

Late Item - Development Control Committee, 4th January 2011

Report CM1 re Application No. S10/0142/EIAOL – Land at Manthorpe, North of Grantham

Amendments to the Conditions recommended in the Addendum Report

RECOMMENDATION:

(Corrections presented at the Committee meeting)

That the application be refused (subject to advice in note attached to the highway reason for refusal)

That the development proposed at North Grantham/Manthorpe, the subject of the planning application reference No. S10/0142/EIAOL, be refused for the reasons set out in this Addendum:

1. The application proposal is considered by the Local Planning Authority to be contrary to National Policy in respect of the advice in Planning Policy Guidance Note PPS1 **Delivering Sustainable Development** (including Paragraphs 7 and 8), that to deliver sustainable development decisions must be made within a 'plan-led system, that gives certainty and predictability; with plans being drawn up with community involvement, to present a shared vision and strategy of how the District should develop to achieve sustainable achieve sustainable patterns of development; the Local Authority consider the appropriate means for considering the merits of developing this site is in the light of the evidence base underpinning the Core Strategy for South Kesteven, including Urban capacity Studies, Strategic Land Availability assessments, comparative sustainability appraisals, infrastructure requirements and the current 5 year housing land supply.
2. The Local Planning Authority consider that the application proposal is contrary to the Development Plan, comprising the East Midlands Regional Plan and the Core Strategy for South Kesteven, in particular the proposal is not in accordance with policies on strategic housing growth, in particular Policy *SP1 (Spatial Strategy)*, in which it is stated (*inter alia*): "The majority of all new development should be focused upon Grantham to support and strengthen its role as a Sub-Regional Centre. New development proposals shall be considered on appropriate sustainable and deliverable Brownfield sites and appropriate greenfield sites (including urban extensions), sufficient to ensure the achievement of growth targets. Details of specific sites (including urban extension sites) will be included in a Grantham Area Action Plan. ... In all cases planning permission will only be granted on a less sustainable site where it has been proven that there are no other more sustainable options available or there are other overriding

material considerations. All cases will also be subject to all relevant policies within the remainder of the core strategy or other relevant development plan documents. ...". Furthermore it is considered that there is no overriding strategic policy justification for **this North Grantham/Manthorpe application** site to come forward for development at this time and that the Core Strategy should be given more weight than any other material consideration.

3. It is considered by the Local Planning Authority that the development of the application site would be premature in the context of the fact that the Grantham Area Action Plan DPD is shortly to be consulted upon and is scheduled to be adopted within the next year; in the opinion of the Local Planning Authority, notwithstanding the fact that weight must be given to the guidance in paragraphs 71 and 72 of PPS3: Housing, in respect of a potential marginal shortfall in a 5 year land supply for South Kesteven District (as measured against the housing growth trajectory for Grantham (shown in the Core Strategy page 42)), the approval of a housing site of the scale proposed in this application (in the region of a 1000 dwellings), would undermine to a very significant degree the ability to consider a range of options, whereby the most sustainable sites for new housing development in Grantham can be identified and allocated in the **Grantham Area Action Plan DPD** to achieve an overall sustainable pattern of development. In this regard the development of **this North Grantham/Manthorpe application** site, is considered to be premature and should be refused.
4. In terms of the criteria for a sustainable urban extension, set out in Policy *H2: Urban Extension Sites (Grantham)*, the Local Planning Authority do not consider that the application site is not large enough to provide the full range of infrastructure that should be expected from a SUE. Also it is also judged that the site is not as a good location as the adopted SUEs in terms of sustainability, including in terms of transport issues. The proposed development would not provide for any employment land, although there will be some job opportunities created through the CCRC, retailing and commercial uses on the site if these aspects of the proposal are brought forward; whilst if a significant element of 'employment land' were to be included in the development of the site, it is considered that there would be a greater likelihood that more **harm** would be caused to the local environment than the present proposal, particularly in respect of the likely impact on historic assets.
5. The Local Planning Authority consider that the development of the application site as proposed would be detrimental to the setting, character and appearance of the Grade 1 listed Belton House and Historic Park and Garden (**Note: omit "and Manthorpe conservation area and its listed buildings" from the Reason for Refusal**) and to key views looking in and out of Belton Park and Garden and as such is contrary to policy *EN1 (Protection and Enhancement of Character of District)*: in which it is stated (inter alia): (**Note: omit "that South Kesteven's Landscape Character Areas are identified on the map [following paragraph 4.1.10]."**) "Development must be appropriate to the character and significant natural, historic and cultural attributes and

features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.” Furthermore, it is considered that the setting of the Grade 1 registered park, would be adversely affected to a significant degree as a result of the development, by reason of the loss of rural character on the approach roads to Belton House and Historic Park and Garden, the introduction of the roundabout at the Belton Road junction, and the adverse impact on the present views across and out of the Park to the surrounding countryside. Accordingly, the proposal does not comply with relevant planning policies of Development Plan and Regional/National Policy, In particular Policies HE9.1, HE9.2 and HE10.1 of PPS5 and Policies 26 and 27 of the Regional Plan and Policy EN1 of the Core Strategy for South Kesteven.

6. Notwithstanding the data and proposals submitted by the applicant, it is considered that there are significant shortcomings in some of the analysis and the detail provided and that the mitigating measures proposed are not sufficient to demonstrate that the traffic likely to be generated by the proposed development can be accommodated satisfactorily on the highway network. It is therefore considered by the Local Planning Authority that the traffic generated by the proposed development would have an adverse impact on through traffic in Grantham, its approaches and junctions, in particular in the vicinity of the site along the A607 and the roads around the town centre and would be a likely source of unacceptable danger to other users of the highway, particularly because of the heavy volumes of traffic.