

25th April 2024



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

By email only

Dear Sir or Madam,

South Kesteven District Council, Regulation 18 Draft Local Plan 2021 – 2041 (February 2024)

- **SKPR-115 Land to the south of Barrowby Road (A52)/The Heathers' Care Home, Grantham**
- **SKPR-116 Land to the south of Barrowby Road (A52), Grantham**
- **SKPR-117 Land to the east of Sheep Wash Lane (North of Dysart Road), Grantham**

Savills (UK) Ltd represents Grantham Estates who are the owners of the above sites, which were submitted for consideration through the SKDC Call for Sites exercise in November 2020.

Site SKPR-117 Land to the east of Sheep Wash Lane (North of Dysart Road), Grantham, is proposed as an allocation in the Regulation 18 Draft Local Plan, whilst SKPR-115 and SKPR-116 remain unallocated.

Savills UK Ltd have reviewed the Regulation 18 Draft Local Plan and a response on behalf Grantham Estates is set out below:

Policy H1: Housing Allocations/SKPR-117 Land to the east of Sheep Wash Lane (North of Dysart Road), Grantham

Draft Policy H1: Housing Allocations allocates SKPR-117 for 72 dwellings across 4 hectares of land. **Grantham Estates support this allocation** and remain committed to bringing the site forward for development at the earliest opportunity.

Further detail of proposed housing allocations in Grantham are set out later in the Draft Local Plan and policy in relation to the above site is proposed as follows:

"SKPR-117 – Land to the East of Sheepwash Lane

Indicative Unit Numbers: 72

Assumed Density: 30 Dwellings per hectare

The following development principles accompany this allocation:

- Highway, footway, cycleway connections should be provided throughout the site which connect the site into the wider town and into the existing developments to the north and south of the site, where possible.*
- A public right of way runs along the western edge of the site, this should be retained and connections incorporated into the development, where possible.*
- Suitable boundary treatment and noise attenuation should be provided along the A1 edge of the site.*

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Registered office: 33 Margaret Street, London, W1G 0JD

- d. *The development proposal should ensure the integration of the open space to the north of the site and incorporate the Barrowby stream as a positive landscape feature.*
- e. *Any contaminated land should be remediated to recognised standards.*
- f. *This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.”*

Grantham Estates **support the draft criteria in the policy** which reflect the work underway on the site and discussions to date through pre-application engagement.

Grantham Estates have been actively seeking a development partner in relation to this site and are in the process of finalising an agreement with housebuilder Vistry North East Midlands.

Vistry are well positioned to work with the landowner to continue the scheme onto SKPR-117 and have a strong record of delivery in the local area. Countryside Properties (part of the Vistry Group) are the developer of The Colleys residential scheme on land to the immediate north of the proposed allocation, comprising up to 300 dwellings (LPA Ref; S14/3571), which has been substantially completed with a significant number of occupations.

In addition, the site is bound to the south by an approved 227 dwelling development, which was conditionally approved in July 2016 (LPA Ref: S14/2953) and to the east by the existing residential properties forming the Barrowby Gate estate.

Pre-application advice was sought by Vistry in 2023/2024 on site SKPR-117 for a development of up to 100 (no) dwellings with associated access and infrastructure.

Following feedback through the pre-application process, the scheme has been revised and we enclose an updated layout for approximately 87 (no) dwellings which has responded to a number of the design matters raised.

The site would therefore be able to deliver in excess of the 72 dwellings proposed in Draft Policies H1 and SKPR-117 and, subject to careful design, could achieve at least 87 dwellings.

Further technical work is underway on the site. Additional information can be shared with the LPA as it becomes available.

The site therefore remains a suitable, available and achievable option for growth at the top of the settlement hierarchy.

Other Sites/Omissions

Two further sites within the ownership of Grantham Estates are located at the gateway into Grantham and whilst not proposed in the current Draft Local Plan as allocations, represent sites for additional growth in this settlement at the top Spatial Strategy (SP1 and SP2).

SKPR-115 Land to the south of Barrowby Road (A52)/'The Heathers' Care Home, Grantham

SKPR-115 was submitted for consideration as a potential allocation in November 2024. The site benefits from extensive street frontage onto Barrowby Road and is located at the western gateway to Grantham. The proximity of existing and proposed housing means that this site has an important role to play for the town. It presents an opportunity for a range of complementary uses which can support the wider area. Whilst Grantham itself is a well-connected settlement, the site is located in very close proximity to the A1 and its slip roads, travelling north and south. Therefore, there may be an opportunity for uses broader than housing in this location, such as employment and retail, particularly in the context of the large scale residential development taking place in the immediate surroundings.

Pre-application advice has been sought in relation to this site as the owners are committed to exploring its potential for growth and the contribution it could make this key gateway into Grantham.

SKPR-116 Land to the south of Barrowby Road (A52), Grantham

SKPR-116, which was also submitted to the LPA in November 2020, is set back from Barrowby Road and presents an opportunity for a housing scheme which responds to the adjacent development, completing this gateway into the town. A comprehensive scheme for both SKPR-115 and SKPR-116 could be prepared, ensuring that linkages and infrastructure are carefully planned as part of the overall design. There is an existing woodland on the site, approximately 0.5 ha in size and it is proposed that this would remain, providing valuable community resource to any wider development.

Other Policies

SP1: Spatial Strategy

Grantham Estates support Draft Policy SP1 and its overall approach to growth.

SP2: Settlement Hierarchy

Grantham Estates support Draft Policy 2 and the overall hierarchy and distribution of growth. In particular, the focus in the first instance on the Sub-Regional Centre of Grantham.

Policy SP4 New Residential Development on the Edge of Settlements

Amendments to the policy to remove the elements relating to Rural Exception into New Policy 1 are welcomed as this would ensure additional clarity about growth on the edge of settlement for different housing types.

The criteria in Draft Policy SP4 reflect those within the adopted Local Plan. We note the retention of criterion a) relating to the need to:

“demonstrate clear evidence of substantial support from the local community through an appropriate, thorough, and proportionate pre-application community consultation exercise. Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council or Neighbourhood Plan Group or Forum, based upon material planning considerations;”*

Whilst not wishing to undervalue the importance of community consultation, a development proposal that is consistent with all other criteria under this policy should not be deemed to be unacceptable on account of there not being substantial community support. The term ‘substantial support’ is ambiguous and the inclusion of criteria that requires the support of third parties could place an undue burden on schemes which are otherwise compliant with the other criteria of the policy.

Furthermore, in those settlements identified as suitable locations for growth, especially in Grantham at the top of the settlement hierarchy, this policy requirement seems to be unnecessarily restrictive, placing a disproportional burden on developers in locations which South Kesteven have identified as important locations for growth. Infill within the settlement boundary is not always possible at a scale which is sustainable due to limited infill opportunities, and constraints associated with brownfield land. Therefore, we are concerned that this restrictive approach to development on the edge of settlements may have an adverse impact on the delivery of housing in these areas.

NEW POLICY 4: Biodiversity Opportunity and Delivering Measurable Net Gains

New Policy 4 is welcomed to ensure that there is a clear approach to Biodiversity New Gain (BNG) in accordance with the requirements of the Environment Act 2021. Setting the policy at the requirement for a 10% post development biodiversity value to exceed the predevelopment value of the onsite habitat by a 10% net gain is considered to be a suitable application of the legislation.

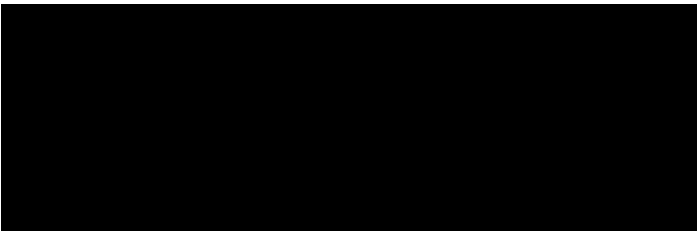
Conclusions

Grantham Estates support the inclusion SKPR-116 Land to the south of Barrowby Road (A52), Grantham as an allocation for at least 72 dwellings in the Regulation 18 Draft Local Plan. The site remains a suitable, available and achievable location for growth in the district with landowners in advanced negotiations with Vistry to take the site forward.

Both Grantham Estates and Vistry have a have a strong track record of delivery in South Kesteven.

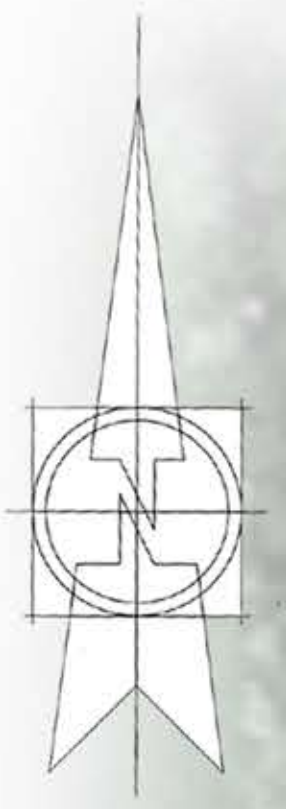
Please let me know if you need any further information in relation to this site or any other matters concerning our client in the district.

Yours faithfully,



Lynette Swinburne MRTPI
Associate Director (Planning)

Enc: Illustrative Site Layout (Drawing Ref: A1118 01 A)



The Contractor is to check and verify all building and site dimensions, levels and sewer level levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground related upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork construction shown indicate typical slopes for guidance only & should be further investigated by a suitable expert. Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 2 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting. Geoff Perry Associates Limited do not accept any responsibility for any losses (financial or otherwise) to any Client or third party arising out of the Client (or its Developer or Contractor) but not limited thereto) non-compliance with above mentioned provisions. © This drawing is the property of Geoff Perry Associates Limited and may not be copied or used for any purpose other than that for which it is supplied without the express written authority of Geoff Perry Associates Limited.

B	Amends to comments 09 04 2024 -	EH	11 04 2024
A	Amends to comments 09 04 2024 -	GSW	09 04 2024

Rev:	Description:	Initials:	Date:
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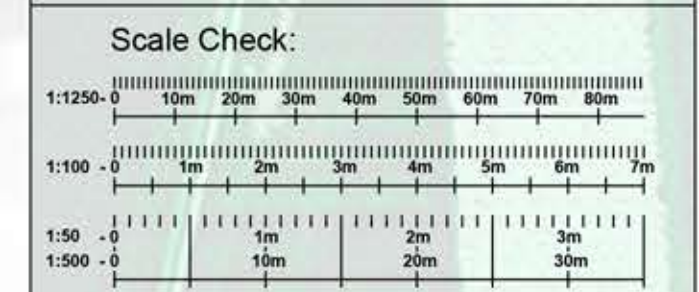
Client:
Vistry North East Midlands

Project:
Land off Barrowby Road, Grantham

Title:
Appraisal Layout

Date: 03 / 04 / 2024 **Scale:** 1:500 @ A1
Drawn by: GRP **Checked by:** -

Job No.	Drg No.	Rev.
A 1118	01	A



Aerial View obtained from Google Earth Images
Detailed illustration not included

This drawing illustrates a sketch proposal only and as such is subject to detailed site investigation including ground conditions / contaminants, drainage, design and planning / density negotiations. The layout may be based upon an enlargement of an o.s. sheet or other small scale plans and its accuracy will need to be verified by survey. Full risk assessment under CDM Regulations has not been undertaken.

nb. No account has been taken of any services laid on or around the boundaries of the site.
nb. This layout takes no account of any trees on or around the boundaries of the site.

Land off Barrowby Road, Grantham