



Cabinet

Report of: Councillor Helen Goral
Cabinet Member for Growth and Communications

Report to:	Cabinet
Date:	6th September 2018
Subject:	DM 13 – Rectory Farm – Planning Brief

Decision Proposal:	Key decision to approve the Rectory Farm Planning Brief for public consultation.
Relevant Cabinet Member:	Councillor Helen Goral, Cabinet Member for Growth and Communications
Report author:	Kevin Cartwright, Principal Planning Officer k.cartwright@southkesteven.gov.uk 01476 406390 Date: 16 th August 2018
Reviewed by:	Sylvia Bland, Head of Development s.bland@southkesteven.gov.uk 01476 406388
Signed off by:	Paul Thomas, Strategic Director for Growth p.thomas@southkesteven.gov.uk 01476 406162 Date: 16 th August 2018
Approved for publication	Councillor Helen Goral, Cabinet Member for Growth and Communications Date: 19 th August 2018

SUMMARY

Supplementary Planning Documents (SPD's) provide guidance to supplement the policies and proposals in development plan documents. The objective of the Rectory Farm SPD is to add detail to the policies of the emerging Local Plan, particularly Policy

GR4 (Grantham Allocations).

This will aid the delivery of high quality residential development in an important site on one of the main approaches to Grantham, by highlighting the key principles that the District Council will apply when considering development proposals thereby helping applicants to make successful applications.

An SPD does not form part of the Development Plan but may be taken into account as a material consideration in the determination of planning applications. Before an SPD can be adopted there is a requirement to undertake a formal period of consultation.

The Council will consider all the representations made during the consultation period, and then decide whether to adopt the document unchanged or with revisions to address issues raised in the representations.

This report seeks authorisation to undertake public consultation to allow the Rectory Farm Planning Brief to be progressed towards adoption as a Supplementary Planning Document.

RECOMMENDATION

That the Cabinet approves the draft Rectory Farm Planning Brief for the purposes of public consultation.

1. BACKGROUND TO REPORT

- 1.1. The draft SPD is attached at Appendix 1 with the associated masterplans at appendix 2. It includes sections about the objectives of the document, relevant planning policy, description of the site, key constraints, and development principles, design principles and delivery.
- 1.2. The main part of the document, when read in conjunction with the masterplan maps, describes in detail the location and characteristics of the site, which permits an assessment of its key constraints and opportunities. The document then moves onto the development principles for the site and the key land uses envisaged.
- 1.3. This is then followed by detailed design considerations that site developers should incorporate into their own plans, as well as the indicative land use budget for the allocated land.
- 1.4. The final chapter sets out how the site might be developed, and the potential implications of different delivery, implementation or development options.
- 1.5. It is likely as with most strategic sites, that Rectory Farm will be developed in a phased manner. This reflects the fact that developers are free to submit planning applications on just part, rather than all, of the land they control. Once submitted, the Council is required to determine all planning applications without undue delay and to the relevant target timescales. This is a requirement of the National Planning Policy Framework.

- 1.6. Whilst the Council cannot insist on a single application for the entire site this planning brief is the mechanism by which we can ensure that development of part(s) of the site does not prejudice the delivery of the remainder of the site and it is developed in a cohesive and comprehensive manner. The presence of a planning brief can also help to encourage a less piecemeal approach to the submission of planning applications.
- 1.7. The number of individual planning applications, the timetable for their submission and the timetable for housing completion is determined by the site landowners and developers and is largely outside the control of the District Council. In this instance the land at Rectory Farm is in multiple ownerships.
- 1.8. The preparation of this Planning Brief, ongoing dialogue with developers and landowners, and its formal adoption as a SPD demonstrates that the Council is taking a proactive role and encouraging a strategic approach to the development of the site, having particular regard to the adjacent Poplar Farm site to its immediate east, which forms Phase One of the North West Quadrant (NWQ) development with Rectory Farm being Phase Two.
- 1.9. The drafting of the SPD has been supported by AECOM. They have particular experience in Planning Brief/SPD preparation and have worked with SKDC on a number of projects including preparing planning guidance and landscape sensitivity and capacity studies including the recent Grantham Capacity and Limits to Growth Study (2015).
- 1.10. Whilst prepared by AECOM, it should be made clear, however, that the draft SPD is the Council's document and has been subject to extensive comment by officers during the preparation of the draft document.

Next Steps

- 1.11. The format of public consultation that should be undertaken for SPDs is stated in the Council's adopted Statement of Community Involvement. This is set out in Appendix 4 and would include both Barrowby and Gonerby Parish Council as the site lies partially within both parishes.
- 1.12. Subject to the number and nature of any representations received, it is anticipated that the representations, together with responses to them, and any changes to the Planning Brief will be reported to Cabinet in November at which time Cabinet will be requested to adopt the Planning Brief.
- 1.13. The document will become an SPD once the Local Plan is adopted. Until then it would still be a material consideration in the determination of relevant planning applications.

2. OTHER OPTIONS CONSIDERED

- 2.1. **To not proceed with the preparation of the SPD.** An alternative would be to rely on developers to submit a planning application and hopefully engage in pre-application discussions. The preparation of the SPD is a more positive and proactive approach in that it provides guidance to developers, SKDC officers and the general public on the key issues and impacts to consider when assessing and submitting a planning application for phase 2 of the NWQ.

3. RESOURCE IMPLICATIONS

- 3.1. The costs associated with the public consultation are circa £300, and will include the publication of statutory notices and printing of the documents, although this will be kept to a minimum through the provision of electronic as opposed to hard copy versions of documents.

4. RISK AND MITIGATION

No significant risks have been identified.

5. ISSUES ARISING FROM IMPACT ANALYSIS (EQUALITY, SAFEGUARDING etc.)

- 5.1. An Initial Analysis of Equality Impact has been completed and has not identified any potential for discrimination.

6. CRIME AND DISORDER IMPLICATIONS

- 6.1. None arising from this report.

7. COMMENTS OF FINANCIAL SERVICES

- 7.1. The costs that will be incurred as a result of the consultation will be met from existing budgetary resources.

8. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

- 8.1. The purpose of the report to Cabinet is to consider the draft Rectory Farm Planning Brief SPD for consultation purposes. It is proposed, following consultation, the results of the consultation be reported to Cabinet. Cabinet will be asked to consider and approve the SPD taking into account relevant representations made as a result of the consultation.

9. COMMENTS OF OTHER RELEVANT SERVICES

- 9.1. None

10. APPENDICES

Appendix 1 – Draft Rectory Farm Planning Brief SPD
Appendix 2 – Masterplan maps
Appendix 3 – Equality Impact Initial Analysis
Appendix 4 – Relevant extract from SCI

11. BACKGROUND PAPERS

Adopted Statement of Community Involvement -

<http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=14102&p=0>