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South Kesteven Local Plan (Reg. 18) Consultation

Representation in respect of land to the north east of Great North Road,
Gonerby Moor



1.0 INTRODUCTION

1.1 This representation is submitted in collaboration with SGA Architects on behalf of Edward Farms Ltd owners of the Representation Site (RS) - land to the north east of Great North Road, Great Gonerby. This representation proposes the allocation of the RS for employment purposes, Policy E2.

2.0 REPRESENTATION SITE

Site Context

2.1 The proposed RS is located at Gonerby Moor to the north east of the B1174 – Great North Road and is close to the major junction of the B1174 with the A1. The site is located approximately 3.5 miles to the north of the centre of Grantham.

2.2 The location of the site is illustrated by Figure 1 below and outlined in red on the attached OS Plan prepared by SGA Architects included at Appendix A.

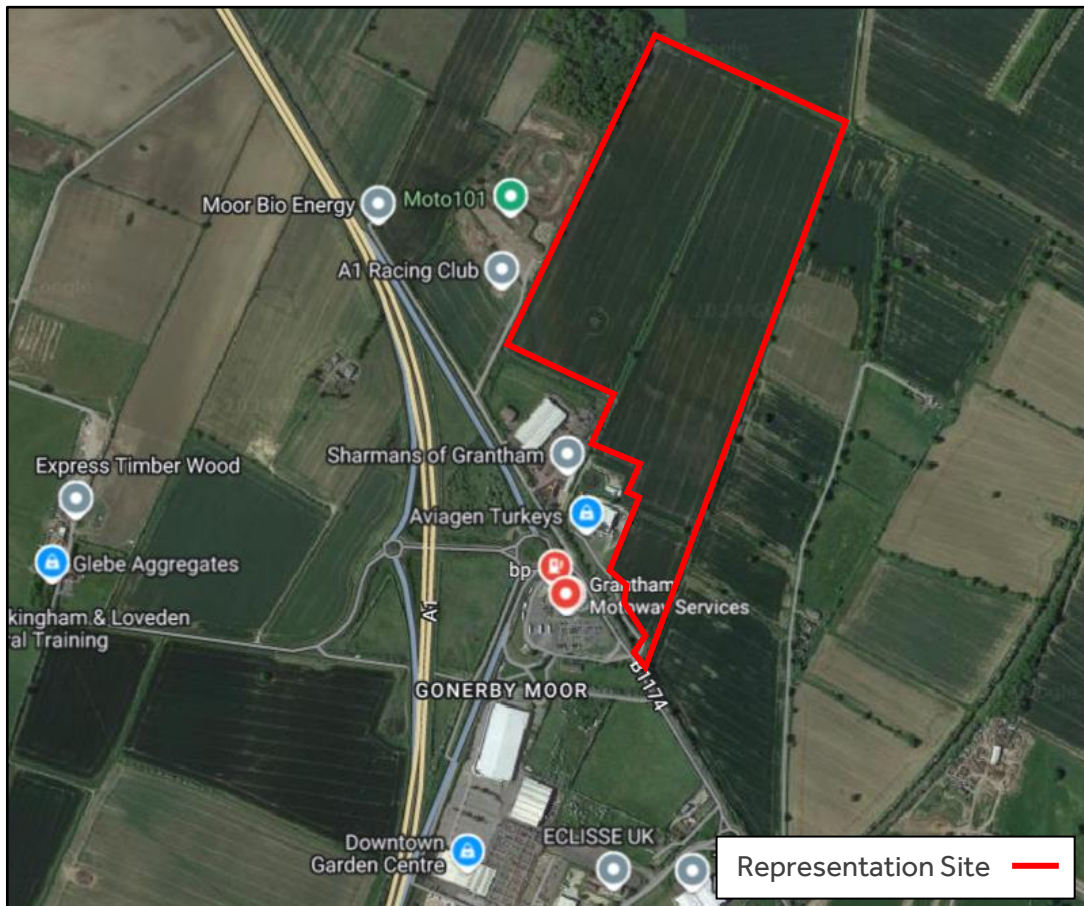


Figure 1 – Representation Site

2.3 The site is situated in an established industrial and distribution location at Gonerby Moor, to the north-west of Grantham town centre.

- 2.4 In terms of accessibility, the site is served by a range of transport modes including the scheduled Centrebus 24 bus service which operates between Newark and Grantham.
- 2.5 Existing access to the site is via the B1174 - Great North Road and an existing industrial access road which also provides access to several existing industrial businesses in the vicinity. There are no Public Rights of Way (PROW) within or immediately adjacent to the site.
- 2.6 The Environment Agency's Flood Map for Planning indicates that the application site is located within Flood Zone 1 therefore a low probability of flooding and suitable for development.
- 2.7 The area is recognised as an employment area immediately adjacent to the strategic road network. To the south of the site are existing employment uses and on the opposite side of Great North Road are the Moto motorway services, large retail units occupied by Downtown and further employment units.
- 2.8 The existing South Kesteven District Council Local Plan policies map identifies the Gonerby Moor Employment site reference EMP – R3 which includes the Moto motorway services and employment uses to the south of the site, see Figure 2 below. The representation site is shown for context.

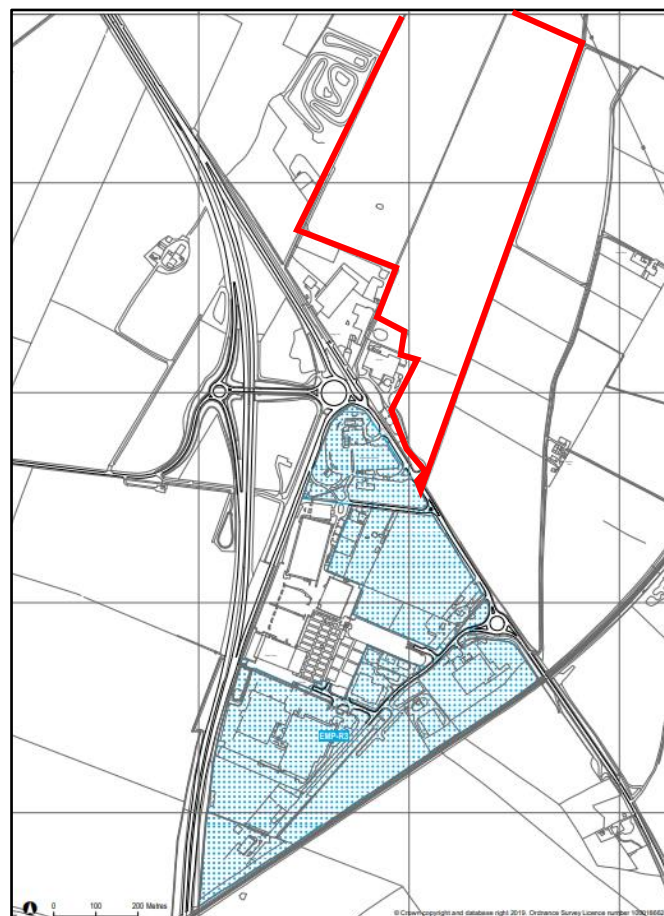


Figure 2 – Existing Gonerby Moor Employment Allocation Reference: EMP – R3

Planning History

Historic Applications

- 2.9 Planning permission was granted in November 2021 for the installation and operation of a Solar Farm together with all associated works, equipment and necessary infrastructure on the RS and additional land application reference: S21/1018.
- 2.10 An application was subsequently submitted to remove a small parcel of land from the solar farm, application reference S22/1629.

Pre-Application Advice

- 2.11 A request for pre-application advice was submitted by SGA Architects regarding a new business development (B2/ B8 and / or E Uses) on a site of approximately 2.4ha which is located immediately adjacent to the existing access and to the east of the existing units and forms part of the RS, see Figure 3 below.

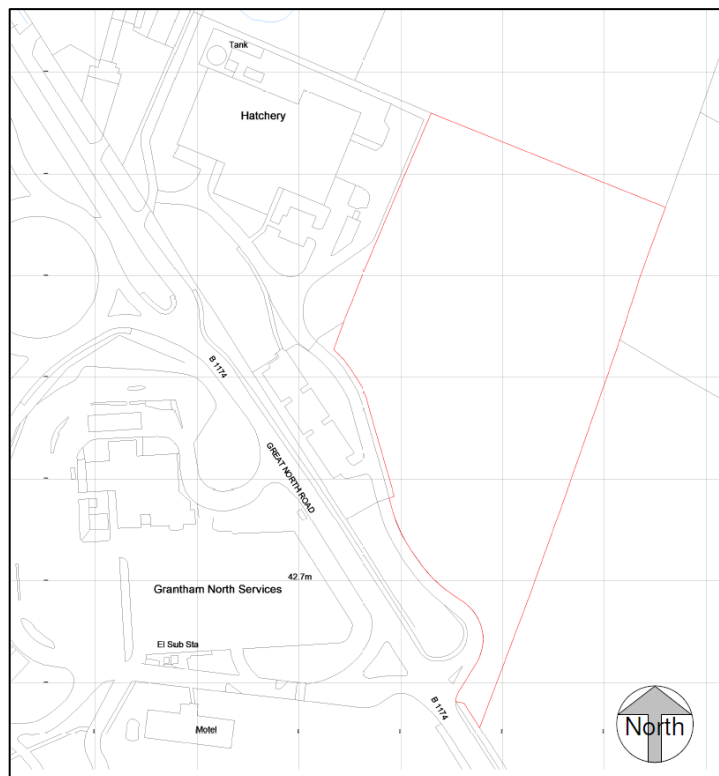


Figure 3 – Site submitted to SKDC for pre-application advice for employment development (SGA Architects)

- 2.12 A response was provided by SKDC in September 2022, reference S22/1182 regarding employment development in this location. The landowner was encouraged to submit the site for allocation for employment development as part of the Local Plan Review.
- 2.13 Appendix B includes a proposed site plan developed by SGA Architects following the pre-application feedback to illustrate an example of how this land parcel could be developed for employment uses with access to land to the rear.

3.0 SOUTH KESTEVEN DISTRICT LOCAL PLAN REVIEW – DRAFT LOCAL PLAN – REGULATION 18

Policy E2: Other Employment Sites

3.1 The Gonerby Moor area is recognised as an employment area immediately adjacent to the strategic road network. Policy E2 of The South Kesteven Local Plan proposes a number of employment sites across the district including those at Gonerby Moor, Grantham which are identified in Table 1 and illustrated in Figure 4 below, the representation site is shown for context:

Site Reference	Address	Hectares
SKPR-202	Land at Gonerby Lane, Gonerby Moor, Grantham	29
SKPR-100	Land South of Gonerby Lane, West of the A1, Gonerby Moor, Grantham	63.7
SKPR-182	Grantham Oakdale, Gonerby Moor, Grantham	80

Table 1 – SKDC LP Review Policy E2: Employment Sites – Gonerby Moor

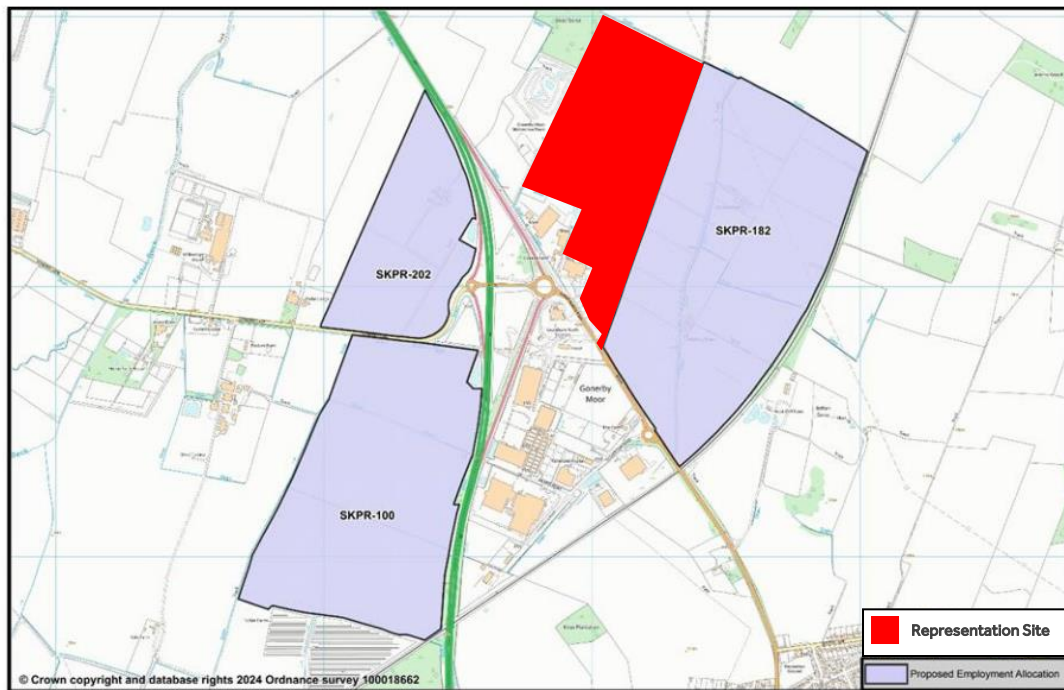


Figure 4 – SKDC LP Review Illustrative Site Proposal Map Gonerby Moor Employment Sites

3.2 The allocation and development of the RS as an employment site, subject to appropriate development principles, represents a logical rounding off of the proposed employment allocations at Gonerby Moor.

- 3.3 The area is an established and suitable location for employment uses which is evidenced by the existing employment allocation reference: EMP – R3 illustrated above in Figure 2 which includes the Moto Services and commercial occupiers including Brakes Bros and Logistics, DLS Plastics, Eclisse UK and Tegomentall Grantham Productions. Other uses in the vicinity include an agricultural machinery dealership and waste transfer station which are located to north of Great North Road and adjacent to the southern boundary of the representation site.
- 3.4 The proposed allocations totaling approximately 173 hectares illustrated by Figure 4 further evidences the suitability of this location for employment uses. The proposed allocation of the employment site would complement the existing and emerging land uses in the vicinity. This area is, self-evidently, a fast-growing location for employment uses. Proposed allocation reference SKPR-182: Grantham Oakdale already extends the employment area to the north of Great North Road. The inclusion of the representation site would complement the existing uses adjacent to the southern boundary up to the boundary with the existing motocross complex to the west of the RS.
- 3.5 It is proposed that the range of permissible uses within employment use allocation would be:
- B2 – General Industrial
 - B8 – Storage and Distribution
 - E(g) Uses which can be carried out in a residential area without detriment to its amenity:
 - E(g)(i) Offices to carry out any operational or administrative functions,
 - E(g)(ii) Research and development of products or processes
 - E(g)(iii) Industrial processes

Supporting Commentary

- 3.6 The Spatial Strategy and Settlement Hierarchy (Policies SP1 and SP2) identify the focus for the majority of growth is in and around the sub-regional centre of Grantham and the three market towns, with Grantham being a particular focal point.
- 3.7 The representation site is located within the Gonerby Moor area which is identified as a strategic corridor in the subtext to policy E2. The proposed allocations are stated to provide considerable choice to the market and create a variety of jobs through B2, B8 and acceptable E(g) proposals. The inclusion of the representation site as an allocation would enhance the choice to the market and increase the number of jobs available and support the strategy to focus economic development on Grantham in the first instance.
- 3.8 The location of the representation site and its relationship to Great North Road means that the land is accessible via the existing access which serves the existing units. This means that development can be brought forward early – an important delivery and sustainability benefit.

3.9 In Chapter 2 under 'Economic Challenges' in the table following Paragraph 2.33 (Page 14) of the draft Plan, it is stated:

"Having the right amount and type of employment land/business space. Ensuring employment provision is affordable. There is currently a shortage of available serviced and well-located employment sites, and premises, which is constraining the development of new employment opportunities in key locations across the District."

3.10 The Plan's 'Vision' (Chapter 3) states (at Page 17):

"The District will have a successful, diverse economy providing employment opportunities for the local workforce, equipped with a wide range of skills to meet employer needs. It will be an area of sustainable, high-quality growth and a popular place to work, live, visit and invest in."

and, in relation to Grantham:

"Grantham's role as the Sub-Regional Centre will be strengthened through significant housing and employment growth. The town will capitalise on its status as the sub-regional centre for Southern Lincolnshire and its position between Lincoln and Peterborough. The town will develop employment opportunities, particularly through the provision of a new junction to the A1 at the Southern Gateway as part of the proposed Southern Relief Road, making Grantham an even more successful sub-regional centre and leisure destination, providing for both the local community and visitors from a wider area."

New major Sustainable Urban Extensions to the south and east of the town will be developed at Spitalgate Heath in the form of a nationally designated Garden Village and the Prince William of Gloucester Barracks; there will be further significant residential development to the north and north-west of the town.

New employment opportunities, together with the good educational offer of the town, will help to retain and develop skills and talent.

A mixed-use development comprising of residential development and employment opportunities will be developed at the Grantham train station. The town centre will provide a safe and attractive environment for people to shop, live and spend their leisure time. Pedestrians and other non-car users can move around safely and comfortably and there will be improved walking and cycling links from surrounding residential areas."

3.11 The proposed Allocation complies with, amongst others, the following Strategic Objectives as listed in the Table at paragraph 3.5 (Page 21 of the draft Plan):

- SO1 Sustainable Growth and Diversification
- SO2 Developing a Strong, Successful and Sustainable Economy
- SO3 Broadening and Diversifying the Employment Base
- SO5 Facilitate and Sustain a Network of Sustainable Communities

- SO6 Facilitating and Enhancing the Role and Function of Grantham as an important Sub-Regional Centre
- SO8 To retain and improve accessibility for all to employment etc.
- SO9 To make provision for an adequate supply and choice of land for new employment to meet the needs of the District to the year 2041

3.12 The proposed Allocation would comply with, amongst others, the following Policies:

- SD1 Principle of Sustainable Development
- SP1 Spatial Strategy
- SP2 Settlement Hierarchy
- E2 Strategic Employment Sites

4.0 SUMMARY & CONCLUSION

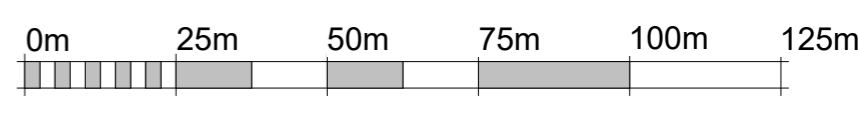
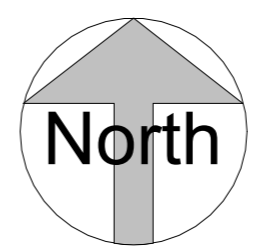
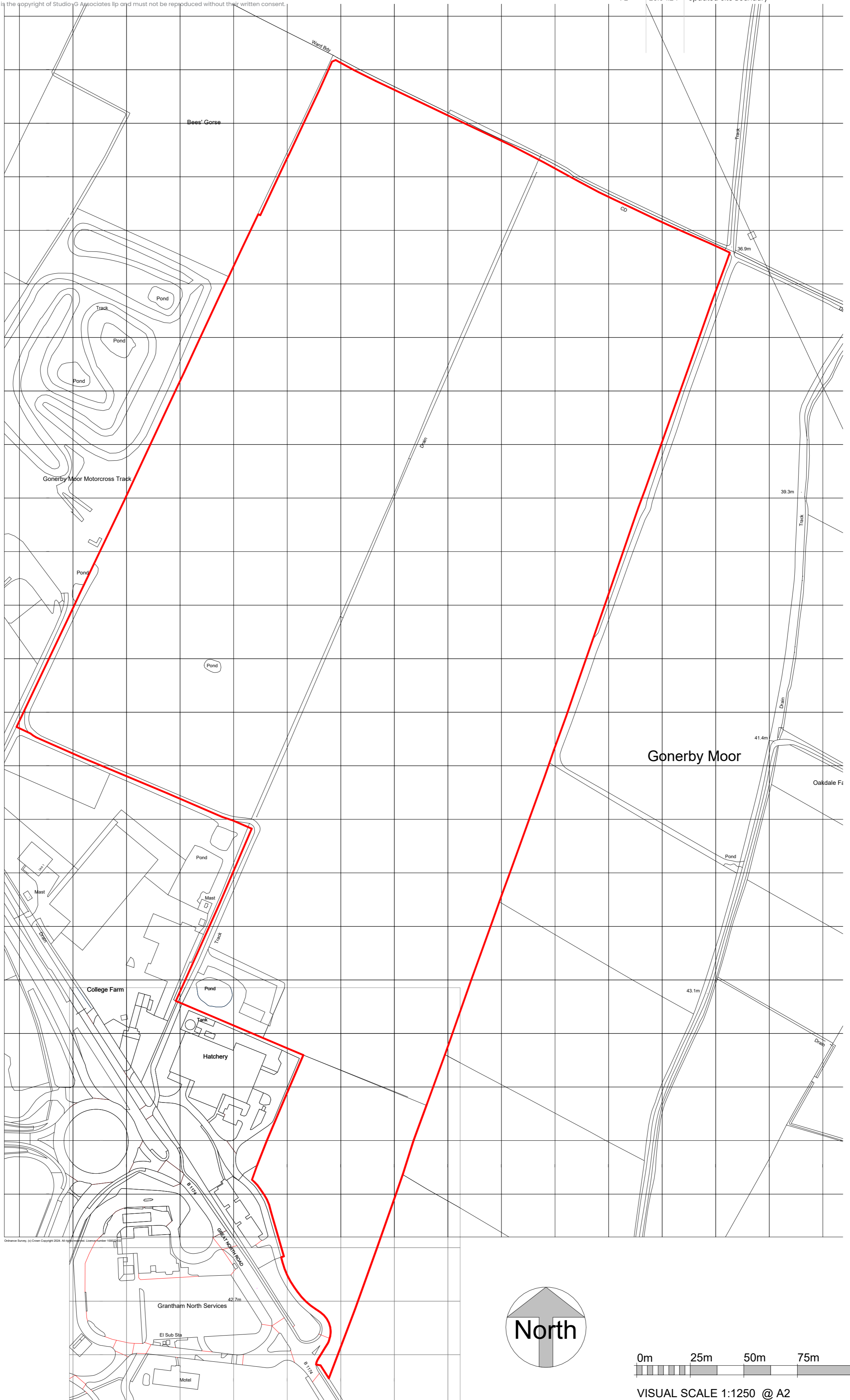
- 4.1 This representation proposes the allocation of the RS for employment purposes. The RS subject of this representation is in a sustainable/accessible location and the allocation for employment purposes would represent sustainable development.
- 4.2 The allocation of the representation site for employment uses complies with the Strategic Objectives of the Local Plan, notably enhancing the choice to the market and increase the number of jobs available and support the strategy of the Local Plan to focus economic development on Grantham in the first instance.
- 4.3 To conclude, the Representors propose a **new employment allocation** - SKPR--- (to be defined) on the land to the north east of Great North Road (as shown on the accompanying OS Plan) and that the Allocation be included in the Table in Policy E2 and on the appropriate Proposal Map Inset (s).

ASPBURY PLANNING LIMITED
April 2024

APPENDIX A - REPRESENTATION SITE PLAN

Contractors must verify all dimensions on site before commencing any work or making any shop drawings. No dimensions are to be obtained by scaling from this drawing. All materials specified on this drawing are to be used strictly in accordance with the manufacturers details, recommendations and current codes of practice.
 COPYRIGHT © This drawing and any design thereon is the copyright of Studio-G Associates LLP and must not be reproduced without their written consent.

rev	date	rev notes	drn	chk
P1	02.04.24	First Issue	IRD	NB
P2	25.04.24	Updated Site Boundary	IRD	NB



VISUAL SCALE 1:1250 @ A2
 PROJECT ORIGINATOR ZONE LEVEL TYPE DISCIPLINE NUMBER REV
T770 | SGA | XX | SL | DR | A | 00002 P2
 SCALE @ A2 1:2500 DATE Apr 24

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CLIENT **Edward Farms Ltd**
 PROJECT **Proposed New Commercial Development Gonerby Hill foot**
 TITLE **Site Location Plan**

DRAWN BY IRD CHECKED BY NB

RIBA Chartered Practice **ARB** Architects Registration Board **SSIP** Registered Member **Constructionline** Approved Member

APPENDIX B - EXAMPLE SITE LAYOUT OF THE LAND ADJACENT TO THE ACCESS ROAD



Grantham North Services

EI Sub Sta

Motel

Site Plan
1 : 500

P2	25.04.24	Updated Site Boundary	IRD	NB
P1	23.04.24	First Issue	IRD	NB
rev	date	rev notes	drn	chk

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CLIENT
Edward Farms Ltd

PROJECT
**Proposed New Commercial Development
Gonerby Hill foot**

TITLE
Proposed Site Plan

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	DISCIPLINE	NUMBER	REV
T770	SGA	XX	SL	DR	A	00003	P2

SCALE @ A1 1:500 DATE Apr 24

DRAWN BY RIBA #arb Architects Registration Board

CHECKED BY SSIP Constructionline

0m 10m 20m 30m 40m 50m
VISUAL SCALE 1:500 @ A1



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