



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Council

25 November 2021

Report of: Councillor Nick Robins

Cabinet Member for Planning and
Planning Policy



Grantham Rectory Farm Supplementary Planning Document

To seek formal adoption of the Grantham Rectory Farm Supplementary Planning Document as Council policy, to supplement policies in the South Kesteven Local Plan.

Report Author

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Corporate Priority:	Decision type:	Wards:
Growth and our Economy	Non-Key	Two or more Wards
Reviewed by:	Emma Whittaker (Assistant Director of Planning)	10 November 2021
Approved by:	Nicola McCoy-Brown (Director of Growth and Culture)	10 November 2021
Signed off by:	Councillor Nick Robins (Cabinet Member for Planning and Planning Policy)	11 November 2021

Recommendation to the decision makers

1. That full Council adopts the Grantham Rectory Farm Supplementary Planning Document (SPD).

1 The Background to the Report

- 1.1 The Grantham Rectory Farm Supplementary Planning Document (SPD) was put before the Cabinet at the meeting of 9 November 2021. At that meeting Cabinet unanimously endorsed the Rectory Farm SPD and resolved to recommend to full Council that it be formally adopted by the Council. The report to Cabinet is included in full as **Appendix 5**. The Grantham Rectory Farm SPD itself is included in full as **Appendices 1 and 2**.

2 Consultation and Feedback Received, Including Overview and Scrutiny

- 2.1 Public consultation was carried out Jan – Feb 2019 as required by the Town and Country Planning (Local Planning) (England) Regulations 2012. The results of the consultation and subsequent amendments to the SPD are set out in **Appendices 5 and 6**.
- 2.2 Following the recent election of new Members, further engagement and consultation has taken place with Members representing the town of Grantham and the local wards which Rectory Farm sits within.
- 2.3 As a result of feedback received since the Cabinet meeting of 9 November, the title of the document has been amended from “Rectory Farm Planning Brief” to “Grantham Rectory Farm Supplementary Planning Document” and all references within the document to “Planning Brief” have been amended to SPD. This amendment has been made to clarify the status of the document as an adopted SPD for the avoidance of doubt.
- 2.4 Cabinet did not require any further amendments to the Rectory Farm SPD.

3 Available Options Considered

- 3.1 To adopt the Grantham Rectory Farm SPD.
- 3.2 To do nothing and not adopt the Grantham Rectory Farm SPD

4 Preferred Option

- 4.1 The preferred option is to adopt the Grantham Rectory Farm SPD. Non adoption would risk incremental, uncoordinated development without an overall masterplan.

5 Reasons for the Recommendation

- 5.1 Adoption of the SPD would ensure the delivery of a high-quality sustainable development meeting the objectives of the Council’s Corporate Plan and Local Plan. In particular this would ensure that the Council is able to deliver high quality homes to meet the needs of our residents whilst creating healthy and strong communities. It will assist the Council in delivering its ambition to create a Clean and Sustainable Environment and meet Climate Change objectives.

6 Next Steps – Communication and Implementation of the Decision

- 6.1 Following adoption by Full Council, the Council (in its role as Local Planning Authority) will use the SPD as a material planning consideration in planning decisions relating to Rectory Farm.

7 Financial Implications

- 7.1 The Council’s retained consultants were commissioned to draft the report in consultation with officers and stakeholders. The total cost was £24,870 which was funded from existing budgets. There are no further financial implications.

Financial Implications reviewed by: Richard Wyles, Assistant Director of Finance and s151 Officer

8 Legal and Governance Implications

- 8.1 There is a requirement for public participation prior to the adoption of an SPD by a local planning authority as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation took place in accordance with these regulations Jan – Feb 2019 and the summary of responses is set out in **Appendix 3**

Legal Implications reviewed by: Mandy Braithwaite, Legal Executive

9 Equality and Safeguarding Implications

- 9.1 The Grantham Rectory Farm SPD, read together with the South Kesteven Local Plan, includes proposals to make places and developments more accessible and inclusive which will have a positive impact on equality. See **Appendix 4**.

10 Risk and Mitigation

- 10.1 Should the SPD be adopted, there are no significant risks identified at this stage. The risk of not adopting would be incremental or stalled development through potential non-cooperation of landowners and the Council would have reduced ability to resist inferior quality development.

11 Community Safety Implications

- 11.1 The Rectory Farm SPD, read together with the South Kesteven Local Plan, includes proposals to address community safety within the design of new development.

12 How will the recommendations support South Kesteven District Council's declaration of a climate emergency?

- 12.1 The Grantham Rectory Farm SPD, read together with the South Kesteven Local Plan, recognises the challenges faced by the changing climate and seeks to provide guidance on how new development can reduce its carbon footprint in terms of design, construction and use. Adoption of the SPD will have a positive impact on Climate Change by assisting the delivery of a sustainable development that helps the Council meet its stated aims regarding climate change.

13 Other Implications (where significant)

- 13.1 None.

14 Background Papers

- 14.1 South Kesteven adopted Local Plan available online via:
<http://www.southkesteven.gov.uk/index.aspx?articleid=14904>

15 Appendices

- 15.1 Appendix 1: Grantham Rectory Farm SPD
15.2 Appendix 2: Grantham Rectory Farm Masterplans
15.3 Appendix 3: Summary of Responses to Public Consultation
15.4 Appendix 4: Equalities Impact Assessment
15.5 Appendix 5: Report to Cabinet 9 November 2021