

21<sup>st</sup> June 2018

Dear Mr Cartwright,  
Principal Planning Officer,  
South Kesteven District Council,

Re: Application Ref s18/0543  
Application for Full Planning Approval for Proposed Development of 25No Apartments and Town Houses, Wherry's Lane, Bourne

Gravitas was established to support the delivery of market housing in the district and to do this on a commercial basis. This is the first scheme carried out by Gravitas supporting the use of the Council's assets to bring forward the delivery of new homes.

The Wherry's Lane scheme proposals and housing mix has been developed following the analysis of demand for market housing to support town centre living and improve the vitality of Bourne town centre.

The original scheme proposals included a higher density development. However, in recognition of a demand for town centre housing the density was reduced to address this and five town houses included. The development will therefore provide new homes for first time buyers, buyers wishing to 'downsize' and those wanting to live in a sustainable location, close to local services without a reliance on the use of a car.

In terms of the parking provision, the feedback from the community consultation exercise in February 2018 was also acknowledged and the level of parking provision increased.

The submitted design has been prepared following pre-application consultation with the Council's planning officers. Whilst the design is relatively modern to appeal to a range of buyers, the materials proposed will be of a high quality, will complement the existing mill and other buildings in the area and contribute to the enhancement of the street scene.

Gravitas fully acknowledges its obligation on the provision of affordable homes and is considering options on how these can be best delivered. In recognition of a demand for affordable homes and government policy on home ownership Gravitas is proposing that an affordable sale option could be developed for 8 units as part of the on-site provision.

In its aim to fully meet its s106 obligations, Gravitas will continue to work with the Council's planning and housing teams to maximise the ongoing benefit of the s106 contribution arising from the scheme together with any further opportunities to invest the balance of the affordable housing commuted sum specified in the original application.

With the above matters taken into account, the Company considers that its planning submission is policy compliant and hopes that it will receive support at the Development Management Committee meeting on 26<sup>th</sup> June 2018.

Yours sincerely,

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