



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 19 February 2026 that was received after the Agenda was published.

Agenda Item 7

S25/1526

Proposal: Outline application for a residential development (7 dwellings) with all matters reserved except for access.

Site Address: Constables Field, Belton Lane, Manthorpe, Grantham

Officer Comments

Paragraph 2.1 of the Officer Report sets out that the application was submitted with all matters reserved except for access. However, during the validation period, the Local Planning Authority formally requested details of layout in order to determine the application. This request was due to Officer's deeming it to be necessary to understand how any proposed development for 7 dwellings on the site would relate to the ongoing development at Manthorpe Chase, whilst also providing an appropriate setback from the public highway.

The Applicant subsequently submitted a Proposed Site Layout, which has been assessed within the Committee Report.

As set out in Paragraph 7.16, in reviewing the submitted Site Layout, Officer's are satisfied that a scheme for 7 dwellings could be achievable on the site in a manner which would integrate with the approved layout for the Manthorpe Chase development as well as retaining an appropriate buffer to Belton Lane.

However, it is Officer's assessment that the submitted layout would appear to be over-engineered and currently does not sufficient allow for assimilation between the proposed development and the neighbouring approved scheme. As such, it is proposed that detailed matters of layout are subsequently reserved for further consideration as part of the subsequent reserved matters applications.

Consequently, the current application seeks outline permission with approval of the access only.