

# Planning Brief

Rectory Farm (Phase 2 North West Quadrant)

South Kesteven District Council

August 2018

Final draft

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## Table of Contents

1	Introduction .....	8
1.1	About this document .....	8
1.2	Structure of document.....	8
2	Objectives and process.....	10
2.1	Objectives of Planning Brief.....	10
2.2	History of Site.....	11
2.3	Consultation process.....	12
3	Planning Policy and Obligations .....	14
3.1	Introduction .....	14
3.2	National planning policy .....	14
3.3	Local planning policy.....	14
3.4	Other planning guidance .....	15
3.5	Planning obligations .....	16
3.6	Future management.....	16
4	Site Description .....	16
4.1	Introduction .....	16
4.2	The allocated land.....	17
4.3	Poplar Farm (NWQ Phase 1).....	17
4.4	Land ownership.....	20
4.5	Baseline infrastructure provision .....	21
4.6	Site opportunities and constraints.....	22
4.7	Climate change .....	22
4.8	Landscape.....	23
4.9	Nature conservation .....	24
4.10	Archaeology and heritage .....	24
4.11	Built environment .....	26
4.12	Geo-environmental considerations .....	28
5	Development principles.....	29
5.1	Key land uses.....	29

5.2	Housing .....	29
5.3	Supporting infrastructure.....	29
5.4	Delivery and phasing of development.....	38
6	Design Principles .....	39
6.1	Overarching design principles.....	39
6.2	Quality .....	39
6.3	Connectivity.....	39
6.4	Form, massing and layout.....	40
6.5	Character areas .....	40
6.6	Density .....	42
6.7	Landscaping.....	42
7	Delivery and Implementation .....	44
Appendix 1: Relevant South Kesteven Planning Policies .....		45
Core Strategy Development Plan Document (adopted 2010) .....		45
Site Allocation and Policies Development Plan Document (adopted 2014) .....		45
Consultative Draft Local Plan (2017) (emerging as of this Planning Brief) .....		45
Appendix 2: Further reference documents .....		47
Appendix 3: List of Service Providers .....		48

# 1 Introduction

## 1.1 About this document

- 1.1.1 Rectory Farm is a key allocation in the South Kesteven Local Plan, forming an urban extension to Grantham to meet South Kesteven's housing requirements up to 2036. It forms Phase 2 of Grantham's North West Quadrant (NWQ) development, the adjoining Poplar Farm site to its east forming Phase 1 of the NWQ.
- 1.1.2 This Planning Brief has been prepared to add detail to relevant policies in the emerging South Kesteven New Local Plan 2011-2036. This Planning Brief will not only provide guidance for landowners and developers, but also through its preparation as a Supplementary Planning Document (SPD) the local community and other stakeholders will have the opportunity to influence the future development of the area. A key element of the Planning Brief is the Masterplan Maps (Plans 1 to 12) which set out the location of the main land uses and supporting infrastructure within and adjacent to the site.

## 1.2 Structure of document

- 1.2.1 The remainder of this document, comprising the text accompanying and to be read in conjunction with the twelve Masterplan Maps, is structured as follows:
- Chapter 2: Objectives and Process outlines the process leading to site allocation, the aims of this Planning Brief and provides detail on the associated consultation process;
  - Chapter 3: Planning Policies and Obligations sets out the key relevant local and national planning policies and obligations relevant for the site;
  - Chapter 4: Site Description describes in detail the location and characteristics of the site, which permits an assessment of its key constraints and opportunities;
  - Chapter 5: Development Principles builds on the conclusions of previous chapters to set out development principles for the site and the key land uses envisaged;
  - Chapter 6: Design Principles sets out the detailed design considerations that site developers should incorporate into any development plans, as well as the indicative land use budget for the allocated land;
  - Chapter 7: Delivery and Implementation covers how the site might be developed, and the potential implications of different delivery, implementation or development options; and

- Appendices 1,2 and 3 set out respectively relevant South Kesteven planning policies, further reference documents, and a list of relevant service providers.

## 2 Objectives and process

### 2.1 Objectives of Planning Brief

2.1.1 This Planning Brief has the following objectives:

- To amplify and add detail to the policies of the emerging Local Plan<sup>1</sup>, particularly Policy GR4 (Grantham Allocations);
- To promote best practice in achieving sustainable development, in accordance with local and national planning policy;
- To identify any other planning issues not specified in the emerging Local Plan;
- To clarify the requirement for planning obligations; and
- To address the implications of potential development options, having particular regard to the site's wider context as Phase 2 of the NWQ, immediately adjoining Phase 1 (Poplar Farm).

2.1.2 It is recognised that, in practice, most strategic sites are 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.

2.1.3 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. The land at Rectory Farm is in multiple ownerships.

2.1.4 However, through the preparation of this Planning Brief and ongoing dialogue with developers and landowners, the Council is taking a proactive role and encouraging a strategic approach to the development of the site, having particular regard to the phasing and development of the Poplar Farm site to its immediate east, which forms Phase One of the North West Quadrant development.

2.1.5 There are standard requirements for the submission of supporting information for all planning applications, including the requirement for Environmental Impact Assessment (EIA) scoping, and these are set out and clarified within this Planning Brief.

2.1.6 One of the key aims of this Planning Brief is to ensure that development of a small part of the housing allocation does not prejudice the delivery of the rest of the site.

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<sup>1</sup> Consultative Draft version of the emerging Local Plan available at <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=21077>

- 2.1.7 To help achieve this goal, the District Council will look to work closely with all interested parties including Lincolnshire County Council (LCC), Highways England, Parish Councils and other relevant statutory service providers in planning and delivering services to meet the needs of the new development.
- 2.1.8 The Masterplan Maps accompanying this Planning Brief are intended to guide the development of the Rectory Farm site by setting out the specific locations where different types of development are expected and showing clearly the relationship between them and the supporting infrastructure required.
- 2.1.9 In this way, they build on and add clarity to the more indicative mapping for the site that appears within the Local Plan policies map. Planning applications on all or any part of the site will be expected to accord with these Masterplan Maps, which, together with the Planning Brief text, form a material consideration for the determination of planning applications on the site.

## 2.2 History of Site

- 2.2.1 Land north of the A52 Barrowby Road and south of the Nottingham-Grantham railway line was first allocated for housing in the South Kesteven Local Plan 1995. The allocation was retained into the 2010 South Kesteven Core Strategy under the name of H2A North West Quadrant.
- 2.2.2 Land at Rectory Farm, which lies immediately west of Core Strategy allocation H2A, was first identified through the Grantham Capacity and Limits to Growth Study (AECOM, 2015)<sup>2</sup>, as part of a wider area of land considered for suitable for strategic scale housing development. The Capacity and Limits to Growth Study stated that 81 hectares of land west of the then allocated Poplar Farm site and east of the A1 could be appropriate as Phase 2 of the NWQ.
- 2.2.3 Subsequently, the emerging Local Plan, which will eventually replace the 2010 Core Strategy, divided this 81 hectare parcel into two sites: H2 Rectory Farm, to the east (which is the subject of this Planning Brief) and H3 Land Adjacent to Rectory Farm, to the west.
- 2.2.4 In 2017, linked planning applications for housing development were submitted by two site landowners, Jelson Homes and Linden Homes. The boundary of the 2017 planning applications overlaps some, but not all, of the H2 Rectory Farm allocation boundary.
- 2.2.5 The site, as well as the boundary of the neighbouring allocation H3, are illustrated for clarity in Masterplan Map 1. Note in Map 1 the 5.36 hectares of land in the north-west corner of the site that is considered by the emerging local plan (as informed by the Grantham Capacity and Limits to Growth Study) to be unsuitable for built development. It may, however, be used, subject to sensitive design, as a landscape buffer, which means it can contribute towards the open space requirement for the

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<sup>2</sup> Available at <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=17031>

built development proposed for allocation H2.

- 2.2.6 The emerging Local Plan considers that, at an indicative density of 30 dwellings per hectare and a discount of 60% to allow for developable area, site H2 has an indicative capacity of 1,150 dwellings and site H3 has an indicative capacity for 404 dwellings, giving a total across both sites of 1,554 dwellings.
- 2.2.7 It is considered that the optimum capacity for allocation H2 is approximately **1,035** dwellings.
- 2.2.8 Extensive modelling work carried out by technical specialists during preparation of the Local Plan tested the full range of infrastructure impacts associated with an allocation of this size. The modelling indicated that the infrastructure impacts would be acceptable subject to the required improvements being funded appropriately through contributions, in line with emerging Local Plan Policy ID1: Infrastructure for Growth.
- 2.2.9 The emerging Local Plan will now be subject to an Examination in Public, which will determine its final conclusions. It is important to note that until the Local Plan is adopted, Core Strategy 2010 Policy H2A remains the most relevant allocation policy within the immediate area.

## 2.3 Consultation process

- 2.3.1 The principle of developing the site is being established through consultation and the forthcoming Local Plan Examination in Public.
- 2.3.2 This formal consultation process has regard to national legislation requiring appropriate consultation and is being carried out in accordance with the District Council's Statement of Community Involvement.
- 2.3.3 This Planning Brief has also been informed by informal consultation with relevant stakeholders within the Council and beyond, in accordance with the Council's Statement of Consultation. This included dialogue with Great Gonerby and Barrowby Parish Councils, as the site lies partially within both parishes, as illustrated in Masterplan Map 2) as well as with the site's landowners and developers, namely Linden Homes, Jelson Homes and the Jenkinson family.
- 2.3.4 A draft Planning Brief will also be made public for consultation over a six-week period. Following consideration of consultation responses, the text and plans will be amended where appropriate.
- 2.3.5 The Planning Brief will then be formally adopted as an SPD once the emerging Local Plan itself is adopted; however, it cannot legally be formally adopted ahead of the Local Plan to which it forms an SPD.
- 2.3.6 In the period between the end of the formal consultation period and the adoption of the emerging Local Plan, the Planning Brief will nevertheless form a material

consideration to be taken into account by the District Council when determining planning applications relating to the site.

2.3.7 The Council does not consider the formal adoption of the SPD to be a necessary pre-condition for determining planning applications on the site. Indeed, in the context of meeting South Kesteven's evidenced housing need, it welcomes early proposals to develop the site that have appropriate regard to the Planning Brief based on its status at the time of application.

2.3.8 The timetable for the preparation, consultation and adoption of the document is anticipated to be as follows:

- Consultation September 2018
- Consider comments and amend as necessary October 2018
- Adopt SPD alongside Local Plan 2019

## 3 Planning Policy and Obligations

### 3.1 Introduction

3.1.1 As stated previously, the key planning documents relevant to the development of the Rectory Farm site are the adopted Core Strategy (H2A North West Quadrant) and the emerging Local Plan (H2 Rectory Farm). This chapter provides more detail on local policy and also identifies other planning policy documents guiding development at the site alongside these allocation policies.

### 3.2 National planning policy

3.2.1 National planning policy guidance is provided by the National Planning Policy Framework (NPPF)<sup>3</sup> and the national Planning Practice Guidance (PPG)<sup>4</sup>. Proposals for the site will need to take account of these and other relevant national guidance, in particular, government guidance on climate change<sup>5</sup>, flooding<sup>6</sup> and the achievement of zero carbon development.<sup>7</sup>

### 3.3 Local planning policy

#### ***Adopted Core Strategy***

3.3.1 South Kesteven's Core Strategy Development Plan Document (DPD)<sup>8</sup> was adopted in July 2010 and addresses the period to 2026. It incorporates a detailed vision and spatial objectives for South Kesteven over this period, and this Planning Brief has been drafted to accord fully with that vision and spatial objectives.

#### ***Adopted Site Allocations and Policies DPD***

3.3.2 The Core Strategy is accompanied by the Site Allocations and Policies DPD (adopted in April 2014)<sup>9</sup>; Although this DPD does not allocate land in and around Grantham, , it is nevertheless relevant for the purposes of this development brief as Policy SAP10 sets out open space standards for residential planning applications.

#### ***Emerging Local Plan***

3.3.3 The District Council is preparing a new Local Plan which will supersede the adopted Core Strategy and Site Allocations and Policies DPDs and will cover the period to

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<sup>3</sup> Available at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf)

<sup>4</sup> Available at <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>5</sup> Available at <https://www.gov.uk/government/topics/climate-change>

<sup>6</sup> Available at <https://www.gov.uk/government/policies/flooding-and-coastal-change>

<sup>7</sup> Available at <https://www.gov.uk/government/policies/energy-efficiency-in-buildings>

<sup>8</sup> Available at <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=13828>

<sup>9</sup> Available at <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=14107>

2036. The new Local Plan is informed by the previously-mentioned Grantham Capacity and Limits to Growth Study.

3.3.4 It is the emerging Local Plan that includes the previously-mentioned Policy GR3-H2, which allocates the Rectory Farm site and adjacent land for an indicative 1,150 dwellings.

3.3.5 Among the most relevant of the other emerging policies (in order of their appearance in the emerging Local Plan) are:

- SD2: The Principles of Sustainable Development in South Kesteven;
- H1: Housing Allocations
- H2: Affordable Housing Contributions
- H3: Self and Custom Build Housing
- H4: Meeting All Housing Needs
- EN6: The Historic Environment
- DE1: Promoting Good Quality Design
- SB1 Sustainable Building
- OS1 Open Space
- GR1: Protecting and Enhancing the Setting of Belton House and Park
- GR2 Sustainable Transport in Grantham
- ID1 Infrastructure for Growth
- ID2 Transport and Strategic Transport Infrastructure
- ID3 Broadband and Communications Infrastructure

3.3.6 Development proposals will also need to demonstrate compliance with other policies of the adopted and emerging Local Plans.

3.3.7 Any planning applications relating to the Rectory Farm site will be determined against the planning policy framework in place at that time.

## **3.4 Other planning guidance**

- 3.4.1 Other local and national non-statutory guidance e.g. the Belton House and Park Setting Study (SKDC/National Trust)<sup>10</sup>, Manual for Streets 2007 (DfT)<sup>11</sup>, Manual for Streets 2 (CIHT)<sup>12</sup> and Lincolnshire County Council's Highways and Transportation Guidance Notes<sup>13</sup>, will assist developers in preparing proposals for development.
- 3.4.2 Sustainability objectives are shared by developers and regulatory agencies at all levels of government. All dwellings in the development will be required to meet the requirements of national policy on energy efficient buildings.<sup>14</sup>

### 3.5 Planning obligations

- 3.5.1 Developer contributions will be sought for the provision and funding of existing and new community infrastructure. In this context, community infrastructure may include open space, schools, community and cultural facilities, healthcare services, affordable housing, public transport, highways, waste disposal, fire and rescue, and police.
- 3.5.2 Unless arrangements are made for the provision and maintenance of a service privately, the new development may impact on existing community infrastructure, and as such, adverse impacts will normally need to be offset by developer contributions in accordance with Section 106 contributions and the South Kesteven Planning Obligations Supplementary Planning Document (SPD) which was adopted by the Council in June 2012.<sup>15</sup> At the time of writing, South Kesteven has no adopted CIL charging schedule.
- 3.5.3 A final assessment of a development's impact on community infrastructure leading to Heads of Terms for a legal agreement can only be made at planning application stage when details of the proposed development and its timing are known. Most of the relevant planning obligations relate exclusively to housing development.

### 3.6 Future management

- 3.6.1 The future management of new and retained open space and other infrastructure is important in ensuring the long-term sustainability and legacy of the development. It is a requirement that plans are in place to the satisfaction of those bodies charged with future management of land or facilities. If any of the land to be managed requires work of a specialised nature, this will be reflected in the s106 negotiations.

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<sup>10</sup> Available at <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=3810>

<sup>11</sup> Available at <https://www.gov.uk/government/publications/manual-for-streets>

<sup>12</sup> Available at <https://www.gov.uk/government/publications/manual-for-streets-2>

<sup>13</sup> Available at <https://www.lincolnshire.gov.uk/transport-and-roads/strategy-policy-and-licences/control-of-new-development-affecting-the-highway/design-and-construction-guidance/highways-and-transportation-guidance-notes/101318.article>

<sup>14</sup> Available at <https://www.gov.uk/government/policies/energy-efficiency-in-buildings>

<sup>15</sup> Available at <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=13870>

## 4 Site Description

### 4.1 Introduction

- 4.1.1 The boundaries of the site that forms the subject of this Planning Brief are shown in Masterplan Map 1.
- 4.1.2 The site consists of agricultural land subdivided by hedged field boundaries and three clusters of farm buildings; Rectory Farm, and Boundary Farm and Hurnsfield closer to the A52 Barrowby Road.
- 4.1.3 The site occupies the south and south-eastern slopes of Stubbock Hill; its centre is a flat, raised plateau, sloping steeply down to the railway line on its northern boundary and more gently to the east down into the Poplar Farm site that forms Phase One of the North West Quadrant.
- 4.1.4 The highest point of the site is around Rectory Farm itself, at around 107 metres above sea level; the site's lowest point is on its eastern boundary, around 94 metres above sea level. The site is bounded to its south by the A52, to its east by the Poplar Farm development, to its north by the Nottingham-Grantham railway line and to its west by the embankment of the A1 Grantham western bypass.

### 4.2 The allocated land

- 4.2.1 In the emerging Local Plan, the land is allocated for an indicative 1,150 dwellings at a gross density of 30 dwellings per hectare. The total area of the allocated land is 61.59 hectares.
- 4.2.2 The entire site has been allocated for development in accordance with Policy GR3: Grantham Allocations, specifically by sub-policy GR3-H2: Rectory Farm (Phase 2 North West Quadrant).
- 4.2.3 An Environmental Impact Assessment may be required to accompany any significant planning application(s).

### 4.3 Poplar Farm (NWQ Phase 1)

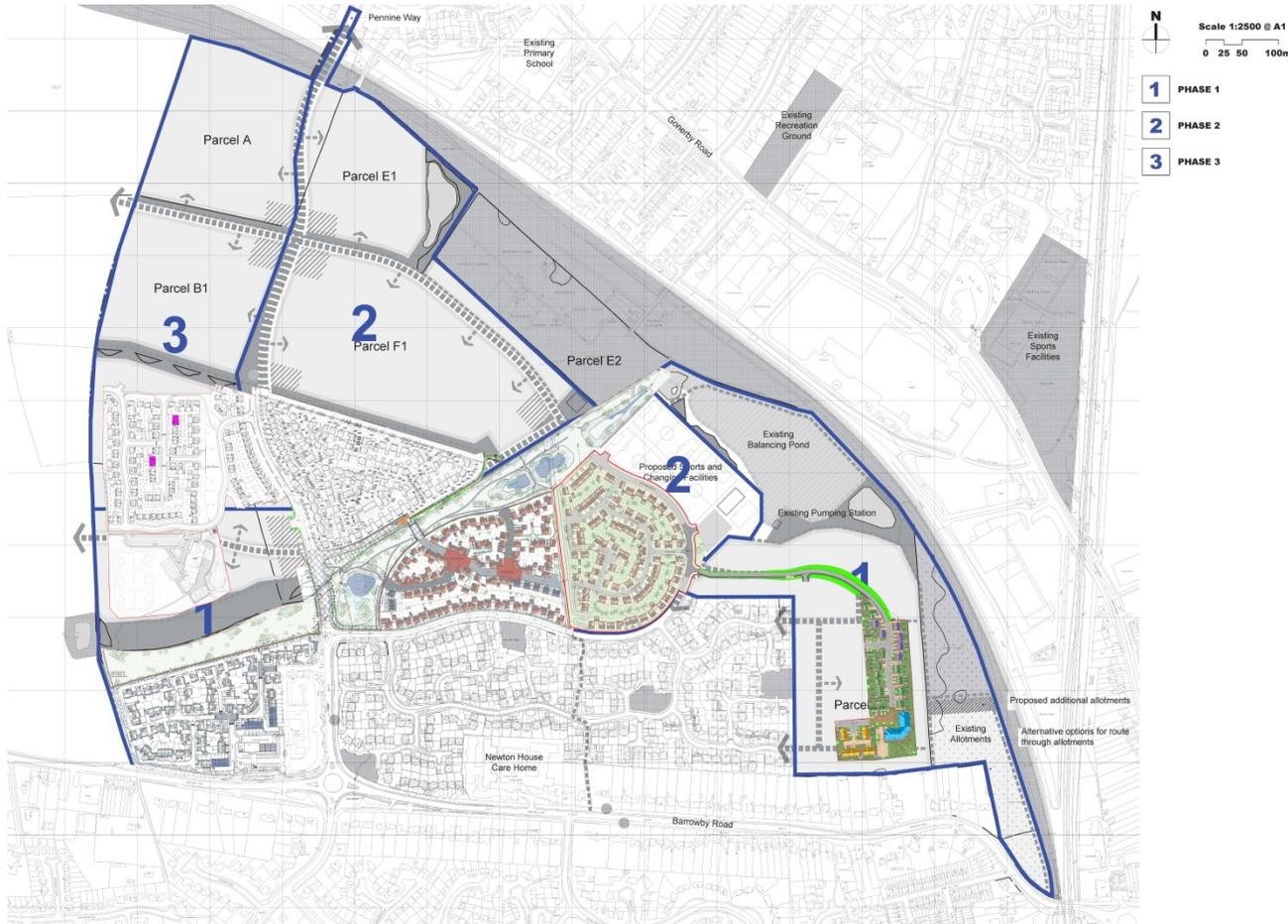
- 4.3.1 The land immediately east of the allocation, known as Poplar Farm, already has planning permission and is being developed as Phase 1 of the North West Quadrant. Once complete, it will provide 1,800 new homes across the 68-hectare site. Details of the development appear in the Poplar Farm Design Code (PFDC) (FPCR, 2011).<sup>16</sup> The site is being developed in three phases from south to north; Phase 1 is the largest and is being developed as of 2018. The land bordering the Rectory Farm site includes land in all three phases.

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<sup>16</sup> Available alongside application S08/1231 on the South Kesteven Planning Application Search at <http://www.southkesteven.gov.uk/index.aspx?articleid=8170>

4.3.2 Figure 1 below gives an overview of existing and proposed development at Poplar Farm at the time of writing.

Figure 1: Composite diagram of existing, consented and proposed development at Poplar Farm as of 2018



Source: Buckminster Estates and South Kesteven District Council

- 4.3.3 A new spine road called Pennine Way (designated in the PFDC as an Urban Boulevard) is proposed to run north-south across the Poplar Farm development, linking the A52 to the B1174 Gonerby Road to the north via a new bridge across the railway.
- 4.3.4 In the south-west corner of the Poplar Farm site, facing the A52 and immediately east of the Rectory Farm site, a mixed-use local centre will be provided. This will incorporate a new primary school, a community centre, shops, a doctor's surgery and accommodation for elderly people. It is proposed that the new district centre will also serve the residents of the Rectory Farm site.
- 4.3.5 The primary school will have capacity for 420 pupils, alongside new sports fields, and is projected to open in September 2018.
- 4.3.6 The PFDC shows that except for the new local centre, the proposed land use bordering the rest of the Rectory Farm site will be residential, with two major west-east road spines traversing the boundary between the Poplar Farm and Rectory Farm sites.
- 4.3.7 These spines, the northern of which is designated in the PFDC as a Main Street and the southern as an Urban Lane (accompanied by a Greenway), have been taken into account in the Masterplans accompanying this Planning Brief. It is currently proposed that the residential land at the eastern edge of Poplar Farm that borders the Rectory Farm site will be developed at a range of lower, medium and higher densities, ranging between 15 and 55 dwellings per hectare.
- 4.3.8 This Planning Brief seeks to integrate existing, ongoing and proposed developments at Poplar Farm to the greatest possible extent with development at the Rectory Farm site. In this way, the North West Quadrant as a whole can form a single, seamless new community, maximising opportunities for economic, social and environmental sustainability.
- 4.3.9 As such, this Planning Brief will seek to maximise permeability and connectivity across the shared boundary of the Rectory Farm and Poplar Farm sites.

## 4.4 Land ownership

- 4.4.1 The land comprising the allocated site is, at the time of writing, in three separate landownerships; Linden Homes, Jelson Homes and the Jenkinson family. The Linden Homes land occupies around 11.9 hectares at the south-east corner of the site, bordering the Poplar Farm site. The land owned by the Jenkinson family occupies the north-east corner of the site, also bordering Poplar Farm; it is 12.7 hectares in size<sup>17</sup>.
- 4.4.2 The Jelson land is in the south-west of the site, occupying 11 hectares; a further 20 hectares in the north-west of the site is, at the time of writing, the subject of a joint

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<sup>17</sup> Although the total size of each landholding listed may be larger, the areas given comprise the hectares of each landholding that overlap with the area covered by this planning brief.

outline planning application between Jelson Homes and Linden Homes.

## **4.5 Baseline infrastructure provision**

- 4.5.1 As noted previously, it is intended that infrastructure to be provided on the neighbouring Poplar Farm site will to some extent also serve the Rectory Farm site. However, some additional infrastructure, including utility services, new access routes, open space and drainage provision, will be needed within the Rectory Farm site itself.
- 4.5.2 As the vast majority of the existing site is farmland, the level of baseline infrastructure provision is relatively low. Further details of existing services in the vicinity are available from the service providers (see Appendix 3). The infrastructure provision that will be required to support future development is set out below in Chapter 7: Development Principles.

## 4.6 Site opportunities and constraints

- 4.6.1 Developers will need to demonstrate that they have taken into account the context of the site and its surroundings in any proposals for new development. Some of the key contextual considerations, both opportunities and constraints, that developers are expected to build into their planning applications at the site have been illustrated on Masterplan Map 3.

## 4.7 Climate change

- 4.7.1 The planning system is one of the most important ways that the impact of climate change can be reduced. The NPPF lays out the ways that planning can help in addressing climate change. NPPF paragraph 148 sets out the key objectives for the planning system in this regard:
- 4.7.2 *The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.* One of the most visible ways that Britain has been affected by climate change is the increased risk of flooding that new weather patterns have brought. To address this it is a requirement that surface water run-off is assessed and managed to ensure that development is itself safe from flooding and that areas surrounding the site do not experience increased risk of flooding.
- 4.7.3 The whole of the allocation site lies within Environment Agency Flood Zone One and as such it has been confirmed that there are no abnormal requirements in terms of flooding or flood risk.
- 4.7.4 Nevertheless, development proposals will need to consider carefully the potential impacts of surface water flooding and appropriate mitigation through drainage.
- 4.7.5 In order to meet zero/low carbon standards for the site, it is possible that land will need to be set aside to accommodate energy generation and distribution. Solar, heat pump, wind and biomass technologies are all potentially suitable for this site, with delivery through a decentralised system subject to further feasibility studies.
- 4.7.6 The use of any emerging or innovative technologies should also be explored when a planning application is submitted. Such provision would need to be integrated at the outset with other utility services.
- 4.7.7 Developers are expected to take into account as appropriate South Kesteven's Draft Air Quality Action Plan (AQAP) (2016).<sup>18</sup> The AQAP has been prepared to set out the measures which will be taken to help reduce vehicle emissions occurring as a result

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<sup>18</sup> Available at <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=17199&p=0>

of development proposals. The guidance seeks to improve air quality and avoid further areas having to be designated as Air Quality Management Areas, as has already happened in central Grantham. Key points from the AQAP have been incorporated into the emerging South Kesteven Local Plan.

## 4.8 Landscape

- 4.8.1 The site lies within National Character Area 48 – Trent and Belvoir Vales (Natural England, 2014)<sup>19</sup> and the Grantham Scarps and Valleys Character Area in the South Kesteven Landscape Character Assessment (2007).<sup>20</sup> There are no statutory landscape designations within or in the close vicinity of the site.
- 4.8.2 Defra's Magic Map<sup>21</sup> shows that development of the site would have no impact on ancient woodland.
- 4.8.3 Due to the open nature of the topography there is potential to cause visual impact. This would have to be evaluated in a landscape and visual impact assessment.
- 4.8.4 The development proposals will need to be designed having regard to a landscape and visual impact assessment undertaken, potentially as part of an environmental impact assessment (EIA).
- 4.8.5 A landscape and biodiversity strategy will also be required including specific proposals for the allocated land, such as planting and landscaping. Appropriate conditions and/or a legal agreement may be used to ensure that the recommendations of the strategy are implemented.
- 4.8.6 The historic landscape around the site is also important. The County Council's Historic Environmental Record will contain useful information on the historic environment of the area.

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<sup>19</sup> Available at <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles#ncas-in-east-midlands>

<sup>20</sup> Available at <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=2117&p=0>

<sup>21</sup> Available at <http://www.magic.gov.uk/MagicMap.aspx>

## 4.9 Nature conservation

- 4.9.1 In conjunction with any planning application, an ecology assessment will be required together with proposals to protect and enhance existing ecological resources, create new features and secure their long-term management. Appropriate conditions and/or a legal agreement may be used to ensure that the long-term management of ecological resources within the site are implemented.
- 4.9.2 The vast majority of the site comprises intensively farmed arable land, and as such, the fields themselves are likely to be of minimal ecological value, although this will need to be confirmed by an appropriate level of ecological survey and assessment.
- 4.9.3 However, there are a number of historic hedgerows and mature trees across the site, which provide opportunities for protection and enhancement of green infrastructure. These opportunities are expected to be developed as part of detailed masterplanning, and maintenance contributions will be agreed via s106 negotiations. Details should be discussed with the Strategy and Partnerships Team within the Environmental Services department of Lincolnshire County Council.<sup>22</sup>
- 4.9.4 Development proposals should, in line with NPPF paragraph 118, make provision for the creation of new wildlife habitats. This will aid the wider sustainability of the site.
- 4.9.5 Measures to encourage biodiversity will also be expected within the new development. These could include green and brown roofs and walls, native-species planting and landscaping, integrated bird/bat boxes and SUDS.
- 4.9.6 Most of the hedgerows within the site are considered 'important' (Hedgerow Regulations 1997). Wherever possible, hedgerows and mature trees should be preserved and enhanced as landscape and ecological features. The retained hedgerows should form part of a Green Infrastructure network running throughout the site.
- 4.9.7 Developers should make use of opportunities to use boundary treatments to mitigate against negative landscape and visual impacts. As with all unavoidable impacts on any landscape or ecological resource, surveys should be undertaken to ascertain the best location for development on this criterion.
- 4.9.8 Development at the site must also avoid any adverse impacts on the nearest Site of Special Scientific Interest (SSSI), comprising Allington Meadows, around 3.7 kilometres north-west of the site.

## 4.10 Archaeology and heritage

- 4.10.1 The closest Conservation Area to the site is Great Gonerby to the north- the shortest distance between the Conservation Area boundary and the site boundary is around

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<sup>22</sup> As specified at <https://www.lincolnshire.gov.uk/residents/environment-and-planning/conservation/landscape-and-nature-conservation/26955.article>

575 metres. Barrowby Conservation Area boundary is around 1km west of the site and Grantham Conservation Area boundary around 1.5 km east of the site. Each of these Conservation Areas contains a cluster of listed buildings

- 4.10.2 Another important designated heritage asset in the vicinity is Belton Park, containing Belton House, both Grade I listed (the former as a registered Park and Garden, the latter as a listed building). There are, however, no listed buildings in the immediate vicinity of the site; the closest listed building is the Grade II listed Gonerby House, around 1km east of the site boundary.
- 4.10.3 In line with Historic England's Good Practice Advice in Planning 3 (The Setting of Heritage Assets)<sup>23</sup> and NPPF paragraphs 189-197, development of the allocated land should avoid adverse impacts on views to, from and between the settings of listed buildings and other heritage features. A historic landscape assessment should form part of any planning application, and should cover in particular any impacts of development on Belton House and Park in line with the Belton House and Park Setting Study and Policy Development (Atkins, 2010).<sup>24</sup>
- 4.10.4 There are potential archaeological sites within the allocated land. Archaeological investigation to date has included desk-based assessment, geophysical survey and limited trial trenching. The results have been presented in the Environmental Statement accompanying the 2017 planning applications. The archaeological framework document, which also accompanies the 2017 planning applications, outlines the procedure for further trial trench evaluation of the site, consultation and mitigation (including archiving and reporting as well as an area of preservation in situ) and the intention to submit management proposals.
- 4.10.5 The results of the archaeological surveys reveal an extensive archaeological landscape that dates from the prehistoric to the Roman period. The main focus of settlement activity is located on the higher land towards the north-western corner of the site. However, the southern part of the site appears to be characterised more by land divisions rather than settlement, although further work is required to understand the nature of the remains.
- 4.10.6 Further development proposals will require comprehensive archaeological evaluation (trial trenching) to determine the extent, depth, character, date, survival and significance of the remains across the whole application area. The results will inform A detailed and appropriate mitigation strategy will need developed based on the results of the evaluation which addresses the likely impacts of the proposals on the archaeological deposits, the scope of further archaeological mitigation excavation, the nature of any design mitigation (such as preservation in situ), analysis, publication and dissemination. The mitigation framework should be maintained as a live document to inform and address the ongoing archaeological requirement and

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<sup>23</sup> Second Edition, December 2017. Available at <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets.pdf/>

<sup>24</sup> Available at <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=3810>

conserve and manage the heritage resource throughout the life of the scheme.

- 4.10.7 As the scheme may be phased over a number of years it is important that provision is made for the publication, in an appropriate format, of the results of investigations across the site as a whole, as this is an important landscape with opportunities to address a number of research questions. Public engagement should also be considered as part of this strategy. There is an opportunity to engage with local communities and schools regarding the archaeology of the site as well as employing a range of media for public dissemination, information and display for the site and its wider, historic environment setting.
- 4.10.8 Historic England advises specifically that development of the site should seek to positively incorporate strategic views towards heritage assets in the surrounding area, in particular the Grade II\*-listed Bellmount Tower at Belton Park, the Grade I-listed St Wulfram's Church in Grantham, and the Grade I-listed St Sebastian church at Great Gonerby.
- 4.10.9 In particular, the ridge line of Stubbock Hill to the immediate west of the site is an important backdrop to and feature of the town and its surroundings, and to this extent development should respect the topography of the site to ensure that heritage assets and their settings are conserved or enhanced. Further dialogue between the District Council and Historic England will take place as proposals emerge to ensure that heritage assets, their settings and local archaeology are not adversely impacted.

## 4.11 Built environment

- 4.11.1 The site falls within Character Area 17b (Landscape Fringes: Northwest Quadrant (Poplar Farm, Boundary Farm and Rectory Farm) of the Grantham Townscape Assessment (2011).<sup>25</sup>
- 4.11.2 The Townscape Assessment notes that there are important views in this location north to Great Gonerby's church spire (St Sebastian's), and that the land appears in views from Gonerby Hill.
- 4.11.3 Additionally it notes that *'views from the landscape fringe are dominated almost entirely by the spire of St Wulfram's church in Grantham. It towers above the relatively modest and consistently scaled town...views of great value and strategic importance include those to and from parts of sub-area CA17b (Northwest Quadrant)...the spire of the Grade I listed church of St Sebastian is of equal importance to that of St Wulfram's and views to the spire from the A52 are of vital importance to the identity of both [Grantham and Great Gonerby].'*
- 4.11.4 The Assessment goes on to note that *'a significant negative quality which is the case throughout the character area is the way in which the urban areas border the landscape fringes. These are often abrupt and poorly considered boundaries with very little opportunity for the landscape to permeate into the urban structure of the*

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<sup>25</sup> Available at <http://www.southkesteven.gov.uk/index.aspx?articleid=8711>

town.’

4.11.5 Development at the Rectory Farm site has the potential to ameliorate this issue and design proposals that can do so will be encouraged.

4.11.6 The Townscape Assessment culminates in a number of key design principles to be adopted by new development in Character Area 17, of which the most relevant for the Rectory Farm site are as follows:

- *‘Protect and enhance woodlands, field boundaries, hedgerow trees and where found watercourses;*
- *Soften harsh urban edges with new broad leafed woodland planting or use new development, and associated structural landscape, to soften existing harsh urban edges;*
- *Maintain a varied urban edge with fringes of the landscape setting extending into proposed developments;*
- *Consider opportunities for enhanced access to the countryside around the edge of town;*
- *There should be a soft edge to the outer perimeter of proposed development;*
- *Existing lanes, hedgerows and trees to be retained in all proposed development;*
- *Encourage the use of locally distinctive materials – red brick and stone, even as panels accompanying other materials;*
- *Promote the use of clay pantiles – for principal buildings and outbuildings;*
- *Use the colour palette recommendations to reinforce local identity and create themes within developments;*
- *Promote street trees to accentuate principal routes and reinforce green corridors to existing footpaths, lanes and roads;*
- *Reinforce key views to the town’s heritage assets; this is particularly important for views north from the A52 towards Great Gonerby.’*

4.11.7 The Townscape Assessment also states that given the topography and prominence of proposed urban extensions, houses or flat blocks should not exceed three storeys; for most of the character area’s allocated sites two storey will be sufficient and should not be exceeded.

4.11.8 In text relating specifically to the Northwest Quadrant Urban Extension to Grantham, the Townscape Assessment states that development in this location:

*'offers an opportunity to create new neighbourhood identities, belonging to the town, but celebrating a positive new image. This should free development from the sterile cul-de-sacs of pastiche and promote contemporary architecture derived from a sense of place but addressing current cultural and technological issues. Colour and materials palettes can reinforce local identity; strong positive identity leads generally to civic pride and an engaged community. The colours proposed for the urban extensions take the predominant brick and pantile range with the landscape colours of the rural edge and introduce the colour blue.*

*Blue pubs were the symbol of Whig support in Grantham, and the colour endures in street names. The palette develops the blue range as a response to the indigenous colours to create an integrated scheme, which will sit well in the landscape and at the junction with the existing townscape. The colours may be realised through render, preformed panels, glazed brick and glass block, amongst others. Within each new development the modulation of colour intensity and scale of use will add legibility and form to the environment.'*

## 4.12 Geo-environmental considerations

4.12.1 The Environment Agency's map of Groundwater Source Protection Zones<sup>26</sup> shows that there are no groundwater source protection zones within or close to the site. Likewise, the Coal Authority's interactive map<sup>27</sup> shows no constraints within or close to the site in terms of existing or former coal mining activity.

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<sup>26</sup> Available at <http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683&y=355134&scale=1&layerGroups=default&ep=map&textonly=off&lang=en&topic=groundwater>

<sup>27</sup> Available at <http://mapapps2.bgs.ac.uk/coalauthority/home.html>

## 5 Development principles

### 5.1 Key land uses

5.1.1 Based on the emerging South Kesteven Local Plan allocation, it is envisaged that key land uses across the site will comprise:

- Housing
- Supporting infrastructure including:
  - transport and access network;
  - education playing fields;
  - other open space;
  - drainage; and
  - utilities.

Development principles for each of the key land uses outlined above are detailed in turn below.

### 5.2 Housing

5.2.1 In line with draft Local Plan policy H4: Meeting All Housing Needs, a mix of house types is encouraged, ranging from single bedroom units to large family dwellings of five bedrooms or more. The dwelling mix has the potential to include housing suitable for older people, such as bungalows, which are known to be in demand locally.

5.2.2 The developer will be responsible for ensuring 30% of dwellings provided are an appropriate mix of affordable dwellings in line with draft Policy H2: Affordable Housing Contributions. These should be distributed throughout the housing area and not concentrated in a single location.

5.2.3 Likewise, in line with draft Policy H3: Self and Custom Build Housing, up to 2% of the plots will be provided for self and custom build housing, comprising serviced plots made available to purchase by individuals on the Self and Custom Build register held by the District.

5.2.4 At the discretion of South Kesteven District Council, some or all of the affordable housing requirement may be met off-site, in the form of direct provision or via an in-lieu payment, to meet strategic needs elsewhere in the District.

### 5.3 Supporting infrastructure

#### ***Overarching principles***

5.3.1 Development of the allocated land will require developers to make appropriate provision for supporting infrastructure in line with draft policy ID1: Infrastructure for

Growth, the Infrastructure Delivery Plan 2017<sup>28</sup> and South Kesteven's requirements as expressed through Section 106 agreements.

- 5.3.2 Infrastructure required to support the development should be designed in accordance with best practice and sustainable technology. The development of the Rectory Farm site requires that an integrated view of power generation, energy consumption, water, waste and drainage be taken from the outset. This infrastructure should be located and designed to minimise the risk posed by the impact of climate change. This includes protecting infrastructure from severe heat and storms.
- 5.3.3 Where the infrastructure demands of future development cannot be reasonably foreseen, or where investment to service such development is not viable in the current phase of development, infrastructure should be planning and designed to be easily modified to accommodate increased capacity.

## ***Transport and access network***

### ***General principles***

- 5.3.4 The following transport criteria should be considered when developing the Rectory Farm site:
- access to the site by sustainable transport modes (i.e. walking, cycling, public transport);
  - type and location of vehicular access; and
  - impact on the surrounding highway network.
- 5.3.5 The above would be best considered within an integrated Transport Assessment covering the whole site across all landownerships.
- 5.3.6 Despite the fact that the Poplar Farm site is being developed independently from the Rectory Farm site, it is anticipated that multiple vehicle, pedestrian and/or cycle connections will be created across the boundary dividing the sites.
- 5.3.7 Notwithstanding this, development at the Rectory Farm site should demonstrate that it can deliver independent vehicular access, so that it is not dependant on decisions made on the form or layout of development at Poplar Farm.

### ***Pedestrian and cycle movements***

- 5.3.8 Based on the Manual for Streets-recommended transport hierarchy, a coherent network of footpaths and cycleways should be provided within the development to accommodate pedestrian and cyclist demand. Direct connections should also be made to existing and proposed development at Poplar Farm, and the site should

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<sup>28</sup> Available at <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=21071>

consider the potential to upgrade footways and existing shared use footway / cycleways along the A52, given their current limited width and the likelihood that they will need to accommodate more pedestrians in future.

### Bus access

- 5.3.9 In terms of public transport, a bus service is generally considered to be accessible if it serves a stop within 400m of a potential customer.<sup>29</sup> The current service past the site operates every 60 minutes and the nature of this connection should be considered in further detail to determine if a higher frequency service could be achieved.
- 5.3.10 A service with a 60 minute frequency is unlikely to be attractive for new bus users from the Rectory Farm site. It may be that the site could achieve a better bus service in partnership with Poplar Farm; however, to be consistent with the approach for vehicular access it should also be demonstrated that the site could be serviced by public transport independently of Poplar Farm.
- 5.3.11 CIHT Guidance on buses in urban developments<sup>30</sup> provides advice on how infrastructure could be provided to maximise the potential of bus services. This guidance should be considered in any application for the Rectory Farm site. The new guidance endorses that produced by Stagecoach in 2017, Bus Services and new residential developments.

### Vehicular Access

- 5.3.12 It is understood that LCC has examined the feasibility of converting the existing T-junction at the south-west corner of the site (A1 southbound slip road and A52) to a roundabout, and that there may be benefit in providing a northern spur from this roundabout to serve future development north of the A52 (including, but not limited to, the Rectory Farm site). Again, an important requirement for the Rectory Farm site is to demonstrate that it can be independently accessed, so that it is not dependent on infrastructure brought forward on third party land.
- 5.3.13 LCC is also promoting a new route to the south of Grantham known as the Grantham Southern Relief Road. This should have the effect of reducing traffic on Barrowby Road along the south of the site. However, given that timescales for this route are not known at the time of writing, the site masterplan should demonstrate that access points onto Barrowby Road function appropriately irrespective of the provision of the Southern Relief Road.

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<sup>29</sup> Note, however, that guidance contained in the Building Research Establishment Environmental Assessment Method (BREEAM) uses a threshold of 650m.

<sup>30</sup> Chartered Institute of Highways and Transportation, January 2018, available at <http://www.ciht.org.uk/en/document-summary/index.cfm/docid/1D79344D-A8E9-429B-A0C6710299356BCD>

- 5.3.14 LCC highways design documents do not specify a limit on the number of houses that can be served from a single point of access, and neither does the Manual for Streets.
- 5.3.15 Notwithstanding this, neighbouring authorities work to no more than 150 dwellings off a single residential access, and no more than 400 dwellings off a major residential access.
- 5.3.16 The Transport Assessment submitted to support planning applications submitted in 2017 identifies two potential points of access:
- a new roundabout to replace the current A52 / Gloucester Road T-junction to provide the main access to the proposed development; and
  - a new ghost island right turn to the west of the proposed roundabout to provide a second access point for the development, for approximately 200 dwellings.
- 5.3.17 LCC Highways indicated no objection to this proposed access strategy. As such, and having regard to other relevant evidence, it is considered that full development of the Rectory Farm site would require at least five two-way vehicular access points across its southern and eastern boundaries, as follows:
- at least two north-south points of access off A52 Barrowby Road (of which at least one would be a 'major' access, requiring a new roundabout); and
  - at least three east-west points of access along the boundary with Poplar Farm.
- 5.3.18 The maximisation of additional non-vehicular access points, comprising pedestrian and cycle paths, is also encouraged, as this would help facilitate a comprehensive and coherent movement strategy across the Rectory Farm site.
- 5.3.19 This should include upgrading of the existing Rectory Farm drive along the western boundary of the site into a pedestrian and cycle corridor, ideally alongside vehicular access. This will simultaneously maximise development permeability and safeguard the existing access to Rectory Farm itself and other existing houses along its length, all of which will be retained in any redevelopment.
- 5.3.20 The same western boundary of the site should also safeguard, as illustrated by Masterplan Map 11, at least two east-west vehicular access points to link to future development on the remainder of allocation H2 and on allocation H3 which, as mentioned previously, is more dependent on forthcoming remodelling decisions relating to the A1/A52 junction.
- 5.3.21 Based on the transport assessment work submitted to date, it is suggested that the overriding principle in terms of transport and access should be that the site should be deliverable without reliance on off-site developments or the use of off-site and/or third party land.

5.3.22 A phasing plan should therefore be submitted that identifies how the initial parcels of land would be accessed, which would then inform the form and timing of subsequent vehicular access points. Vehicular access junctions should be modelled under scenarios both with and without the Grantham Southern Relief Road.

### Wider Network Assessments

5.3.23 LCC operates a tool through which the highway capacity impacts of development can be objectively assessed. This is known as the Grantham Transport Model. The use of this model is encouraged to test the performance of the site access junctions (both with and without the Grantham Southern Relief Road) and to identify the off-site highway impact of the development (both with and without the Grantham Southern Relief Road).

5.3.24 Future forecast years will need to be agreed with both LCC and Highways England (HE), although the latter's requirements would be as per the published relevant HE Circulars. The findings of this work should be reported in a Transport Assessment.

5.3.25 LCC's future aspiration to develop a roundabout to replace the A1 southbound off /on slip T-junction could open further land for development, for example on Local Plan allocation H3, west of allocation H2.

5.3.26 To allow for this scenario, east-west penetration of the Rectory Farm and Poplar Farm sites is required, to avoid future development at allocation H3 forming a large cul-de-sac and to help reduce additional traffic impacts on the A52 Barrowby Road arising from full development of all allocated sites. This requirement for a coherent east-west movement network through the site has informed the Development Brief.

### **Open space**

5.3.27 The additional public open space to be provided should be in line with the indicative site layout in Plans 4 and 6. It should include sufficient land for recreational use, including informal play space, allotment land and children's play areas.

5.3.28 Multiple contextual factors suggest that, as a general principle, the north of the site is more suited to large areas of open space than the south. These factors include:

- the location of the local centre on the neighbouring Poplar Farm site, suggesting a higher density of housing on the south and south-east of the Rectory Farm site, and a lower density, including more land for other uses, to the north and north-west;
- the desirability of minimising the visual impacts of development on, and any perception of coalescence with, the village of Great Gonerby, which overlooks the site from the north;

- the generally higher land in the north and north-west of the site, making built development more visually prominent and strengthening the case for it to be provided at a lower density and/or mixed with undeveloped open land; and
- surface water flood mapping, which suggests a greater degree of surface water run-off on the north of the site than the south, which could be addressed through drainage solutions making use of open spaces between built development.

5.3.29 The design of the open spaces should take into account how they will be used and measures taken to limit the impact on adjacent residential properties. Noise barriers, landscape bunds and the type or location of leisure equipment facilities that may be installed should be considered in this context.

5.3.30 A commuted sum will be negotiated with the developer for maintenance. If the developer(s) seeks to transfer maintenance responsibilities for open space either to the local Parish Council(s) (Barrowby and Great Gonerby) or South Kesteven District Council, guidance on capitalised maintenance payments is provided in SKDC's Planning Obligations SPD (June 2012).<sup>31</sup>

5.3.31 South Kesteven Policy SAP10: Open Space Provision recommends 0.20 hectares of allotment space per 1,000 population. Based on the South Kesteven average of 2.247 persons per dwelling in Census 2011<sup>32</sup>, and an average recommended plot size of 250 square metres<sup>33</sup>, this indicates that the allocated land will have a residential population of 2,327<sup>34</sup> and will thus require around 4,650 square metres (i.e. 0.47 hectares) of allotment space.

5.3.32 Interventions that can help to reduce future landscaping maintenance requirements, such as planting with low-nutrient soil, are encouraged. For areas that may require specialised techniques, additional sums may be negotiated.

5.3.33 The overall requirement for open space should also be in line with Policy SAP10. This is required for formal and informal play, youth facilities and formal sports provision.

5.3.34 Based on Policy SAP10 and the calculations above, it is anticipated there will be a need for the Rectory Farm site to provide 4.65 hectares of informal/natural green space, 2.33 hectares of outdoor sports space and 1.86 hectares of other open space (comprising play equipped space, young persons' space, allotments and parks). These requirements have been reflected in the Masterplan Maps. As noted previously, the planning applications submitted in 2017 propose development on the 5.36 hectares of land at the north-west corner of the allocation that is not suitable for

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<sup>31</sup> Available at <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=13870>

<sup>32</sup> In the 2011 Census, South Kesteven had 133,788 residents and 59,530 dwellings, making 2.247 people per dwelling- source: Nomis (<https://www.nomisweb.co.uk>)

<sup>33</sup> See <https://www.nsalg.org.uk/allotment-info/>

<sup>34</sup> Based upon the figure of 1,035 dwellings calculated in Chapter 2 of this development brief.

built development and hence will be retained as open space. If suitably landscaped, and with the appropriate access arrangements, this area would exceed the minimum requirement for 4.65 hectares of informal/natural green space, and this has been illustrated on the relevant Masterplan maps.

- 5.3.35 As stated previously, the development of the land covered by this brief should not prejudice further development on the rest of allocation H2 or other developments in the wider area, including allocation H3. The provision of open space should therefore take into account the potential for future open space provision in these locations.
- 5.3.36 Consideration should be given to the layout and design of play and open spaces so as to complement the wider landscape character. Arrangements for future funding and management should also be made.
- 5.3.37 The formal and informal play areas should form part of the Green Infrastructure network that will run throughout the site and which will also enhance the site's biodiversity potential.

### ***Flooding and drainage***

- 5.3.38 In line with emerging Local Plan policy SD2: The Principles of Sustainable Development in South Kesteven, adequate measures should be put in place to ensure that the development does not exacerbate the risk of flooding elsewhere. This can be achieved through a Sustainable Drainage System or other means appropriate to the specific development.
- 5.3.39 Lincolnshire County Council, as the Lead Local Flood Authority (LLFA), expect any major development on the site to restrict its surface water run-off to greenfield run-off rate and implement Sustainable Urban Drainage System (SUDS) principles as per the NPPF.
- 5.3.40 A Flood Risk Assessment will need to be carried out for development proposals of one or more hectares as per Footnote 50 of the NPPF in line with advice from the Environment Agency. A Sustainable Drainage System, which could include, depending on location, balancing ponds, and permeable materials to roads and green roofs, should be implemented across the site aligned with and linked to the sustainable drainage infrastructure developed or planned for at the neighbouring Poplar Farm site.
- 5.3.41 The drainage proposals submitted alongside any individual application will be assessed in terms of how they integrate holistically with the strategic approach to drainage required across the whole site, taking into account existing and proposed drainage interventions in other parts of the site at the time of the application.
- 5.3.42 Development will not be permitted to begin until the planning authority has approved submitted drainage/surface water run off management plans with input from Anglian Water, the Environment Agency and Lincolnshire County Council as the Lead Local Flood Authority. A condition to this effect will be attached to any future planning

permission.

5.3.43 Developers should note that open space used for flood attenuation and/or drainage has the potential to be multi-functional, offering also opportunities for promoting nature conservation, recreation and as structural amenity space. However, there are some locations within the site where large-scale SUDS infrastructure will be neither necessary nor viable, and instead smaller interventions such as filter strips, swales and/or small-scale storage could be more appropriate, as long as it can be demonstrated that they contribute appropriately to the overall drainage strategy across the site.

## ***Utilities and services***

### ***Electricity***

5.3.44 Western Power advises that any development at the Rectory Farm site (and, at the time of writing, further development at Poplar Farm beyond what is already consented) would require two new 11 kilovolt (Kv) circuits fed from Grantham North Primary sub-station. These new circuits would also require an extension to the building at Grantham North containing the existing 11Kv circuit breakers.

5.3.45 Dialogue between Western Power and the District Council suggests that the most cost-effective way for these new circuits to serve the site would be for them to cross the Grantham-Nottingham railway line via the land over the railway tunnel north of Rectory Farm itself. Contributions for this new infrastructure will be sought on a proportional basis from the developers of Poplar Farm as well as the developers of the Rectory Farm site.

5.3.46 Western Power further advise that, although this advice is correct at the time of writing, power network requirements are dynamic and therefore this situation may differ in future; as such, the applicant is advised to engage with Western Power at the time of any application.

### ***Gas***

5.3.47 As indicated in the South Kesteven Infrastructure Delivery Plan, National Grid has indicated that no major constraints to future development in terms of gas networks and supply have been identified, but that it is expected that new connections will be developer-funded.

### ***Water and sewerage***

5.3.48 Anglian Water state in the Infrastructure Delivery Plan that in terms of water supply and waste water treatment, no major development constraints have been identified in the short term; however, there will be a need for new provision later in the Local Plan period. As such, developers are expected to liaise with Anglian water at the time of any application; it is expected that new connections will be developer-funded.

## Communications

5.3.49 Through the Infrastructure Development Plan, BT Openreach and other providers, including Virgin Media, have not indicated that the development of the site would give rise to any abnormal requirements in terms of IT or telephone networks.

## Emergency services

5.3.50 The police, ambulance and fire and rescue services have confirmed through the Infrastructure Development Plan that in most cases the layout of a new scheme can make appropriate provision for access to police, ambulance and fire services. As detailed proposals emerge, there will be further dialogue between the District Council and the emergency services in terms of local facilities for neighbourhood policing, fire and ambulance access, and layout and mix of units.

## **5.4 Delivery and phasing of development**

5.4.1 The District Council recognises that the development timeframe for this site is reasonably long, potentially taking ten or more years to be developed in its entirety. Its preferred approach to development phasing over this period is to develop the site from south to north, as this will help developers avoid excessive early infrastructure costs.

5.4.2 Developers are encouraged to enter into early and ongoing dialogue with the District Council, which will provide clarity and certainty on the specific infrastructure requirements and triggers pertaining at the time of individual development applications.

5.4.3 The infrastructure requirements and triggers will depend to a significant extent on how much and what type of infrastructure has already been consented and/or delivered by that stage, both in the vicinity of the site and elsewhere across Grantham and the District.

5.4.4 In development phasing, consideration should be given to opportunities for delivering supporting infrastructure for housing across the site in the right places and at the right times, seeking to maximise their ability to deliver wider benefits and encouraging economies of scale in service delivery.

# 6 Design Principles

## 6.1 Overarching design principles

- 6.1.1 In any major development project there will be key conflicting objectives, for example between the need to protect the environment (Local Plan Strategic Objectives 12, 13 and 14) and the need to enhance the prosperity of the district, in part through new housing and other development (Strategic Objectives 1-9). At the Rectory Farm site, the design principles in this chapter will be used as a guide against which development proposals will be assessed.
- 6.1.2 The development and design principles for the site articulated through this Planning Brief take full account of the Local Plan aspirations for the allocation. This helps ensure that an appropriate balance is achieved between the development being sustainable and self-contained but also integrating well with and being fully accessible to and from its surroundings, including Poplar Farm and the rest of Grantham.
- 6.1.3 Development proposals for all or part of the site should take full account of the Masterplan Maps accompanying this text, including Masterplan Map 4, which sets out a complete concept layout plan for the site.
- 6.1.4 Development should be designed on the basis of the key site constraints and opportunities identified in this document, including appropriate responses to the site's surrounding context, access points, and local views.
- 6.1.5 Although these considerations should apply to the development of the entire site, they are particularly relevant to the highest land within it, at the site's north-west corner, as this will of course be relatively more prominent in views. As such, the visual impact of development should be carefully considered and, where necessary, mitigated through appropriate design.
- 6.1.6 Low carbon / zero carbon development which makes use of emerging science and technology will be supported. Clear, innovative and reliable management mechanisms should be put in place to ensure enduring sustainability.

## 6.2 Quality

- 6.2.1 The design and construction of the built environment should be of the highest quality when judged against Policy DE1 of the emerging Local Plan. The District Council will examine any proposals critically to ensure that high quality design is achieved through the development of the site, including compliance with Building for Life criteria.

## 6.3 Connectivity

- 6.3.1 The design of development at the Rectory Farm site should avoid peripherality by

ensuring sustainable connections to its surroundings. The aim is for a development that is a fully integrated component of the developing North-West Quadrant, itself designed as a fully integrated new part of Grantham, with clear, strong connections to the town centre.

- 6.3.2 In design terms, this indicates solutions including frontages to Barrowby Road and improving pedestrian and cycle links between the site and the town centre, as well as to community facilities at nearby Poplar Farm, as stated in the text on transport above. Masterplan Map 5 indicates key frontages and landmarks to take into account when designing the site.
- 6.3.3 Designing a logical road hierarchy will help to define and structure the site's character areas. The site's indicative movement and access layout is illustrated in Masterplan Map 11.

## 6.4 Form, massing and layout

- 6.4.1 Development, particularly along the outer edges of the allocation, should be designed to reflect and respond to its edge-of-town context as an important and attractive gateway to Grantham from the A1 to the west, as per Masterplan Map 5.
- 6.4.2 Adopting the principles of continuity, enclosure and overlooking should create successful and well-defined public places. Spaces and streets should be defined and enclosed by buildings. The building line will combine with boundary features to create a sense of enclosure for the street.
- 6.4.3 The design and layout of the scheme should take the opportunity to reduce the opportunities for crime. All streets and public spaces should be overlooked, with front facing development providing an active frontage and natural surveillance, including of the proposed green corridors. Alleyways and rear parking courtyards should be minimised.
- 6.4.4 There is scope for the layout of development to maximise the potential offered by photovoltaic (PV) panels for solar energy development. PV panels achieve maximum efficiency on south-facing roofs.
- 6.4.5 For further guidance on expectations of streetscape design across the development, refer to Lincolnshire County Council's Streetscape Design Manual (2016).<sup>35</sup> The indicative overall layout of development across the site (i.e. the development 'footprint') is illustrated in Masterplan Map 9.

## 6.5 Character areas

- 6.5.1 It is required that the site generally, and the housing element in particular, should be developed on the basis of individual 'character areas'. Each character area's form,

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<sup>35</sup> Available at <https://www.lincolnshire.gov.uk/residents/environment-and-planning/conservation/conservation-areas/every-street-matters/91118.article>

massing and layout should be designed to be visually and functionally distinct from those of its neighbours. A character area approach will simultaneously help to:

- build a sense of place;
- increase development legibility;
- improve townscape through varying building scale, height and type;
- soften the landscape and visual impact of development;
- promote integration with surrounding areas; and
- counteract the perception of monolithic or unbroken development.

6.5.2 As such, the site has been divided into four key residential character areas, namely Southern, Western, Eastern and Northern (illustrated on Masterplan Map 10). Appropriate building heights will vary by character area, as described below and illustrated in Masterplan Map 7. Development within each character area is expected to have regard to the following general principles:

### *Southern Character Area*

6.5.3 Among the most important functions of the South Character Area in design terms is as a frontage and entry along Barrowby Road not only to the rest of the site but to the town of Grantham itself.

6.5.4 To respect this requirement, houses should face the road and not turn their back to it. Equally, despite its location close to the Poplar Farm local centre, which would otherwise be a reason for higher-density development, development lining Barrowby Road should be lower density so as to provide an appropriate gateway to the town and to relate well to the density of existing development on the south side of the road. For this reason, dwelling heights should not exceed two stories.

### *Western Character Area*

6.5.5 The Western Character Area is unusual in that it will form the urban edge of Grantham, but only for a temporary period before Local Plan Allocation H3 is developed later in the Plan period.

6.5.6 As such, its density should be higher than would be the case if it were a permanent urban edge; if it is developed at too low a density this would have negative implications for the density of the land still to be developed to its west. Dwelling heights should generally not exceed two storeys, though there may be potential for three-story development in the south-east of the character area.

6.5.7 At the same time, density should be relatively lower than in the Eastern Character Area which is within closer walking distance to a range of services and facilities. Design and layout of individual houses should be carefully considered so that connections to the west will not be compromised when the time comes to develop there; for example, long, unbroken lines of housing along the western boundary of the site should be avoided.

### Eastern Character Area

- 6.5.8 The Eastern Character Area is the closest to services and facilities at the Poplar Farm Local Centre, and as such should also form the highest-density development. Additionally, as it occupies some of the lowest land on the Rectory Farm site, there is widespread potential for three storey building heights, although both dwelling heights and densities could drop to the north-west of the character area.
- 6.5.9 Key frontages onto open space and a coherent, legible network of pedestrian and cycle routes will also both be important design elements of this character area, as illustrated in Masterplan Maps 5 and 11 respectively.

### Northern Character Area

- 6.5.10 The Northern Character Area should be the least dense of the four character areas and have, in general terms, the lowest building heights. Both of these characteristics are appropriate given the area's relative distance from services and facilities, as well as its elevation- it extends to the highest part of the site and is where development will be most visually prominent.
- 6.5.11 As such, it is suggested that, while building heights should certainly not exceed two storeys, the character area would be particularly suitable for one-storey dwellings, depending on the demand profile for such development at the time of application; however, providing a proportion of one storey dwellings would align development to a greater extent with Local Plan policy H3 on housing mix. The area considered most suitable for one-storey development is indicated on Masterplan Map 7.

## **6.6 Density**

- 6.6.1 Residential densities should be in line with emerging Local Plan policy DE1: Promoting Good Quality Design. In line with draft Policy GR3, the site-wide average net density has been assessed as 30 dwellings per hectare, but this should vary across the site depending on context.
- 6.6.2 For example, densities should be higher than 30 dph at the south-eastern part of the site, closest to the school and the local centre being developed at Poplar Farm, and should also be higher along main transportation routes. The more outlying parts of the site, to the west and north, will be better suited to lower density development, with appropriate regard to the indicative gross site density and the efficient use of land. Indicative densities across the site are illustrated in Masterplan Map 8.

## **6.7 Landscaping**

- 6.7.1 For the most appropriate style and composition of landscape layout developers should use the South Kesteven Landscape Character Assessment (Grantham Scarps and Valleys Character Area chapter) and the Grantham Townscape Assessment (Character Area 17b, as set out in section 3.17 above) as guidance to ensure landscaping responsive to and appropriate within the local area.

- 6.7.2 Play areas, open spaces, and hedgerows should be linked with green corridors to create a green infrastructure network across the site. Tree and shrub planting in appropriate locations across the site could also have an important role to play in mitigating and minimising the landscape and visual impact of the new development from key viewpoints.
- 6.7.3 Masterplan Map 6 sets out the indicative green infrastructure network across the site. Two corridors of multi-purpose open space, used both for flood mitigation and for recreation, run generally west-east across the site, having regard to the existing and emerging SuDs network at the neighbouring Rectory Farm development.
- 6.7.4 A third open space corridor runs parallel to the railway along the northern edge of the site, with potential for nature conservation and softening the transition from urban to rural land and helping maintain separation, and the perception of separation between Grantham and Great Gonerby.

## 7 Delivery and Implementation

- 7.1.1 This Planning Brief has been drafted to provide firm direction to individual site developers and landowners no matter how the site is brought forward or developed-in partnership or individually, together or phased over time.
- 7.1.2 The Masterplan Maps reflect the preferred spatial interpretation of the text, but are designed to be flexibly applied. They should be considered as a guideline to follow, having regard to specific circumstances or material considerations pertaining at the time of any application. They do not preclude the preparation of one or more future masterplan(s) on the part of landowners/developers, but any such developer-prepared masterplan will be considered by the Council in terms of how it performs against the development principles set out in this Planning Brief.
- 7.1.3 In other words, any planning proposals, even if differing spatially from the Masterplan Maps, must conform to the requirements of this SPD, which have been carefully worded to enable them to be sufficiently prescriptive, but at the same time flexible enough to accommodate the priorities of developers and local stakeholders.
- 7.1.4 Furthermore, given the fact that this SPD was drafted on the basis of robust evidence, including formal and informal consultation, developers are expected to consult on and justify any significant differences proposed from the indicative Masterplan Maps.
- 7.1.5 Like all sites allocated through the planning process, the Council can exercise a degree of control over phasing and process through the power to approve phasing plans and conditions., In so doing, a phased development will be encouraged from the Barrowby Road frontage on the southern edge of the site northwards. This indicative phasing process, which has regard to the phasing of neighbouring Poplar Farm, is illustrated in Masterplan Map 12.
- 7.1.6 As noted in section 5.4 above, relevant infrastructure will need to be provided alongside the new dwellings for each of the development phases consented in accordance with the outline phasing strategy.

# Appendix 1: Relevant South Kesteven Planning Policies

Alongside the requirements of this Planning Brief, site developers will need to ensure development proposals align with the following adopted and emerging South Kesteven planning policies:

## **Core Strategy Development Plan Document (adopted 2010)**

SP3: Sustainable Integrated Transport

SP4: Developer Contributions

EN1: Protection and Enhancement of the Character of the District

EN2: Reducing the Risk of Flooding

EN4: Sustainable Construction and Design

H1: Residential Development

H3: Affordable Housing

## **Site Allocation and Policies Development Plan Document (adopted 2014)**

SD1: Presumption in Favour of Sustainable Development

SAP10: Open Space Provision

SAP11: Protecting and Enhancing the Setting of Belton House and Park

## **Submission Draft Local Plan (2017) (emerging as of this Planning Brief)**

SD1: Presumption in Favour of Sustainable Development

SD2: The Principles of Sustainable Development in South Kesteven

SP1: Spatial Strategy

SP2: Settlement Hierarchy

SP4: Development on the Edge of Settlements

H1: Housing Allocations

H2: Affordable Housing Contributions

H3: Self and Custom Build Housing

H4: Meeting All Housing Needs

EN1: Landscape Character

EN2: Protecting Biodiversity and Geodiversity

EN3: Green Infrastructure

EN4: Pollution Control

EN5: Reducing the Risk of Flooding

EN6: The Historic Environment

DE1: Promoting Good Quality Design

SB1: Sustainable Building

OS1: Open Space

GR1: Protecting and Enhancing the Setting of Belton House and Park

GR2: Sustainable Transport in Grantham

GR3: Grantham Residential Allocations (both H2 and H3)

ID1: Infrastructure for Growth

ID2: Transport and Strategic Transport Infrastructure

ID3: Broadband and Communications Infrastructure

## Appendix 2: Further reference documents

Relevant national policy and evidence documents are referenced in footnotes throughout the text of this Planning Brief. The following further documents are also relevant in the development of the Rectory Farm site.

### **4<sup>th</sup> Lincolnshire Local Transport Plan 2013/14-2022/23**

<https://www.lincolnshire.gov.uk/transport-and-roads/strategy-and-policy/local-transport-plan/34380.article>

### **Active Design, Sport England (2015)**

<https://www.sportengland.org/media/3964/spe003-active-design-published-october-2015-high-quality-for-web-2.pdf>

### **Belton House and Park Setting Study, SKDC/National Trust (2010)**

<http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=3810>

### **Building for Life 12- Third Edition, Design Council (January 2015)**

<http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

### **Lincolnshire CC Travel Plan Guidance (September 2015)**

<https://www.lincolnshire.gov.uk/transport-and-roads/walking-cycling-and-sustainable-travel/access-ln6/benefits/travel-plans/115097.article>

### **Local Plan for South Kesteven Statement of Community Involvement (November 2014)**

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

### **Peterborough Housing Market Area and Boston Borough Council Strategic Housing Market Assessment Update (March 2017)**

<http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=20273>

### **Planning Practice Guidance on Renewable and Low Carbon Energy, DCLG**

<https://www.gov.uk/guidance/renewable-and-low-carbon-energy>

### **South Kesteven Open Space, Sports and Recreation Facilities Report (2017)**

<http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=21278>

### **South Kesteven Air Quality Action Plan (2016)**

<http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=17687>

## Appendix 3: List of Service Providers

### **Barrowby Parish Council**

The Coach House

509 Newark Road

Lincoln

Lincolnshire

LN6 8RT

Phone 07710 087124

### **Great Gonerby Parish Council**

46 Cliffe Road

Grantham

Lincolnshire

NG31 8HS

Phone 01476 568761

Email [greatgonerbypc@gmail.com](mailto:greatgonerbypc@gmail.com)

### **Heritage Lincolnshire**

The Old School

Cameron Street

Heckington

Lincolnshire

NG34 9RW

Phone 01529 461499

Email [htladmin@heritagelincolnshire.org](mailto:htladmin@heritagelincolnshire.org)

### **Lincolnshire County Council**

Community and living, Highways maintenance, Parking, Public transport, Traffic management

County Offices

Newland

Lincoln

LN1 1YL

Phone 01522 552222

Email [customer\\_services@lincolnshire.gov.uk](mailto:customer_services@lincolnshire.gov.uk)

### **South Kesteven District Council**

Air quality, Allotments, Housing, Leisure centres and sport activities, Parking, transport and roads, Waste management

Council Offices

St Peters Hill

Grantham

Lincolnshire

NG31 6PZ

Phone 01476 406080

Email [frontdesk@southkesteven.gov.uk](mailto:frontdesk@southkesteven.gov.uk)

### **South West Lincolnshire Clinical Commissioning Group**

District Council Offices

St Peter's Hill

Grantham

Lincolnshire

NG31 6PZ

Phone 01476 406578

Email [office@southwestlincolnshireccg.nhs.uk](mailto:office@southwestlincolnshireccg.nhs.uk)

