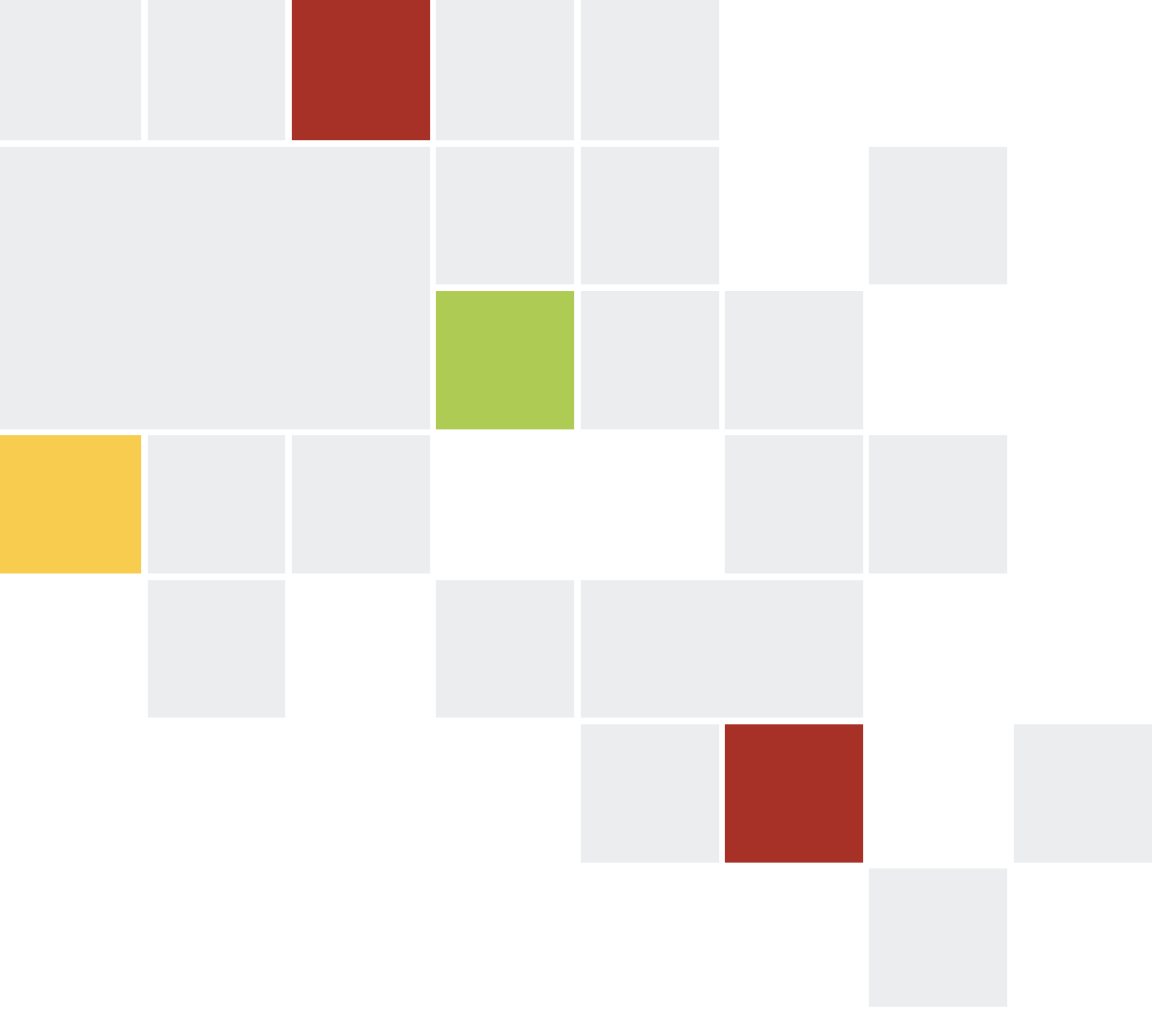
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APPENDIX 2. PLACEMAKING DOCUMENT (BOUND SEPERATELY)

Click to add text.



Boyer



LAND WEST OF
GRANTHAM

Vistry Group



LAND WEST OF

GRANTHAM

Brought forward by Vistry Group, this document presents a landscape and biodiversity led vision to create a vibrant new village in a sustainable location west of Grantham.

This new community will be a place that delivers critical infrastructure, where the environment is restored, enhanced and thrives. The development will provide approximately 2500 exemplar new homes, nestled in high quality landscaping and integrated with the local community. An indicative new primary school and local centre will form the centre of the new village at land west of Grantham.



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1. Introduction

1.1. Summary

Vistry Group are promoting land west of Grantham for a new village, located to the west of Grantham, situated within the administrative boundary of South Kesteven District Council.

The proposal will be a sustainable, resilient, and landscape led vision, driven by a development-specific Placemaking Charter, aimed at creating a high-quality, new village which is complementary to the Sub-Regional Centre of Grantham.

The purpose of this document is to introduce Vistry Group as the land promoters and to outline their unique vision for the site. This vision is marked by a reputation for delivering high-quality homes complemented by community facilities and integrated infrastructure, all designed to harmonise with the existing landscape and historical features of the area.

Situated to the west of Grantham, the site spans approximately 133 hectares and benefits from excellent connectivity via established highway infrastructure. It is bounded by the A1, linking to Newark-on-Trent, and the A52, connecting Nottingham and Grantham town centre. The site's northern boundary adjoins the railway line serving Nottingham to Peterborough, and the railway intersection for the Nottingham-Skegness route.

The new community will actively address climate change by incorporating innovative and sustainable technologies into its design. A key focus is on nurturing a walkable community to reduce dependence on private vehicles, thus promoting sustainable and healthy living. This development presents an opportunity to create a new village that respects the rich history and character of the settlement while meeting the infrastructure and service needs of current and future communities.

The site holds the potential to significantly contribute to addressing the local and strategic housing needs as identified by the South Kesteven District Council. We are confident that the site's location, free from major constraints and situated adjacent to the settlement boundary, can

facilitate the establishment, preservation, and celebration of its local village identity. This will transform it into a thriving community hub for generations to come.

The vision for Land west of Grantham is to establish a well-connected, intelligent, resilient, and visually appealing community. Our proposed development seeks to fulfil the emerging housing needs of the District while delivering essential infrastructure. This involves prioritising the implementation of planned strategic infrastructure, integrating advanced technologies to combat climate change, adapt to evolving lifestyles, and promote social inclusion. Additionally, we aim to seamlessly incorporate green and blue infrastructure to support nature recovery and well-being, alongside the creation of high-quality residences tailored to local needs. These homes will be distinguished by meticulous attention to detail, craftsmanship, and a genuine passion for excellence.

The site's availability, suitability, and feasibility ensure its capacity to effectively meet the housing requirements of both the local area and the wider district. The anticipated benefits are varied, offering a genuine opportunity to deliver an exemplary development that enhances the resilience of the existing community across social, economic, and environmental dimensions.

“Vistry Group believe in creating sustainable communities which can mitigate and adapt to future effects of climate change. Our pioneering MMC facility on the doorstep of this site provides us with the capability to capitalise, at scale, on the benefits of MMC, delivering high quality sustainable homes faster, economically and in a more environmentally friendly way.”





Vistry Group

Vistry Group is a leading provider of new homes and widely recognised as being at the forefront of delivering sustainable new communities.

Our achievements are exemplified by the receipt of more than 350 awards for our design and sustainability. We hold more housing design awards than any other housebuilder.

1.2. Vistry Group

Vistry Group has a strong track record of delivering sustainable new communities. Our developments provide schools, roads, shops, community centres, green space, employment and villages squares – these are the very things that tie a development together and foster community.

We are passionate about the places we build and the new communities we create. We use placemaking skills to create an environment where residents feel a true sense of belonging. We achieve this by carefully master planning developments to integrate new facilities, delivering necessary supporting infrastructure and placing an emphasis on landscape led public spaces.

We believe that creating places people love is key to establishing a lasting legacy for the scheme. Our landscape led approach to placemaking and the long-term stewardship means that we create places that are highly valued by local people.

In our role as Master Developer, we use a collaborative approach to build relationships with all partners through the evolution of the development. We work closely with existing communities to ensure our developments enhance their facilities and deliver local benefits





1.3. Creating a Sustainable Community

We work to create places that people love. This means thinking beyond just building houses to also thinking critically about the social and digital infrastructure, transport and green spaces needed to nurture vibrant, connected and healthy communities. It is also about creating a more sustainable world. The places where we live and work have a big impact on our climate and on biodiversity and we want to play its part in creating greener and more resilient spaces, in line with South Kesteven climate action targets.

Vistry Group’s sustainability strategy recognises the interlinked nature of sustainability issues, for example our approach to both biodiversity and social value helps to enhance our placemaking strategies. Our strategy covers direct impacts such as carbon emissions, biodiversity and waste, and indirect impacts, such as delivering social value. To demonstrate our commitment, we have signed up to the Business Ambition for 1.5°C and therefore also the United Nations Framework Convention on Climate Change (UNFCCC) Race to Zero. Our strategic targets are aligned to the UN Sustainable Development Goals (UNSDGs).

Our sustainability efforts are focussed in three key areas – our people, our operations, and our homes and communities. These are also key pillars of our corporate strategy and are a critical part of delivering our purpose: **“To deliver sustainable homes and communities across all sectors of the UK housing market”**.





Innovation Centre

Vistry Group's pioneering MMC facility on the doorstep creates the capability to capitalise, at scale, on the benefits of factory manufactured construction, delivering high quality sustainable homes faster and more economically than traditional methods of construction and in a more environmentally friendly way.

Achieving net zero and responding to national building regulations

Vistry Group targets net-zero for new homes by 2030 and construction by 2040, contributing to national carbon reduction goals. Responding to updated regulations, including Part L1a 2021, F, O and S, which see a 31% reduction in carbon emissions. We prioritize energy-efficient design with a 'fabric first' approach. This entails maximizing component and material performance for increased insulation, high-performance windows, improved airtightness, and enhanced ventilation, resulting in a 31% reduction in carbon emissions. Incorporating renewables like solar PV panels and wastewater heat recovery further supports sustainability.

Vistry Group's Technical Innovation team guides industry discussions for achieving 75-80% carbon reduction by 2025. Beyond regulations, we deliver projects exceeding standards, incorporating low carbon heating and meeting Passivhaus criteria.

Climate resilience

To support climate resilience, we are able to provide specifications for water efficiency that go beyond Part G of the building regulations and offer up to a 16% reduction in

water use per dwelling. We are also in the early stages of working with Affinity Water on a trial to explore water reuse measures, how this can work in conjunction with sustainable drainage systems, and a campaign to change consumer behaviours.

Reducing Waste

We are currently conducting a pilot waste study with the aim of identifying the different waste streams involved with building homes, allowing us to look at how we can design out waste from our house types. By 2025, we are aiming to reduce waste per plot by 20% and divert 100% of non-hazardous construction waste from landfill (we're currently at 98%). In addition to recycling, we participate in a range of take-back schemes to divert waste from landfill.

Placemaking: Social Value, biodiversity, and engaging with communities

Vistry Group's Group Social Value team spearheads social value plans for new developments, with training academies nurturing local construction talent. By 2025, we aim for 550 graduates from these academies. We prioritize biodiversity enhancement, engaging homeowners and communities in activities like wildflower planting and nature hunts. Supporting initiatives include hedgehog highways and bat boxes.

A project-specific Biodiversity Action Plan (BAP) template ensures net gain across the Group, becoming a project requirement, with centralized progress monitoring. Key role training aligns with partners such as the Bat Conservation Trust, the Hedgehog Preservation Society, and the Bumble Bee Conservation Trust, bolstering our sustainability efforts.



2. Context

2.1. Delivering on Housing Needs

A landscape led new village presents a presents a strategic opportunity to address local housing needs, promote sustainable development, enhance biodiversity, and stimulate social and economic growth. Through careful planning and implementation, this development can help South Kesteven District Council accommodate growth, provide critical amenities while preserving its unique character and improving the quality of life for its residents.

1. Addressing Housing Needs

Similar to many areas in the UK, South Kesteven District Council faces challenges in meeting the increasing demand for housing. There is an urgent need to provide new homes, particularly affordable and sustainable housing options, to cater to the growing population.

2. Strategic Location:

The proximity of the site to Grantham town centre and its connection to major transport networks, including the A1, offers excellent accessibility for residents. This strategic location ensures easy access to employment opportunities, services, and amenities both within Grantham and neighbouring areas, as well as easy connectivity to nearby Nottingham, further enhancing its appeal and potential for growth.

3. Sustainable Development:

Developing residential properties on this site presents an opportunity to promote sustainable living practices. By incorporating energy-efficient design, green spaces, and sustainable transportation options like cycle paths and public transport links, the development can minimise its environmental impact and contribute to a greener future.

4. Optimising Land:

Situated on the western edge of Grantham and close to local services, the site offers a suitable opportunity for sustainable development while respecting principles of biodiversity conservation. Through efficient land-use practices and the incorporation of green infrastructure, the development can minimize land consumption and potentially include publicly accessible green spaces, contributing to the enhancement of the local ecosystem.

5. Economic Benefits:

The construction of homes will generate economic activity, create jobs, and support local businesses. Additionally, improving housing affordability will contribute to the economic well-being of the community, ensuring that residents can thrive in their hometown and also benefit from the proximity to Grantham and Nottingham, accessing its diverse economic opportunities.







2.2. Site Location

The site is located close to the Grantham North West Quadrant (NWQ), a significant area of growth of new homes in the town. This includes Poplar Farm (1,800 dwellings) and land to the west of Poplar Farm and to the south of the A52 Barrowby Road (around 1,500 dwellings).

The NWQ will provide a number of local facilities including schools and a local centre, which will be accessible via sustainable modes of transport and through targeted pedestrian and cycle infrastructure improvements along the A52.

Bus service connections to the site would be a natural extension to those that will already be serving the NWQ along the A52 corridor and would add to the long term commercial viability of those services; this is an opportunity that would be explored in further detail as the site is progressed.

Whilst the strategy for the development will be to minimise any private car journeys to and from the site, these will of

course still occur at times and the vehicular impact on the local highway network of Lincolnshire County Council and the Strategic Road Network (A1 and A52 along the site frontage) managed by National Highways will need to be considered.

The development will benefit from new confirmed highway improvements in the vicinity of the site including:

- Capacity and layout improvements to the A1/A52 junction, to be delivered as mitigation works for the forthcoming Grantham Designer Outlet Village. This will include a dedicated left turn onto the A52 and upgraded pedestrian crossing facilities. On its eastern side, the junction will be upgraded to include traffic signal control
- The Grantham Southern Relief Road linking the A52 at Somerby Hill to the A1, which is planned to be fully opened by the end of 2025 and will remove some traffic through Grantham on the A52 and at the A1/ A52 junction adjacent to the site.



View from Thorns Lane #LL:343 Public Right of Way (PRoW) looking north



Allington

Gonerby Moor

Great Gonerby

Sedgebrook

site

S14/3260

GR3-H2

GR3-H3

S08/1231

Barrowby

S14/3571

LV-H3

S14/2935

GRANTHAM

Denton

Harlaxton

129.74 HA
320.59 ACRES
TOTAL SITE AREA

Site location plan



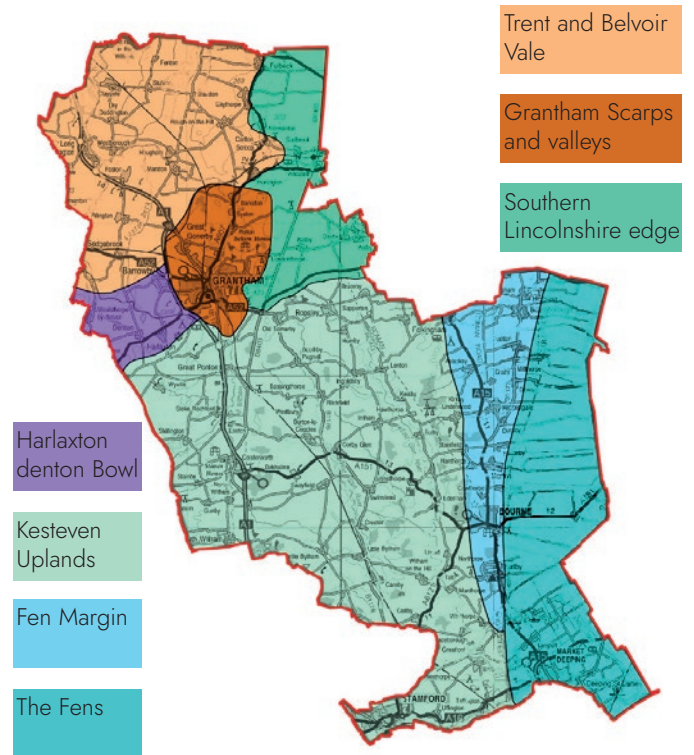


2.3. Landscape Setting

The site mainly lies within the Trent and Belvoir Vale landscape area with few notable landscape features. Its most valuable aspects include clipped boundary hedgerows and hedgerow trees, along with two linear byways, Thorns Lane and Allington Lane, which add character.

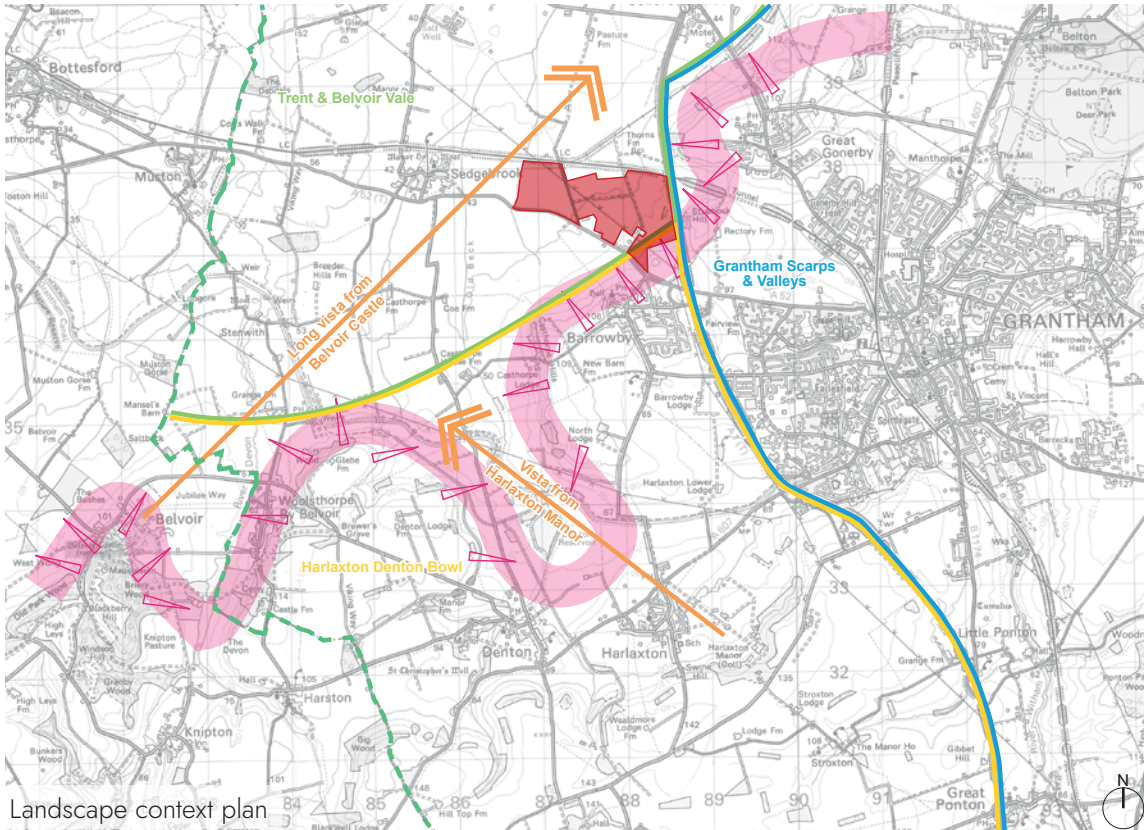
Key constraints include concerns about impacting nearby settlements like Barrowby and Sedgebrook, potentially leading to coalescence. Both Sedgebrook and Allington are well-integrated into the landscape due to surrounding vegetation. A similar approach could prevent coalescence at the Land West of Grantham.

The proposed development entails establishing a new settlement in open countryside, primarily in the low-lying Trent and Belvoir Vale, mainly comprising arable land with limited landscape value. The areas of higher sensitivity and value are to the south and west, towards Great Gonerby and Barrowby, with only a small portion of the site falling within this higher-value sloping land to the southeast.



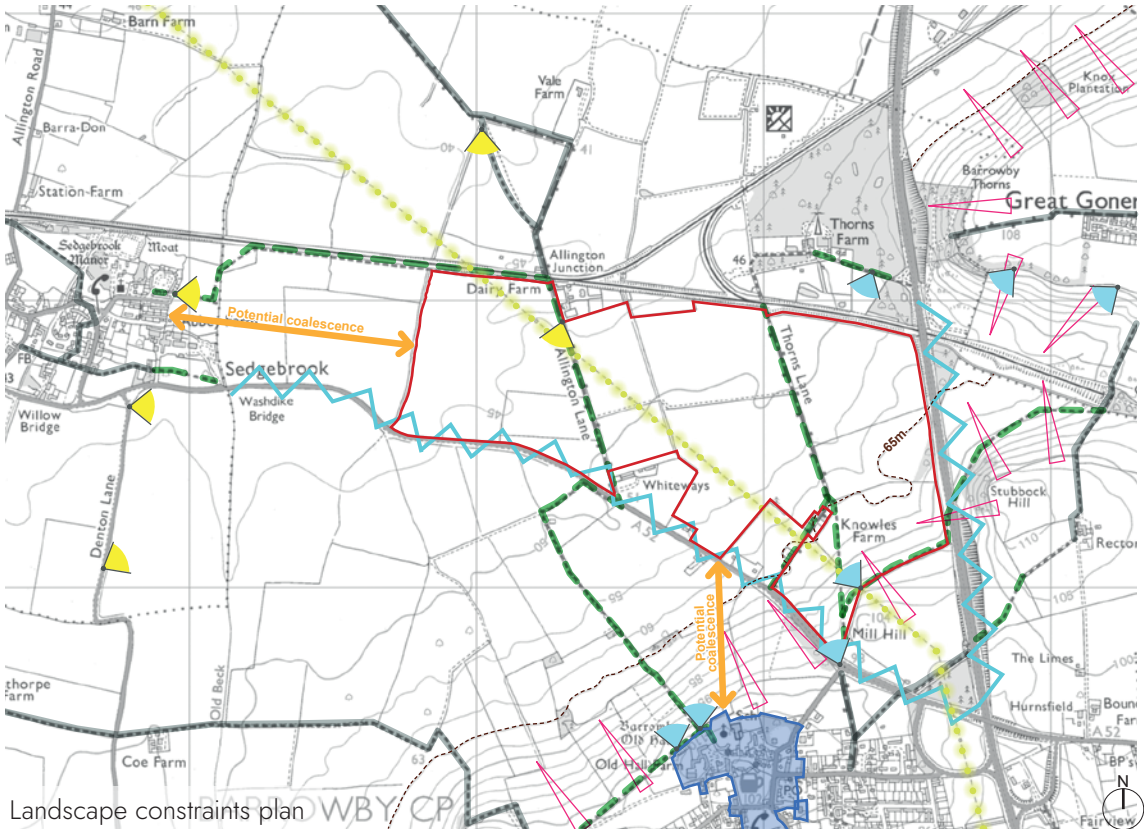
The landscape strategy includes the following elements:

- Restricting development to land below the 65m contour to avoid any direct effects on the more sensitive landscape character of the escarpment to the east.
- Provide native woodland areas (minimum 100m in depth) adjacent to the A1 boundary and on the rising ground. This would provide mitigation of the A1 and link with other woodland blocks in the area to enhance landscape character.
- Provide native woodland areas (minimum 100m in depth) to the south west and west to provide visual enclosure of the site from Sedgebrook, mitigation of the A52 traffic and the soften views from the wider landscape to the south west.
- Locate access points at locations along the A52. Development would be set back from the access points.
- Provide an internal distributor road between the access points. This would comprise a broad tree lined corridor c 25m wide and with a local centre facing onto the route.
- A network of varied open spaces throughout the site. This would include spaces for formal and informal sports and SuDs for surface water drainage.
- A safeguarded landscape corridor would allow for the high voltage electricity cables and pylons, and would be sensitively designed by varying width and character to help assimilate the cables into the settlement and open spaces. Careful attention would be paid to the location of pylons to avoid visual dominance.
- Provision of a network of recreational routes for pedestrians and cyclists within the development linking existing rights of ways to new routes through open spaces and woodland areas. The routes would reinforce connections into the wider rights of way network and connections to the neighbouring villages. Vistas up to the escarpment including to Barrowby church spire would follow the existing byways of Allington Lane and Thorns Lane.
- The character of the settlement should have a village character, with substantial open spaces and greens to sit comfortably within the landscape character of the vale as the site is separate from Grantham and other urban areas. This character would also appear more in keeping in the vale setting from the elevated viewpoints on the scarp to the south and east.



- KEY**
- █ Site boundary
 - █ Trent & Belvoir Vale
 - █ Grantham Scarps & Valleys
 - █ Harlaxton Denton Bowl
 - - - District/County boundary
 - ➔ Long distance views from historic houses
 - ▴ Scarp slopes

Landscape context plan



- KEY**
- █ Site boundary
 - - - 65m AOD contour
 - ▴ Scarp slopes
 - High voltage pylons and overhead cables
 - ⚡ Traffic visible from A1 and A52
 - - - Rights of way with views into site
 - Other rights of way
 - ▴ Elevated views onto and across site
 - ▴ Views from within the vale
 - █ Conservation area
 - ↔ Potential coalescence

Landscape constraints plan



2.4. Transport

The way that people travel was evolving prior to the COVID pandemic, and it is expected that the changes that have occurred over the last two years will accelerate this rate of change.

In many ways this is a positive side effect of the pandemic and should be used as a catalyst towards assisting the UK Government's target to reach Net Zero emissions by 2050.

In recognition of this, Vistry Group is aware that new communities should have access to a resilient transport network that is informed by, and responds to the decisions people are expected to make with respect to travel choice moving forward. Increasingly, these will be consistent with the following key transportation pillars:

- Can traditional trips be substituted by other means (i.e. home shopping, working from home)
- If there is a need to travel can this be completed by other modes, particularly for first and last mile trips
- In the event the use of a motor vehicle is required, this should ideally be undertaken by zero emission vehicles



Sustainable Transport Strategy

Development proposals should be centred around a comprehensive sustainable transport strategy that will help maximise accessibility and minimise traffic impacts. The localisation of day to day trips should be encouraged through the masterplanning process and careful land use planning. Any new local centre facilities that are provided on site can be planned around key walking and cycling routes to promote active travel, whilst a range of innovative community-focused travel planning initiatives can be implemented to encourage sustainable travel behaviour from the outset.

A public transport strategy that focusses on providing bus service connections into Grantham town centre will be crucial. This would need to be a high quality, direct and frequent service that provides the new community access to employment, shops, facilities and amenities in the town centre, and to Grantham Railway Station, which is located on the East Coast Mainline and could therefore connect residents to wider opportunities in Newark, Doncaster and Leeds to the north and Peterborough and London to the south.

Ensuring that future residents can easily access a bus service of this manner on foot from their homes would allow public transport to be a viable alternative to a private car trip, thereby minimising the traffic impacts and carbon footprint of the site and maximising its sustainability.

As the site is developed, we would also promote the inclusion of a Mobility Hub to further enhance the de-carbonisation of transport. This would:

- Function as a multi-modal interchange, providing seamless connections between the development and the proposed Active Mode networks, including linking to the existing shared use cycle path on the northern side of the A52 to Grantham town centre and potential future high frequency bus services on the A52
- Act as a community hub through the inclusion of co-working space, cafés, bike repair, lockers and other facilities including a micro-consolidation centre that stores home deliveries

Other important aspects of a new residential development at this site to ensure it facilitates and encourages sustainable travel include:

- Interactive digital displays across the site that provide a range of key community information, including real time transport data
- EV charging facilities and EV car clubs that will ensure car borne trips are completed by zero emission vehicles
- A network of routes and open spaces created around existing routes connecting the development with the wider local context





2.5. Site Characteristics

The physical characteristics and opportunities of the site are illustrated in the characteristics and opportunities diagram overleaf. The site sits at between approximately 40m and 90m above Ordnance Datum (AOD) sloping gently from west to east, rising more sharply in the west on the approach to Mill Hill, creating a no-build high point of the site. The site is free from major constraints, is available, viable and deliverable.



Access

Access will be provided along the southern boundary from the A52. An internal street network will be designed through a well considered hierarchy of tree lined routes and verges. Access will carefully consider and incorporate visibility splays and incorporate safe crossings for pedestrians and cyclists.



Public Rights of Way (PRoW)

Multiple Public Rights of Way (PRoWs) cross the site, all of which will be retained, protected and enhanced. These routes will help link the new village to the existing network as well as providing a basis for the connectivity network within the village.



Ecology & Biodiversity Gain

Sufficient buffers, including a nature corridors and new native tree planting will provide increased areas of biodiversity net gain. The eastern and western buffers will be designated woodland and wetland corridors, with a mix of native tree planting and wildflower meadows.



Flooding & Utilities

The entirety of the site is located within Flood Zone 1.

A high voltage power line runs across the site, with multiple pylons located within the site. A buffer zone of 15m either side will be enforced as a no-build zone.



Topography

To the east of the site the topography rises to 65m AOD and above. This area will be a no-build zone to avoid obstructing views across the countryside. The area will be designated for woodland planting.



Edge Conditions



















The site is bounded by the A1, A52 and East Midlands Railway; on the east, south and north respectively. The western boundary is open fields, leading to the village of Sedgebrook.

Significant buffers will be provided along all boundaries, including a 25m green buffer to the north and 100m buffer to the west to prevent coalescence with Sedgebrook.



Site characteristics plan

KEY

- | | | | |
|---|---|---|---|
|  Site boundary |  Listed Buildings |  Existing pedestrian/cycle |  100m buffer prevent coalescence with Sedgebrook |
|  Primary A roads |  Conservation area |  High Voltage electric lines |  No build over 65m zone |
|  Railway line |  Significant views from site |  Contour lines |  Allocated site |
|  Public Rights of Way (PRoW) |  Existing access to existing roads |  Proposed buffer to A-road | |
|  Existing trees and hedgerows |  Indicative all modes access |  25m green buffer | |





3. The Opportunity

3.1. The Vision

Vistry’s vision for the site is to deliver a sustainable new village, located on the western edge of Grantham, that addresses climate change, enhances publicly accessible green space, delivers on the promise of community infrastructure and facilities to encourage healthy living and contributes to the pressing need for new homes of all shapes and sizes.

The new village will preserve and enhance the local natural environment through delivery of a publicly accessible multi-functional Nature Reserve and create a community asset for biodiversity and leisure use by local residents.



A well-designed place

3.2. Land West of Grantham Placemaking Charter

The Land West of Grantham Placemaking Charter demonstrates Vistry Group’s commitment to placemaking and resilience. This Charter includes six principles as shown below and are underpinned by an uncompromising approach to community cohesion and sustainability and within that access to homes for all via genuine affordability.

1. Context and Identity



The proposal will create a green and healthy new village in an attractive landscape setting, providing approx. 2500 new homes.

2. Movement and Integration



Proposed network of routes and linkages within the development will deliver safe connections for pedestrians and cyclists, linked to the wider network.

3. Nature and Spaces - Health and Well-being



The proposal will unlock private land and transform it for the local community’s health, well-being and nature enhancement.

4. Community Uses and Built-form



Land west of Grantham will provide high quality new homes across all tenures, with a balanced mix of affordable, shared ownership and privately owned homes to attract residents from a wide demographic.

5. Homes, Buildings and Resources



UK Government is now bound by law to reach net zero carbon by 2050. The new village will be planned for the future, designed to minimise its environmental impact and maximise sustainability, moving from non-renewable energy sources to greener sources.

6. Carbon Footprint - Lifespan and Stewardship



The proposal is a commitment to a ‘People First’ approach to community engagement, ensuring proposals are shaped by, and for, the community.



3.3. Placemaking Principles

The design principles below showcase how land west of Grantham can take the site constraints and be transformed into a landscape led placemaking vision for a new village. The proposal creates a sustainable and resilient new village set out within a biodiverse landscape.



Creating a Biodiverse Landscape

In accordance with its commitment through the Placemaking Charter, land west of Grantham will maintain and enhance the local biodiversity including the maintenance and creation of wildlife corridors. This will include achieving a biodiversity net gain of 10%.

The development will create a significant woodland corridor to the east and wetland corridor to the west, protecting the setting of the development and existing development of Grantham. The corridors will promote a healthy and active lifestyle through nature trails and 'play on the way' trim trails.

Key Opportunities:

- 1. Natural walking routes for all residents
- 2. Designated woodland and wetland corridors abutting the development
- 3. Community orchards adding to biodiversity gain
- 4. Naturalistic play spaces accessible to all residents

Connectivity & Integration

The proposal will create a well-connected network of legible and safe, tree lined streets and routes. Safe crossings will be provided and lighting will be kept to a minimum to ensure safety whilst minimising impact to the natural environment. There will be provision of a new indicative primary school and local centre along the spine route, helping to create a landscape-led new village.



Key Opportunities:

1. High quality homes overlooking woodland
2. Green routes and streets designed as pedestrian friendly and avoid un-authorised parking
3. Residents connected to necessary facilities
4. Opportunity for health trail in the woodland and wetland corridors and around the site

The Placemaking Approach

The proposal will centre along a movement corridor, connecting through the development from the A52. Each home will have access to an electric charging point. In addition, visitor parking spaces will be provided with on-street charging to ensure all residents have access.



Key Opportunities:

1. Varying character areas across the proposed landscape-led new village
2. A new indicative primary school and local centre will provide a focal point of the new village for all residents and visitors
3. On-street electric charging points for visitors and residents
4. Pockets of green space and corridors providing access to green space for all residents



3.4. Evolving Masterplan

The illustrative framework masterplan for the proposal of a new village at land west of Grantham is landscape-led and informed through a comprehensive assessment of the primary characteristics of the site. The result is a biodiverse and sustainable new development, that will not only provide much needed housing for South Kesteven, but also substantial social and environmental benefits.

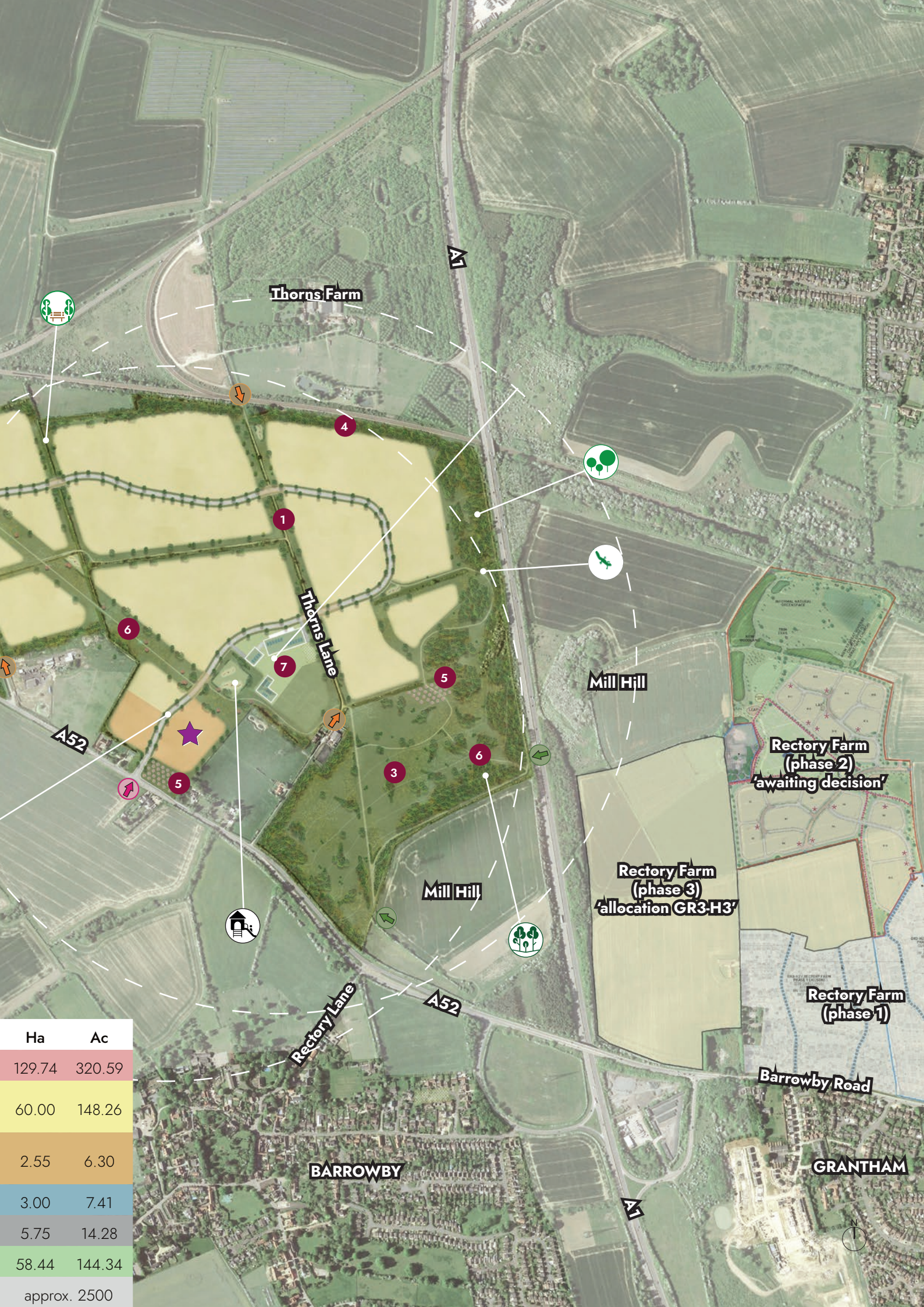
KEY

- All modes access
- Pedestrian/cycle access
- Existing access to existing routes
- PRoW retained and enhanced for efficient movement network
- 100m wetland corridor to prevent coalescence with Sedgebrook
- No build zone of area upwards of 65m AOD
- 25m green buffer to the north
- Community orchard
- Health trails and pathways creating a linked walkable community
- Proposed area for a new primary school, subject to discussions with the Local Education Authority
- Local centre
- Destination play hubs
- Naturalistic local areas of play (LAP)/Trim trail
- Green corridors improving permeability across the site
- Allotment
- Wetland corridor
- Areas for biodiversity enhancement
- New woodland planting
- Native tree planting to provide a buffer to A1 and A52
- 10 minute walking distance isochrone



Land Use Schedule

Total site area	
Residential development with an average of 40 dph (35-45 dph) providing approx. 2400 homes	
Local Centre with higher density residential development (50-55 dph) providing approx. 100 homes	
Indicative 3FE Primary School	
Infrastructure (spine road)	
Public open space	
Estimated no. of new homes	



Thorns Farm

Mill Hill

Mill Hill

Rectory Farm (phase 2)
'awaiting decision'

Rectory Farm (phase 3)
'allocation GR3-H3'

Rectory Farm (phase 1)

BARROWBY

GRANTHAM

Ha	Ac
129.74	320.59
60.00	148.26
2.55	6.30
3.00	7.41
5.75	14.28
58.44	144.34
approx. 2500	



4. Placemaking Charter

The National Planning Policy Framework has clearly highlighted the need to achieve resilient and well-designed places through a clearly articulated vision. The **Land West of Grantham Placemaking Charter**, is our commitment to working collaboratively with South Kesteven District Council, stakeholders, and local residents to shape a progressive, exemplary, and deliverable new landscape led village. The following six pages outline our delivery ambitions around each of the six pillars of the **Land West of Grantham Placemaking Charter**.



4.1. Context and Identity

The vision for land west of Grantham is to create a context-responsive new village planned for the future, underpinned by an uncompromising approach to community cohesion and sustainability, ensuring access to homes for all. Vistry Group will deliver a high quality development creating a new sustainable village with bespoke and thoughtfully designed new homes.

The verdant character of the site, which makes the local setting very distinct, will be safeguarded through additional planting and setback of the development edge, to avoid coalescence with Sedgebrook. Architecturally, it will mirror the traditions across South Kesteven, incorporating local materials, yet detailed to be exemplary and seamlessly blend into the surrounding landscape. Careful consideration will be given to building heights to maintain the area's sense of scale, avoiding building on any land that is 65m AOD and upwards.



Objectives



Safeguarding the landscape setting and South Kesteven vernacular



Low carbon homes reflecting the local character and built-form



Traditional and modern methods of construction, building homes that are robust and resilient



Working in collaboration with the council to shape the proposal through a robust Design Code



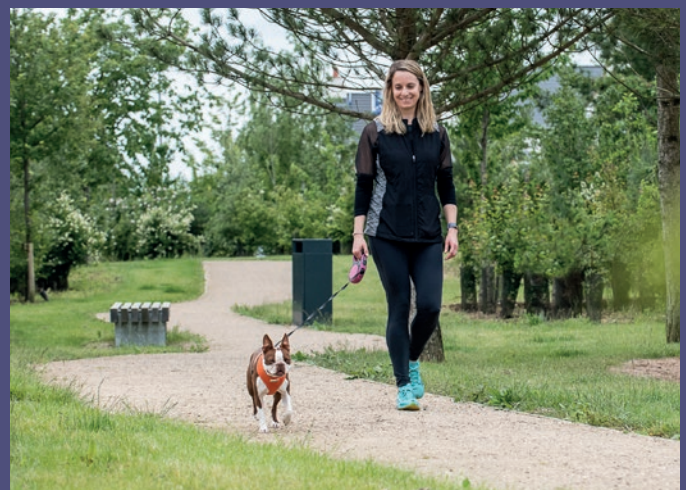


4.2. Movement and Integration

Land west of Grantham will be derived of a holistic placemaking approach, including the improvement of wider infrastructure to ensure the sustainability of the location for this new village close to the Sub-Regional Centre of Grantham.

The proposal will create a well-connected network of legible and safe tree-lined streets and routes, with safe crossings provided. Lighting will be kept to a minimum to ensure safety while minimizing impact on the natural environment. Proposals will meet South Kesteven District Council’s parking standards, providing sufficient parking for residents and visitors to prevent overspill on-street parking.

The proposed multi-functional woodland and wetland corridors will offer opportunities for health trails and linkages to the wider network. Land west of Grantham will encourage a modal shift through walking, cycling, EV charging and car share through a range of initiatives to encourage low carbon travel and an active lifestyle.



Objectives



Sustainable Travel Plan -
Public transport, electric cars and bikes, walking and cycling



Wider infrastructure improvements including safe crossings



Integrated development providing cross linkages to adjacent countryside and safe routes to Grantham



Personal Travel Plan (PTP) including shared mobility electric community car and e-bike hire



4.3. Nature and Spaces - Health and Well-being

Green infrastructure brings delight and has proven to have a positive impact on levels of health, well-being, air quality, carbon emissions and biodiversity. At land west of Grantham, access to functional, purposeful and interesting spaces that raise happiness and community spirit while reducing environmental impact will be a key priority. Encouraging residents to use their local green space would also improve community cohesion and identity. Designing for social interaction from the outset is a key way of tackling the issues of isolation and loneliness and creating community resilience. The green and blue infrastructure strategy will create a strong identity and provide a wide range of recreational and active uses – integrating both ecological and community functions. This will have three main objectives in line with the **Land West of Grantham Placemaking Charter** -

1. Land for woodland to be maintained in perpetuity as a community asset.
2. New safe green linkages connecting to the adjoining countryside, creating a comprehensive network of multi-functional green and blue infrastructure assets with community open space and play areas.
3. Opportunity for nature enhancement, biodiversity net gain, native trees and hedge planting enhancing local mosaic complemented with informal paths, health trails and naturalistic play areas for residents and visitors to enjoy.



Retention of existing landscape assets, in addition to a new woodland area of native trees



A network of play spaces for all ages and health trail



Achieving 10% biodiversity net gain



Bio-living – growing opportunities with the community



4.4. Community Uses and Built-form

Land west of Grantham is committed to creating a sustainable and inclusive environment that prioritises residents' well-being. The new village will provide an indicative new primary school, local centre, and convenient access to sustainable travel options such as public transport, electric cars, bikes, and pedestrian-friendly pathways. This encourages residents to choose eco-friendly transportation, reducing carbon emissions and promoting healthier lifestyles. A proportion of homes will be designed as wheelchair accessible and adaptable.

Within the network of green spaces across the new village, areas will be reserved for community orchards and allotments.

Safety and inclusivity are central considerations in the design of the scheme. The public realm will be designed to be safe and inviting for all residents, adhering to the principles of Secured by Design. This shall ensure that spaces are not only secure but also accessible, fostering community cohesion and a sense of stewardship.



Objectives



Community orchards and allotments



Community focussed development with provision of an indicative new primary school and local centre



Network of accessible routes - well connected, safe and designed in line with Secured by Design standards



Pocket open spaces for all, improved public realm for community cohesion



4.5. Homes, Buildings and Resources

Central to the vision for land west of Grantham is the commitment to housing diversity. Build-to-rent, open-market, and affordable housing options will be made available to ensure accessibility for those with varying income levels, fostering social inclusion and economic diversity within the new village. Additionally, shared ownership opportunities will empower individuals to take their first steps onto the property ladder, promoting long-term stability and home-ownership aspirations. Potential for custom build homes can also be explored based on demand. By providing a balanced mix of tenures, the new village seeks to create a vibrant and cohesive community where residents from diverse backgrounds can come together to live, work, and thrive. The proposals emphasis on accessibility, and quality ensures that it will serve as an inclusive new village within South Kesteven.

Homes will be designed with local materials, attention to detail, incorporating context sensitive design, modern amenities and sustainable technology. The proposed development will be part of the Considerate Constructors Scheme and will include a robust and responsible Construction Management Plan in consultation with the Council. Traditional and modern methods of construction shall ensure homes are robust and land west of Grantham provides buildings for life.



Objectives



Approx. 2500 new homes, with a mix of sizes and tenure, from starter homes to downsizers



Providing high quality and much needed affordable homes (Part M compliant), including custom build homes



Use of a traditional palette of materials and exploring opportunity to source materials locally



Building homes with care with attention to detail, quality of build and craftsmanship



4.6. Carbon Footprint - Lifespan and Stewardship

Land west of Grantham will put sustainability, community well-being, and innovation to the forefront. Sustainable technology will play a key role in reducing the proposal’s carbon footprint. Renewable energy sources like solar panels and heat pumps will be integrated into the development, while infrastructure for electric vehicle (EV) charging and sustainable travel plans will encourage residents to adopt eco-friendly and low carbon transportation options. Additionally, dedicated cycling and walking paths will improve air quality, encourage healthy and active lifestyle and enhance residents’ well-being.

The new village will ensure residents’ needs are met, fostering a sense of ownership and belonging. Amenities promoting physical and mental health, such as green spaces and recreational facilities, will enhance overall well-being.

A sense of community ownership and governance will be essential for a lasting legacy. The proposals will prioritise a robust and sustainable management plan which can be implemented through working in collaboration with the Council, a Community Management Trust and/or local stakeholders.



Objectives



Providing climate resilient homes - all gas free



Innovation Centre - Vistry Group’s pioneering MMC facility on the doorstep



Stewardship - Commitment to managing the strategic landscape resources working with Council



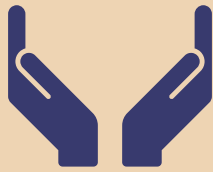
Sustainable resource management, incorporating EV charging facilities





5. Benefits of our proposal

The proposal will deliver real benefits



Delivery of a high quality new sustainable village with approx. 2500 thoughtfully designed new homes of varying character



Encouraging a modal shift through walking, cycling, EV charging and car share through a range of initiatives to encourage low carbon travel and active lifestyle



Enhancing and future proofing local biodiversity with a commitment to BNG and a management plan



Integrated development providing cross linkages to adjacent countryside and safe routes to Grantham centre



Proposed new woodland and wetland corridors with native trees, scrubs, hedges, SUDs basins, and wildflower meadows; improving biodiversity and enhancing the overall ecological quality of the site



Comprehensive network of multi-functional green and blue infrastructure assets with community open space and play areas



Bringing Vistry Group's pioneering commitment to deliver net zero ready, high quality, sustainable homes; faster, economically and environmentally friendly



Holistic placemaking approach including wider infrastructure improvements



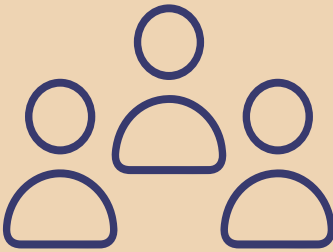
Unlocking private land for a new primary school, subject to discussions with the Local Education Authority



Providing high quality and much needed affordable homes (Part M compliant), including custom build homes



Providing climate resilient homes - all gas free



Proposal for a new local centre providing much needed facilities and local jobs



6. Way Forward

This vision document has demonstrated through a comprehensive landscape led masterplan approach that land west of Grantham can create a new resilience village, deliver on critical infrastructure and shape a place that is sustainable and well connected.

Vistry Group is committed to working with South Kesteven District Council, key stakeholders and the local community to deliver this landscape led proposal that will include approximately 2500 exemplar new homes, meeting local housing needs of the district, an indicative new primary school, local centre, health trails, footpaths and cycle links, safe crossings, parking, land for allotments and access to electric charging points. The **Land West of Grantham Placemaking Charter** sets out a holistic approach to 'planning for the future' and ensure that land west of Grantham is connected, smart, sociable and green with an exceptional landscape led design.







LAND WEST OF
GRANTHAM

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