



BUCKMINSTER

25th April 2024

By email only to: planning_policy@southkesteven.gov.uk

Dear Sirs,

SOUTH KESTEVEN DISTRICT COUNCIL (SKDC): REGULATION 18 DRAFT LOCAL PLAN CONSULTATION – HANBURY PROPERTIES LIMITED REPRESENTATION

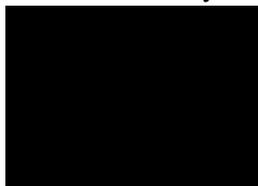
We write in connection with the representation mentioned above: we express our full support for the expansion of the Grantham Southern Gateway allocation to the west, incorporating the land referenced as SKPR-234 in the Draft Site Assessment Report (February 2024).

Access arrangements for this land have been formalised, with a designated corridor excluded from the option agreement between Buckminster and Mulberry Developments, as indicated coloured blue on the attached plan GRN-PHP-WO-XX-DR-A-4674-902-PO4.

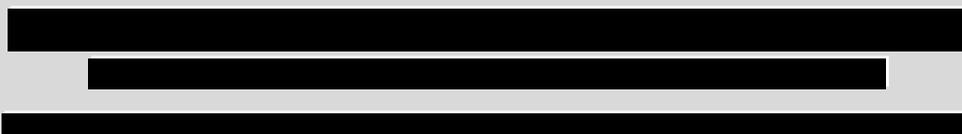
The detail of the proposed access arrangements, featuring two new arms onto the existing roundabout are illustrated on attached plan GRN-PHP-W0-XX-DR-A-4674-003-P01. The detail is currently included in the Pre-application S24/0383 by Mulberry Developments made to SKDC and validated on 12th March 2024. A Pre-App has been completed with County Highways and National Highways: we understand the verbal feedback was positive, but formal feedback is awaited. Data has been received from the stakeholders and a revision of the traffic flow information is to be submitted to National Highways. A Transport Assessment is to be carried out using the County's 'Saturn Model'. A detailed drawing is being prepared for the independent Road Safety Audit team. A design PAD with SKDC is planned for 1st May.

We would encourage the Council to allocate this Site for additional employment land, as it will only contribute to enhancing and maximising the potential of the existing Grantham Southern Gateway. It remains our continued view that the Council should be focusing employment growth within the area to this uniquely sustainable and deliverable location, given its relationship to the principal growth areas of Grantham and the strategic road network being the A1 and the Grantham Southern Relief Road/A52.

Yours faithfully



William Lee MA FRICS
Managing Director



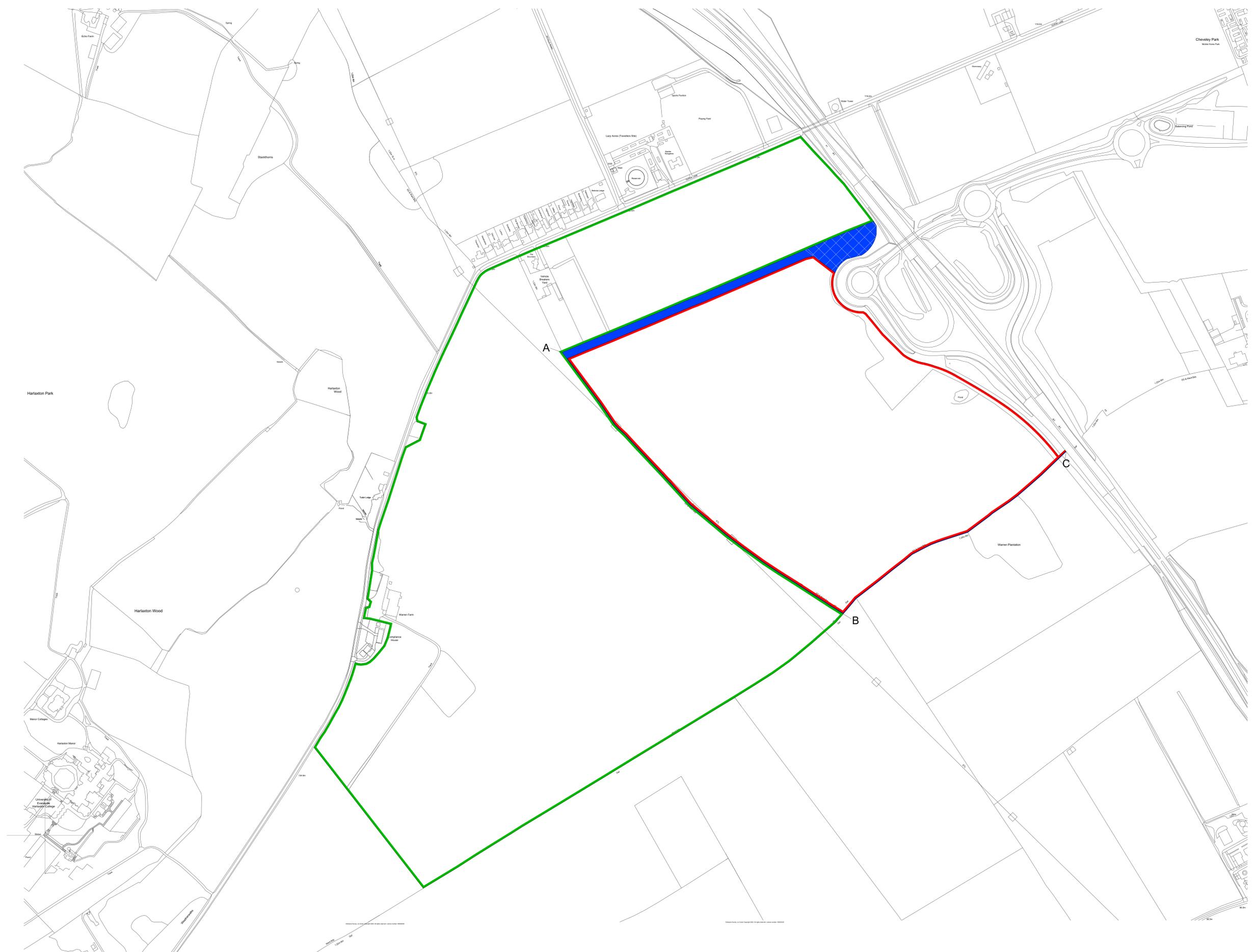
CC: [REDACTED] Hanbury Properties

Attachments:

GRN-PHP-WO-XX-DR-A-4674-902-PO4 – Legal Plan 3

GRN-PHP-W0-XX-DR-A-4674-003-P01- 3 Unit Scheme + Proposed Access Overlaid

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



- THE PROPERTY
- ADJOINING LAND
- RETAINED LAND



Revisions:	date	by
XXX desc:	25.10.2023	MF
P01 First issue	25.10.2023	MF
P02 White cross-hatch added	25.10.2023	MF
P03 Boundaries updated	25.11.2023	MF
P04 Retained and Adjoining Land boundaries	01.12.2023	MF

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MULBERRY DEVELOPMENTS
 Gratham, West of A1

LEGAL PLAN 3

Status	Preliminary
Drawn by:	MF
Checked by:	-
Date	25/10/2023
Document Number:	GRN-PHP-WO-XX-DR-A-4674-902-P04
Scale @ A0	1:2000

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Lazy Acres (Travellers Site)

ESS Mast

Stable Bungalow

Reservoir

Belinda Lodge

123.6m

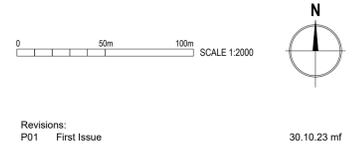
Vehicle Breakers Yard

122.9m

15.8m

1.22m

Warren Plantation



Revisions:
P01 First Issue

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MULBERRY DEVELOPMENTS
Grantham, West of A1

Indicative Masterplan
3 Unit Scheme + Proposed Access Overlaid

Status Preliminary
Drawn by : MF Checked by : -
Date 30Oct2023

Document Number:
Project Code Size Levels Info Type Role Job No. Dwg No. Revision
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