





Aerial view of site for proposed Garden Village in relation to Grantham

PREFACE

From day one, we have shared a common goal; to bring forward the highest quality development that meets the needs of the current and future residents of the District.

We have worked together on a masterplan that encapsulates our aims and ambitions for Spitalgate Heath and on the necessary detail of

the viability of the new development; to ensure that what we are proposing is achievable.

Our hope is that Government recognises this close working relationship - which extends to include colleagues at Lincolnshire County Council, The Homes and Communities Agency and many other important service providers - and our common

goal, and works with us to promote Spitalgate Heath as one of its cohort of new Garden Towns and Villages.



Stephen Vickers
Buckminster



Beverly Agass
Chief Executive, SKDC



Councillor Bob Adams
Leader, SKDC

A scenic view of a river flowing through a lush green landscape. A large, leafy tree stands on the left bank, partially obscuring the sky. The river flows from the background towards the right. In the foreground, a gravel path curves along the left side of the river. The sky is blue with scattered white clouds. The overall atmosphere is peaceful and natural.

“Spitalgate Heath Garden Village will create an environment with new homes, jobs and leisure opportunities for all ages, containing the very best of town and country living in a vibrant new community.”



A VILLAGE IN A PARK

IMAGINE a Village in a Park, combining the very best of town and country.

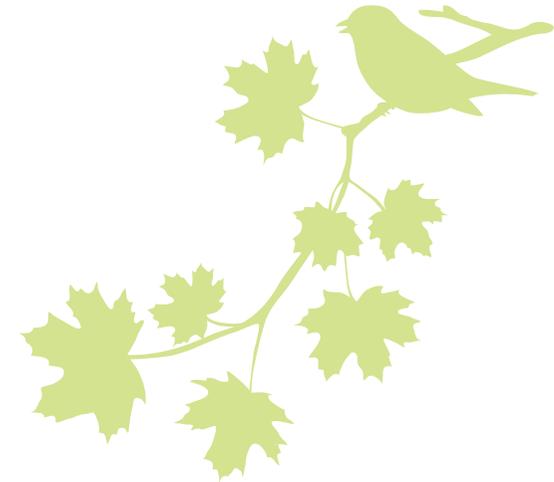
CONJURE a vision of sustainable reality, with new homes, a business park, community hub with schools, healthcare and sports facilities and green public open space,

ENJOY connections to the neighbouring Grantham town centre along a new habitat-rich green blue corridor along the River Witham providing pedestrian and cycles routes.

DELIGHT in a community woodland park created in partnership with the Woodland Trust, offsetting housing and allowing inhabitants to interact with and enjoy their surroundings.

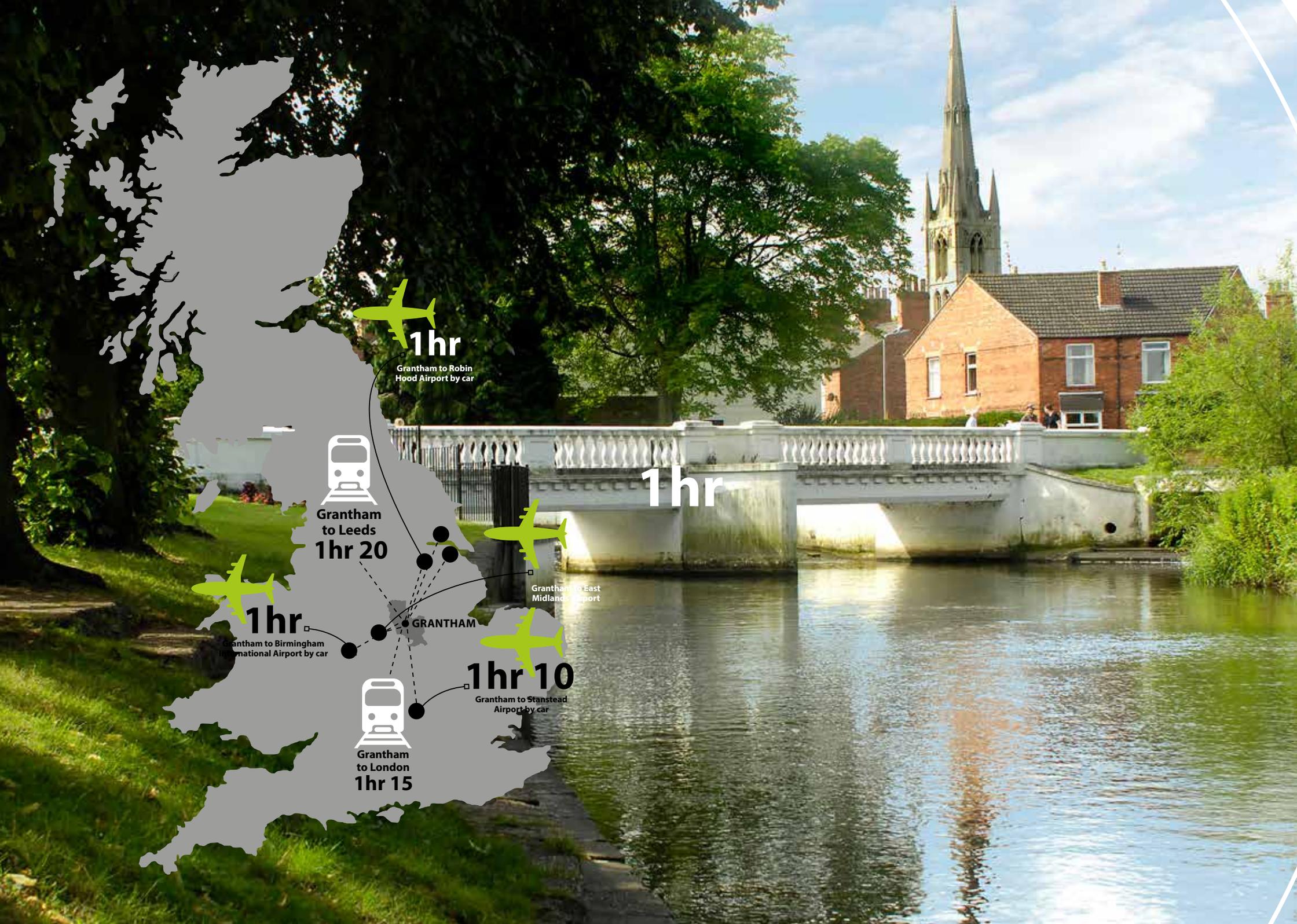
CREATE a place where face-to-face social interactions occur on a regular basis.

MIRROR the spirit of the original Garden City movement, not simply to provide homes and jobs, but to create a legacy of a socially balanced community that integrates employment, living and social interaction to provide opportunities for all.



... AND DELIVER

3,700 new mixed tenure homes in close proximity to 110,000 sqm of employment space , 4,000 new jobs and opportunities for existing high value knowledge business companies to expand and new companies to grow.



1hr

Grantham to Robin Hood Airport by car



1hr 20
Grantham to Leeds



1hr

Grantham to East Midlands Airport



1hr

Grantham to Birmingham International Airport by car



1hr 10

Grantham to Stanstead Airport by car



1hr 15
Grantham to London

WHY SPITALGATE HEATH AND WHY GRANTHAM?

The name derives from the medieval 'spetilgate' a reference to a former leper's hospital which was located in the vicinity of the site.

And our vision is based on traditional estate villages found in Lincolnshire, the closest being Buckminster, which demonstrate some of the principles of a garden village on a smaller scale.

The Greater Lincolnshire LEP Strategic Economic Plan 2014-2031 recognises the importance of providing a range of high quality housing options to support the economic ambitions of the county. It is committed to supporting the delivery of a 100,000 new homes by 2031 - unlocking development sites and promoting innovative approaches.

A Strategic Infrastructure Delivery Plan is being prepared to enhance the Grantham Southern Relief Road and improve connectivity including proposals for the Grantham Green Blue Corridor linking the proposed site with the town centre.

The South Kesteven Core Strategy, adopted in 2010, supports sustainable development with a focus on major development in Grantham to reinforce its role as a Sub-Regional Centre. Grantham's own Area Action Plan identifies the proposed site for the Garden Village as an opportunity to create a sustainable and deliverable greenfield site.

The evidence base gathered through the Grantham Capacity and Limits to Growth Study and the Environmental Statement of the South Kesteven Local Plan, promotes the development of the proposed site for the Garden Village for housing and employment uses.

Historic England's Urban Panel supported the need to have a clear vision supported by robust but flexible masterplans, in relationship to the area identified for the Garden Village.

Our vision will create a development with its own clear and distinct identity as a place in its

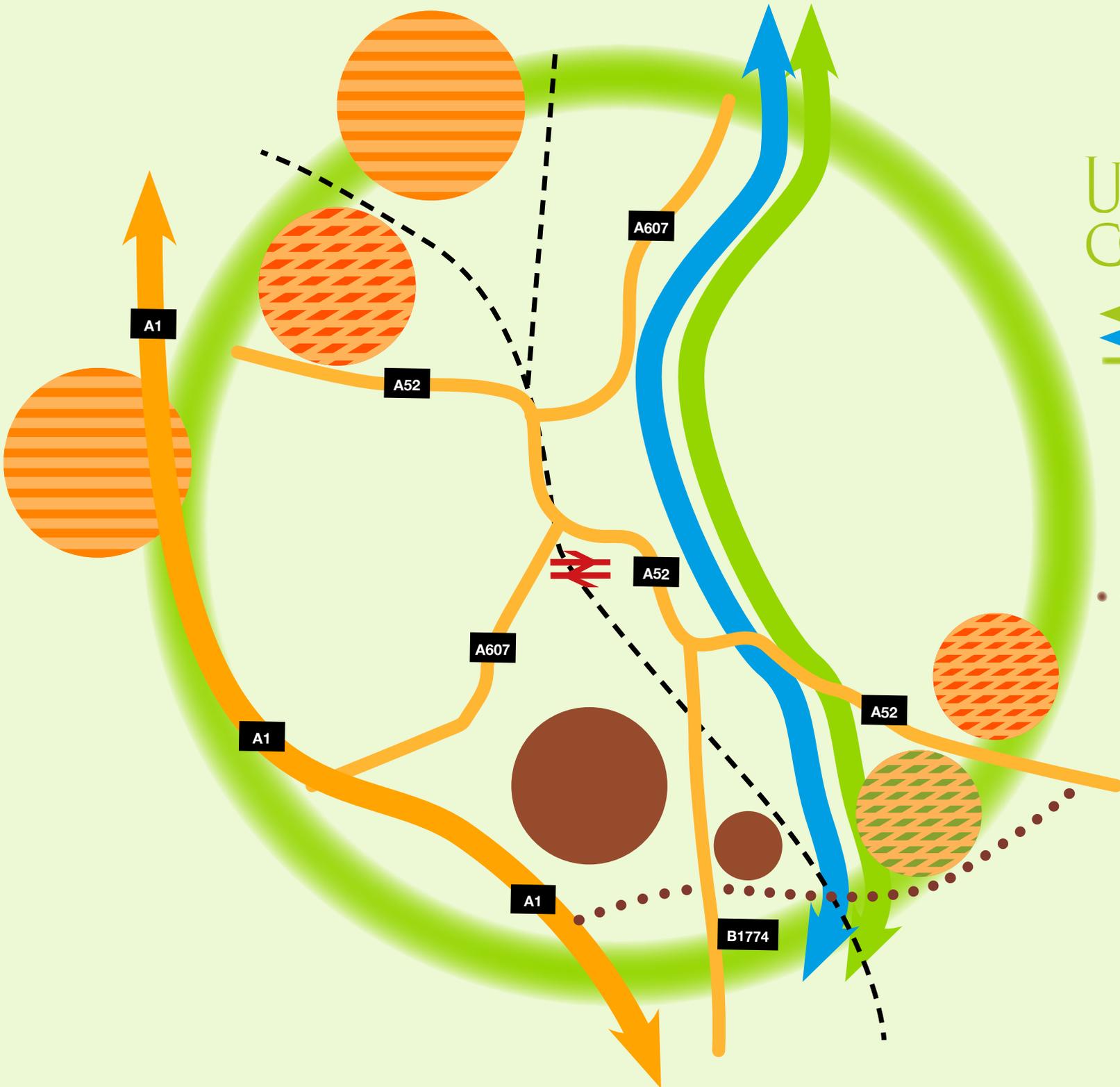
own right; similar to the relationship established between Dorchester and Poundbury.

South Kesteven District Council's new District Economic Development Strategy identifies growth and investment focussing on establishing Grantham as a Sub-Regional Centre, with a key project being the delivery of Spitalgate Business Park which forms part of the Garden Village by providing opportunities to promote high value knowledge based inward investment and support existing businesses to grow.

An outline planning application has been submitted for the current scheme, scheduled for determination in the autumn 2016 and accompanied by supporting evidence including a Design and Access Statement and Viability Assessment.

URBAN GROWTH CONCEPT

-  Grantham Green Blue Corridor
-  Green Fringe
-  Existing Rural Settlements
-  Proposed Settlements
-  Proposed Garden Village
-  Employment Site
-  Southern Relief Road



GARDEN VILLAGE PRINCIPLES



The public and private sponsors of the Spitalgate Heath Garden Village recognise and endorse the core principles of establishing a Garden Village as:

- Strong community leadership
- Master plan lead
- Inclusive partnerships
- Clear stewardship and land management
- Affordable mixed tenure housing
- Range of high value employment opportunities
- Imaginatively design homes
- Clear environmental standards
- Strong cultural diversity
- Shared neighbourhoods
- Integrated sustainable transport
- Health and wellbeing

Location

Spitalgate Heath is located on the southern fringe of Grantham in south west Lincolnshire, covering an area of approximately 224 hectares.

The Garden Village fulfills the ambitions for Grantham, forming part of the future development of the town.

Most of the site comprises large south west facing open arable fields on slopes rising from the River Witham valley to a plateau to the east. The plateau edge forms part of a distinctive landscape feature which stretches around Grantham, playing an important part in the visual character of the town and highly visible from large areas of the town.

The Grantham Townscape Assessment identifies the area for the garden village as a landscape fringe, comprising open green-spaces crucial to the character of the town.

The River Witham valley provides an important corridor offering a matrix of woodland and wetland habitats and provides the majority of existing sites with biodiversity and ecological value.

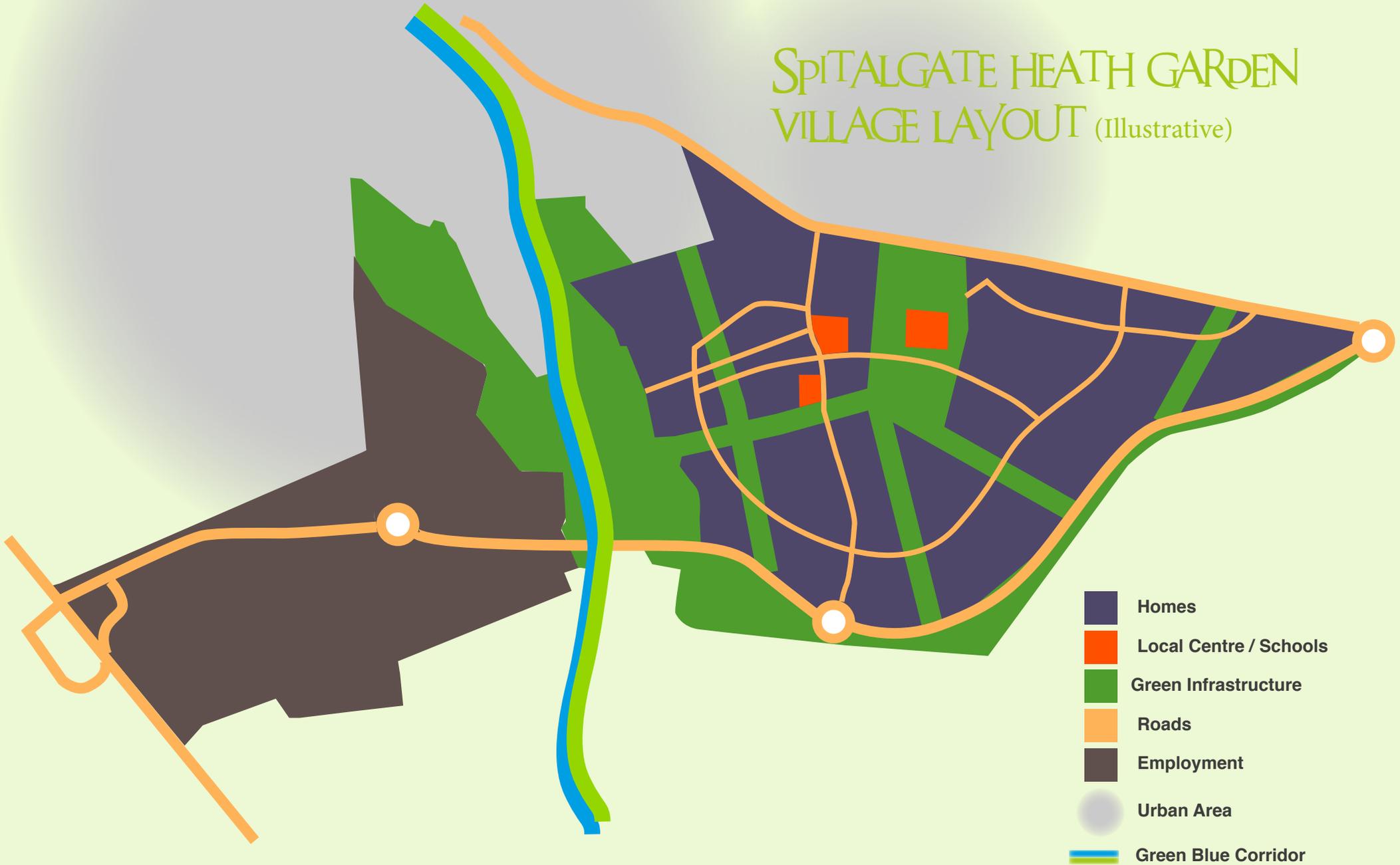
Grantham's Southern Relief Road will form the southern most boundary of the site and provides the major point of access on to the highway network. The East Coast mainline runs through a partial embankment to the east of the site and follows part of the lower river valley.

Consultation and Engagement

Meaningful community participation underpins the Garden City ethos. We have undertaken an extensive programme of consultation and engagement with the local community, resulting in strong support for the growth plans for Grantham. Looking to the Future, The Local Plan Sites and Settlements consultation is seeking public views for growth plans for all settlements via a series of public exhibition, on-line surveys, questionnaires, community meeting briefings.



SPITALGATE HEATH GARDEN VILLAGE LAYOUT (Illustrative)



-  Homes
-  Local Centre / Schools
-  Green Infrastructure
-  Roads
-  Employment
-  Urban Area
-  Green Blue Corridor

DESIGN

Concept

A Master-plan for the proposed Garden Village details the preferred strategies for the uses, layout, scale, landscaping and overall appearance - includes street pattern, residential dwellings, employment and commercial units, community facilities and green infrastructure.

Extensive planning, environmental and technical work including all aspects of landscape character, ecology, water and drainage, heritage, environment, access, connectivity and movement. A Parameters Plan describes the location, extent and limits of the development.

The Garden Village sponsors are promoting an international design competition to attract innovative and sustainable design frameworks to guide site development over the long term. This would promote contemporary designs using the latest in sustainable technology and elevate

awareness of the project nationally and internationally.

DESIGN PRINCIPLES

Design principles underpinning the Garden Village respond to:

- Appropriate siting and integration of new built forms alongside existing uses
- Respect and reinforce the River Witham corridor vistas
- Create a wooded landscape corridor and visual backdrop along the eastern plateau edge
- Develop a Green Blue Corridor using the River Witham connecting the Garden Village with Grantham town centre
- Design streets with varied skylines, interesting vistas to frame local views,
- Facilitate the ease of non-vehicular movements
- Incorporate avenues of trees, planting and

green-spaces

- Develop a palette of materials to reflect the local vernacular with particular reference to use of brick, local limestone and pantiles,
- Adopt a sustainable urban drainage system
- Conserving the ecological character
- Use of private gardens, sports pitches, allotments to enhance the green infrastructure network
- Comprehensive network of footways, cycle paths and nature trails
- Safeguard and enhance habitat creation to support increased biodiversity

Crucial to the deliverability and viability of the Garden Village proposal, it is proposed to establish a Sustainable Design Board to direct the quality of design. This will provide advice and guidance to house builders on the standards of design that will be expected as part of the scheme.

“Human society and the beauty of nature are meant to be enjoyed together.” E Howard



Innovation

Innovative approaches to design and construction will ensure a distinctive character. Individuals or smaller bespoke companies will be invited to develop sustainable construction techniques, off site pre-fabrication, eco-homes and self build.

GOVERNANCE

Ownership

The ownership of the majority of the site is with one land owner, Buckminster Estates Ltd,

Leadership and Governance

South Kesteven District Council is taking the lead in the creation of a new Garden Village which requires commitment to the long term, plan making powers, a strong vision and a masterplan.

Discussions are ongoing about the appropriate model to deliver the Garden Village. Different vehicles were employed to deliver the

original Garden Cities i.e. Garden City Companies, Urban Development Corporations and New Town Development Corporations – all statutory bodies that reflected the scale of these larger projects. Where the scale of the project is smaller, as with Spitalgate Heath, and where projects are already in the planning system, the local authority(s), landowners and developers are exploring establishing a joint venture for part of the site

This might take the form of a Spitalgate Heath Garden Village Joint Venture Company, Development Trust or Community Land Trust. The Lincolnshire Community Land Trust has been set up for communities seeking to establish a Trust. This is similar to the route that has been followed in Bicester, Oxfordshire for Graven Hill Village by the local authority developing a former MOD site.

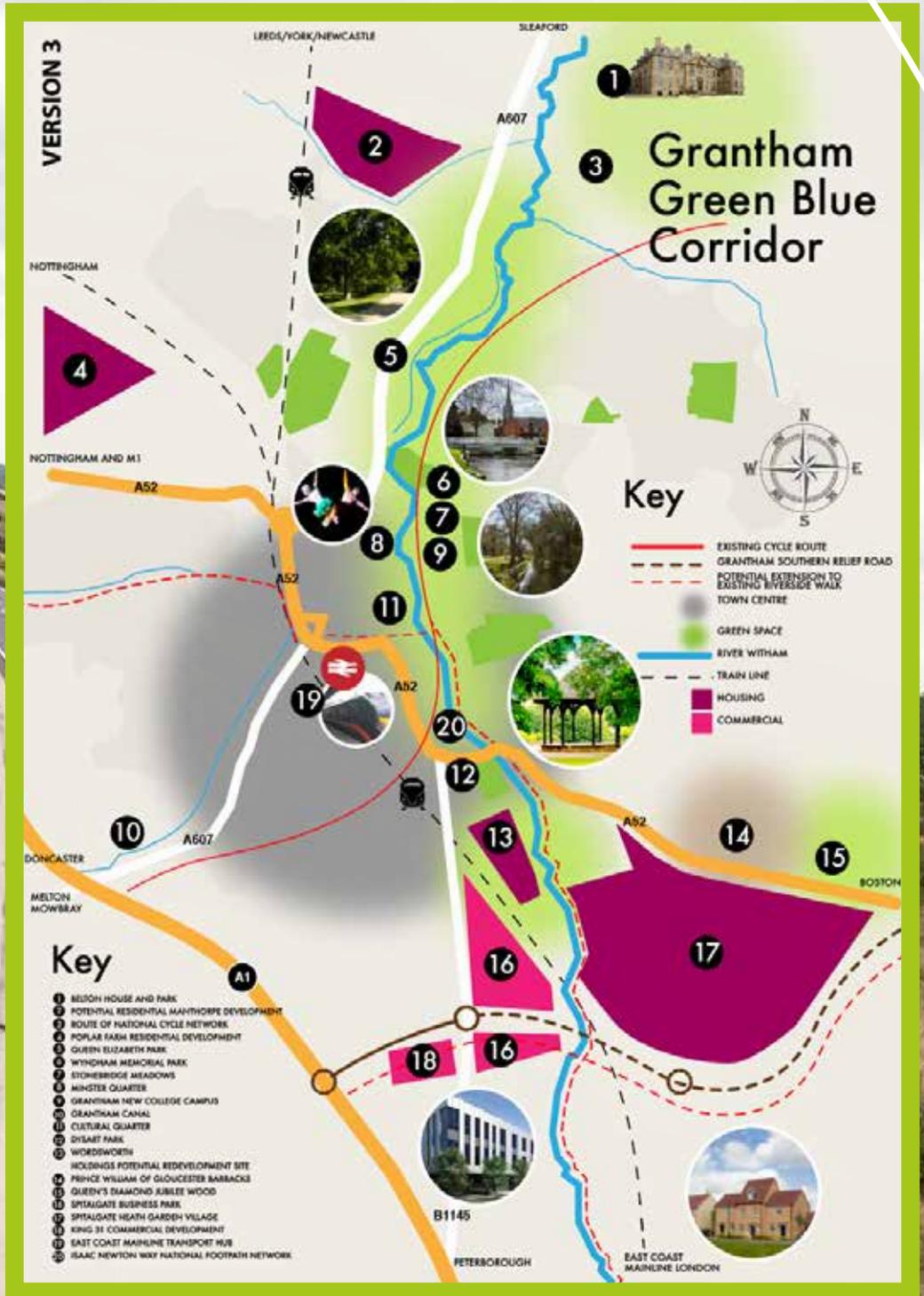
PARTNERS

Key to successful delivery of this proposal is close cooperation of a wide range of partners including government departments, local authorities,

statutory bodies, economic development organisations, private sector landowners, representatives from local business organisations and local interest groups.

South Kesteven District Council has established a development partnership called Team SK comprising representatives from partners and stakeholders (chair of Greater Lincolnshire LEP, Homes and Communities Agency, Lincolnshire County Council and local business), who have an interest in shaping the future, to lead the delivery of the Garden Village.





PLACE

Development Proposals

The Masterplan identifies a summary of the different types of use:

Use	Area (Ha)
Residential	99
Employment	27
Local centre	2
Community school	6
Primary school	2
Informal green space	36
Outdoor sports facilities	8
Parks and recreation	11
Allotments	2
Play areas	1
Relief Road	31
Other ancillary uses	1
Total	224



Connectivity

The 4km Southern Relief Road is a crucial building block for the growth ambitions of Grantham and the delivery of Spitalgate Heath Garden Village. It will provide relief for traffic travelling along the A52 without entering the town centre, crossing the River Witham valley and the route of the East Coast mainline via a new bridge and accessing the A1 at a newly constructed junction.

Benefits will include removing HGV's from the town, reducing the level of bridge strikes currently affecting the operation of the East Coast mainline, a reduction in overall congestion and a freeing up of capacity, improvements in air quality, and provide an opportunity to remodel the town centre.

Plans for an integrated transport hub centred on the East Coast mainline railway station operated by Virgin Trains will include a travel plan to facilitate the greater use of sustainable means of transport. A new bus interchange, additional designated cycle and pedestrian routes, new facilities for cyclists and taxi rank will allow greater numbers of residents to access the station. An extended Grantham Green Blue Corridor

linking the proposed site of the Garden Village with the town centre using the River Witham is being promoted. Utilising the topography of the town and addressing the need to provide a sustainable link through the town, the Green Blue Corridor will facilitate access to existing parks, recreational facilities, schools, the new college campus, Grantham's emerging Minster Quarter and the proposed Cultural Quarter.

Housing

The Garden Village will encourage a wide demographic, this will need to be reflected in a mixed type of tenure houses, from starter homes, family homes and retirement properties with innovative design, energy efficiency and sustainability.

There is also scope for a competition to test the latest in thinking on zero-carbon building construction technologies.

The former Aveling Barford works, close to the river corridor on the opposite side of the River Witham, has been a difficult site to bring forward due to contamination and poor access.

**“A city is more than a place in space,
it is a drama in time.” P Geddes**



This proposal provides an opportunity to explore returning part of the site to natural habitat with the remainder as a site for development.

Community health and well being

Adopting a Healthy Village principle, the ambition is to create a centre of excellence for healthcare provision in the community bringing together pre-school, school, family and elderly communities.

This would start to tackle the Community Care Groups priorities of reducing obesity, levels of addiction and mental health through healthy living supported by an integrated network of cycle paths and footpaths, community woodland, allotments, a forest garden, outdoor gym/trim trail to encourage residents to be more active, and a local food plan. Opportunities will be explored to promote community volunteering with an opportunity for a Community Interest Company to manage an element of the public open space or community facility.

Education and Skills

The school will provide education at the centre of the community. With outdoor sports pitches accessible from the green infrastructure corridors, cycle paths and footpaths, there is potential for use by the community out of hours.

The 19+ agenda is subject to a major review, but this creates opportunities for developing links with the new Grantham College campus and Lincoln University and the University Technical College could place the Garden Village as part of a wider life-long learning programme.

There are plans to establish a Construction Skills Academy bringing together traditional skills and new off site manufacturing technologies

Local Centre

A local centre will feature prominently in the layout of the Garden Village designed in such a manner to encourage active participation to include some elements of residential use, school and recreational facilities. It will include shops and a convenience store, office/workshop facilities for

small businesses, public house/restaurant, health centre, nursery, police office and community hall. The pattern of streets will be adapted for walking and cycling and landscape corridors will feed into the local centre to improve accessibility.

Employment

The Spitalgate Business Park, together with the King31 development, is the primary employment site serving the proposed Garden Village - offering a total of 110,000 sqm of office, commercial and light industrial accommodation.

It will provide opportunities for existing local firms to expand and attract new inward investment. Proposals for a Business Incubation Centre, part of a network across Lincolnshire, will further cater for new high value knowledge businesses with a high quality managed office environment in which to grow. As part of the county's Growth Hub operation, the centre will extend public business support for any business in the locality.

The layout of the Spitalgate Business Park will





reflect demand but also the topography of the site. Larger units will occupy the lower slopes leading to the River Witham valley, while smaller units will be situated alongside Spitalgate Level frontage. It will be accessed by car off the new relief road, by public transport, on foot or cycle by newly constructed routes.

South Kesteven District Council will seek to designate a Local Development Order on both employment sites to facilitate quicker planning decisions for business. The Council will also revisit seeking Enterprise Zone status and/or consider instigating its own enterprise zone benefits through the business rates regime, to encourage new investment.

Environment

The Village in the Park concept will respond to the demand of climate change. A total of 57 Ha or 30 percent of the Garden Village is given over to green infrastructure. The public open space is the primary feature dictating the whole rationale for the design and delivery. The integrated network of

primary and secondary greenways, public parks, informal public open spaces, allotments and river corridor provide the framework for designing the housing layout and other buildings.

Features being considered include a community wood, carbon sink, River Witham Green Blue Corridor, arboretum, habitat (wetland, acid grass, Jurassic escarpment), arts and sculpture trails and a Woodland Trust Community Woodland.

Long-term stewardship of the green infrastructure and public open spaces is recognised as one of the main challenges facing the Garden Cities movement. Sponsors are currently exploring options with bodies including the Woodland Trust Forestry Commission, Lincolnshire Nature Partnership and the Environment Agency to establish a Community Woodland Trust to oversee management with opportunities for volunteer programmes.

Sustainability

Our Village in a Park concept is built on the

premise of a settlement minimising impact on the environment and reducing effects on climate change.

A close partnership with Greater Lincolnshire LEP and partners such as Natural England will formulate a sustainable development strategy for the Garden Village comprising:

- Biodiversity action plan
- Green infrastructure plan
- Sustainable transport plan
- Health and well-being plan
- Drainage and Water-cycle strategy

Negotiations will take place with Sustrans (over extending the route of the national cycle network) Grantham Green Blue Corridor infrastructure corridor, and the Woodland Trust about establishing a Community Woodland.

For future energy supplies there is an opportunity through the construction design code to explore options for photo-voltaic and ground or air source



heat recovery systems – plus possibly small power generation schemes linked to the River Witham. Reduction in energy consumption and zero carbon buildings offer freedom to exercise new thinking. A competition element can test the latest thinking on zero-carbon building construction technologies and provide another means of learning what would work on the site.

There is also potential for carbon off-set as developers would contribute towards the planting of trees as part of the Community Woodland.

Heritage sport & culture

An opportunity has been identified to potentially incorporate an open air sculpture park as part of the Village in a Park concept. Discussions with leading UK arts organisations are at an early stage, where artworks currently held in national storage could form part of a rolling programme of long term loans.

This presents the unique opportunity to create an open air gallery for the benefit of local residents and the wider community and adds a special character to the area.

A specified construction design code provides opportunities to incorporate heritage design features including references to Grantham vernacular, the heritage of Sir Isaac Newton, born and educated locally, and other aspects of local heritage.

Proposals for the Grantham Green Blue Corridor along the River Witham valley provide direct access to the cultural quarter and Minster quarter areas of the town centre - providing an opportunity to extend the outdoor gallery and create a heritage trail.

Extending plans for an Isaac Newton Way would contribute to the long distant national footpath network, following the Grantham Green Blue Corridor between National Trust properties at Belton House and Woolsthorpe Manor.

Spitalgate Heath Garden Village will create new opportunities for sports and leisure pursuits as well as providing green links to existing facilities. The settlement, for instance, would provide new outdoor sports space adjacent to the existing rugby club.

There will also be new central primary and secondary schools with additional community leisure facilities. The Garden Village will also include new children's play areas and will be linked to Grantham's existing parks via new, green pedestrian footpaths and cycleways.

ICT infrastructure

Attractiveness of the settlement to new residents will be enhanced, with a comprehensive strategy to ensure access to high speed broadband is future-proofed both for houses and business. Having new schools programmed from the outset will help to ensure that a high speed fibre network is in place to serve the community. This will be an important element of providing improved high quality public services where access to information is increasingly being delivered universally on-line.

Viability

The viability of Spitalgate Heath has been addressed, jointly, by the landowner, Local Planning Authority and County Council. A shared viability model has provided a firm, agreed position, on costs, development values, and result developer contributions to be secured through



a section 106 agreement. This will include a contribution towards the cost of the relief road, affordable housing and community facilities.

Demand

The Core Strategy adopted in 2010 identifies a requirement for 13,620 new dwellings across the district with 56 percent to come from Grantham by 2026. Since 2010 Grantham has consistently struggled to deliver the numbers achieving an average around 30 percent of the annual completions for the district. Enhancing the quality for the design through the garden village will help support the acceleration of development.

The Peterborough Sub Regional Strategic Housing Market Assessment (revised 2015) reviewed demand based upon a number of scenarios for projected growth including demographics, economic, affordability and recent dynamics of the housing market. It identified a range for the district of 659 to 700 new dwellings per annum. The district is one of few areas to have consistently hit its housing targets albeit that delivery has been achieved in areas outside

planned growth in Grantham.

Demand suggests that there will be a particular need for two and three bedroom homes for new families and older households seeking to remain in the area but downsize. There is a particular requirement for social affordable homes, and the growing needs of sectors in the community including people over fifty, people above eighty five and people with registered disabilities in need of extra care facilities.

The prospect of a Garden Village being promoted in Grantham is hoped to provide the impetus to the housing market to drive both demand and interest from a greater variety of developers.

Deliverability

A crucially important element of the initial infrastructure supporting the proposal, the Grantham Southern Relief Road, has commenced on site with phase 1 creating the new access on to the B1174.

This provides access to the proposed Spitalgate

Business Park and will be followed by phase 2 which will create a new junction on to the A1. Phase 3 will deliver a new bridge crossing the valley and the East Coast mainline completing the connection to the A52 planned for completion by 2019.

An outline planning application has been submitted for the whole site, which is due for determination in the autumn of 2016. Once permission has been determined, a proposed development schedule will be agreed to bring forward elements of the site.

Consideration is being given to designating part of the site, under a Local Development Order, to assist in attracting investment to the proposed employment element of the proposal.

Funding Strategy

A viability study has been completed for the initial proposals and on-going discussions continue to take place over the S106 agreement.

The Grantham Southern Relief Road has been



forward funded by Lincolnshire County Council with support from the GLLEP through the Growth Deal.

Discussions are continuing with Network Rail over the agreement to build over the East Coast mainline.

The Council will explore the opportunity to seek designation of Enterprise Zone status as a means to attract new investment.

Discussions are planned to explore the potential for other financial instruments that could be used to assist in attracting investment and financing the development.

Timetable

The outline application for new housing, commercial floor space and community facilities at Spitalgate Heath is due to be determined in Autumn 2016. With reserved matters to follow any grant of consent. The landowners are targeting a start on site in 2017/18, completing up to 50 new houses. It is anticipated that this figure would rise to 550 homes by 2021.

Benefits

Benefits derived from delivering the Spitalgate Heath Garden Village are many, various, sustainable and long term, including:

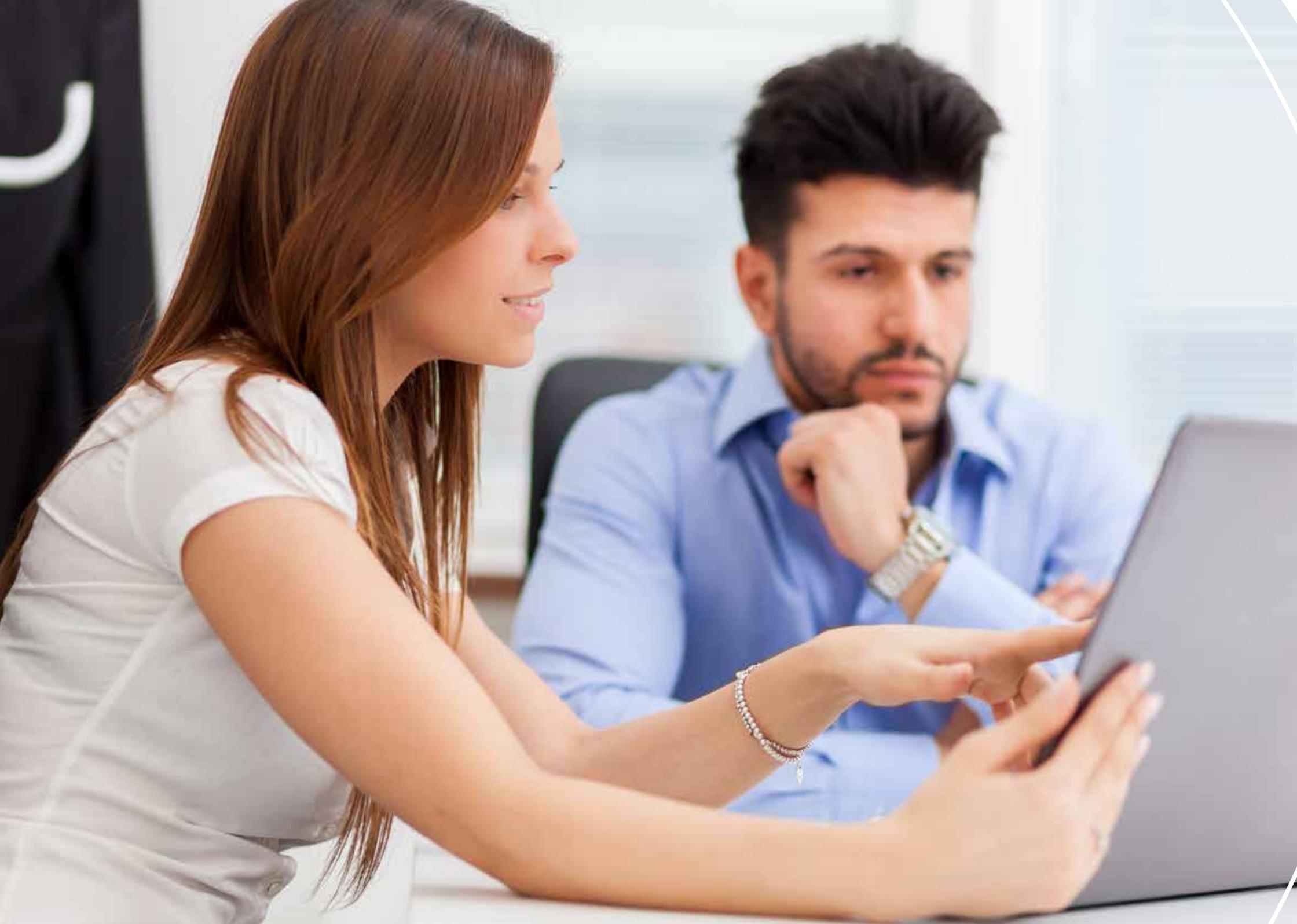
- Innovation in the housing market
- Accelerated housing delivery
- Catalyst for employment growth
- Exemplary design to provide a benchmark for future standards
- Creation of Village in Park
- Health and well-being for residents
- Creating civic pride

Spreading the word

We will use formal and informal consultation methods including; public exhibitions, public forum, presentations to local community and interest groups, on-line questionnaires, press and PR, briefings for elected members, staff briefings, face to face meetings with investors, attendance at MIPIM international property show.

We will create an exhibition 'road show' extolling the virtues of the garden village concept to a wide variety of audiences.

We are aiming to stimulate international interest, possibly with a design competition to attract landscape designers and architects with different perspectives to develop ideas for particular pilot areas of the proposals.



Enabling Programme

To develop the concept and accelerate delivery for the Spitalgate Heath Garden Village, the Council and its partners are seeking support for the following:

Enabling Role	Support	Estimated Cost	Timetable
Brokerage and negotiation	Accelerate negotiations with Network Rail over position on the building of the new road bridge over the East Coast mainline and the agreed shared value position	In-kind support	Immediate
	Need for new junction on A1 which requires DfT and Highways England approval application for Housing & Growth Fund to be determined		
	Support for capital infrastructure funding to support financial model		
Technical advice and guidance	Master planning	In-kind support	Work to be undertaken over six months from September 2016
	Employing Local Development Orders to support development		Call for applications September 2016 deadline December 2016
	Support for application for EU ERDF funding e.g. Axis 6. Grantham Green Blue Corridor or Axis 3. Business Incubation Centre Spitalgate Business Park		Work to be undertaken over six months from September 2016
	Establishing a governance framework including community land trust		
Financial flexibilities	To support the aspirations to create a new business park to attract new investment and job opportunities to the area explore the potential for Enterprise Zone designation	In-kind support	Work to be undertaken over six months from September 2016
	Explore opportunities for employing financial instruments e.g. Tax Increment Financing		
Funding	Technical support for landscape design, accessibility, sustainable urban drainage, energy reduction	£100,000	Work to take place over next 18 months commencing in September 2016
	Technical reports for hydrology, contamination, habitat, viability		
	Technical reports for hydrology, contamination, habitat, viability		
	Staff support in areas of architecture and design, sustainable development	Total cost £40,000 pa	On-going role to manage the process
	Capital funding for infrastructure, abnormal costs, start-up and affordable homes	To be agreed	Works on Grantham Southern Relief Road commenced, first homes due for commencement 2017/18
	Long term loan finance	To be agreed	



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July 2016

