



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

7 November 2024



S24/1481

Proposal:	Submission of details reserved by Condition 24 (Off-site highways works) of planning permission S16/2816
Location:	Land at Rectory Farm (Phase 1), Grantham
Applicant	Vistry East Anglia
Application Type:	Discharge of Planning Conditions
Reason for Referral to Committee:	At the discretion of the Assistant Director – Planning & Growth
Key Issues:	Highways Impacts
Technical Documents:	<ul style="list-style-type: none"> Proposed General Arrangement Plan Highways Technical Note (Mayer Brown)

Report Author

Adam Murray – Principal Development Management Planner



01476 406080



Adam.Murray@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Grantham Arnoldfield

Reviewed by:

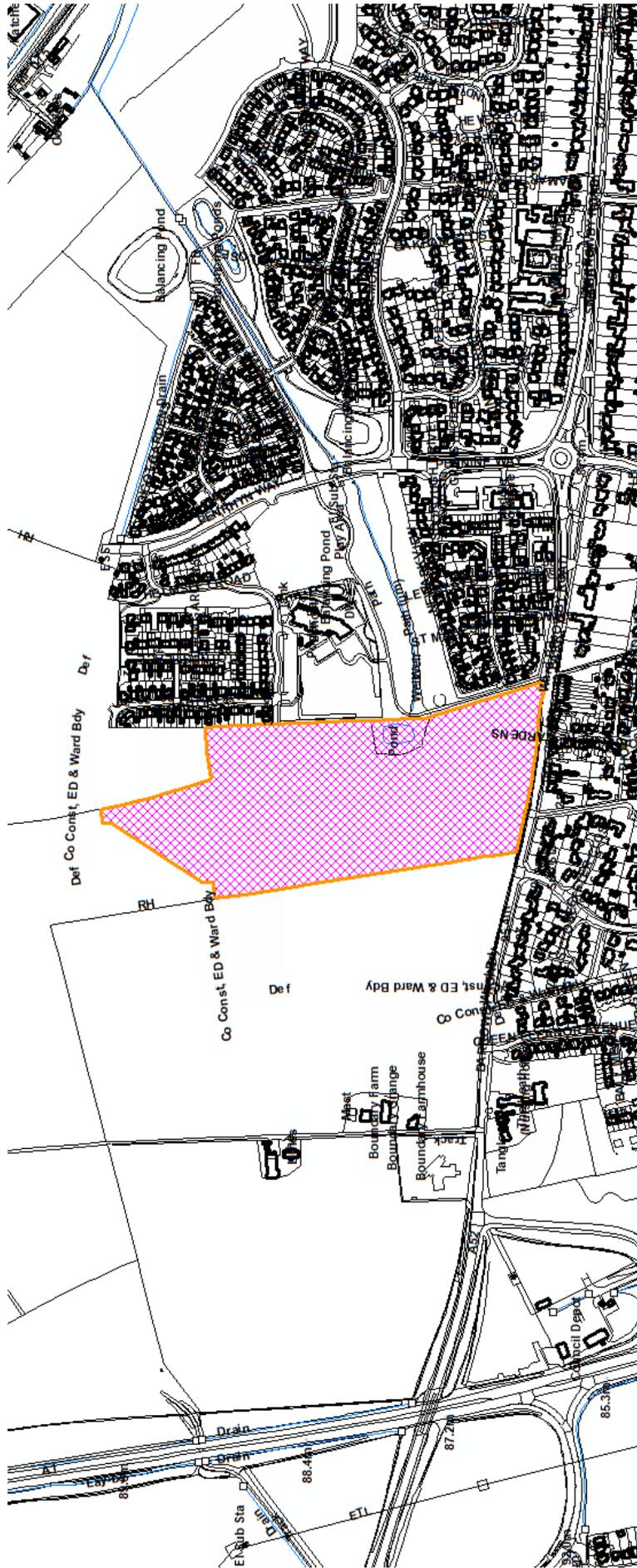
Phil Jordan, Development Management & Enforcement Manager

28 October 2024

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to APPROVE the details submitted pursuant to condition 24 of planning permission S16/2816

S24/1481 – Rectory Farm, Barrowby Road, Grantham



Key



Application
Boundary



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1 Description of the site

- 1.1 The application site comprises part of Phase 1 of the Rectory Farm development situated on the north-western edge of Grantham. Phase 1 consists of two parcels of land being delivered by Vistry Group and Jelson Homes; the current application has been submitted in relation to the parcel controlled by Vistry Group.
- 1.2 The site comprises of an area of approximately 8.73 hectares of land and is situated in the south-eastern corner of the allocation site.
- 1.3 Full planning permission for 228 dwellings (LPA Ref: S16/2816) was granted in January 2023. Subsequently, various applications for the approval of details reserved by planning conditions and non-material amendments to the approved details have been granted by the Local Planning Authority. Works have now commenced on site and construction of properties fronting onto Barrowby Road are now in progress.
- 1.4 The allocation site is a roughly rectangular parcel of land, which was formerly in agricultural use, and is part of a raised plateau which forms the higher ground enclosing the Grantham “bowl” to the east, and slopes from west to east.
- 1.5 The Rectory Farm development (North-West Quadrant Phase 2) is allocated in the adopted Local Plan (Site Ref: GR3-H2) for approximately 1,150 dwellings. The adopted Local Plan allocation includes a series of development principles to ensure that the proposals appropriately integrate with the wider North-West Quadrant development scheme, including the adjacent Poplar Farm development; this includes a require to “provide appropriate mitigation measures to the Strategic Road Network if required and demonstrated by a relevant transport assessment and agreed with Highways England”.
- 1.6 The current development site is bound to the west by land owned by Jelson Homes, which forms the remainder of Phase 1 of the Rectory Farm development and benefits from planning permission for 220 dwellings (LPA Ref: S23/0592); beyond which lies agricultural land, part of which, bounding onto Barrowby Road (A52) is allocated as an additional urban extension for approximately 404 dwellings (Site Ref; GR3-H3). The site is bound to the south by Barrowby Road (A52) with low density residential estates from the 1980s / 1990s, and the ongoing residential development of 300 dwellings (The Colleys) being delivered by Countryside Properties (LPA Ref; S14/2571). The site is bound to the north by further undeveloped agricultural land which forms part of the Rectory Farm allocation; this land is to form Phase 2 of the development scheme, and the LPA has recently resolved to grant planning permission, subject to the completion of a Section 106 Agreement, on an outline planning application for up to 400 dwellings (LPA Ref: S23/1023) on behalf of Vistry Partnerships. The land to the east comprises of the Poplar Farm development, which is a mixed-use urban extension of up to 1800 dwellings, community facilities, open space, and a new road that was approved in June 2011 (LPA Ref: S08/1231), where approximately 675 dwellings have been completed.

2 Description of the proposal

- 2.1 The current application seeks the approval of details reserved by Condition 24 (Off-site highways works) of planning permission S16/2816.
- 2.2 As approved Condition 24 states:

“No dwellings within the development hereby approved, either alone or in combination with planning permissions (S16/2816, S16/2819 or S16/2818) shall be occupied, until either the scheme shown on drawing 103790 PEF ZZ XX DR Y SK002 (Linden / Jelson eastern junction ‘top up’ scheme), the scheme shown on drawing 103790 PEF ZZ XX DR Y SK001 (GDOV Eastern junction ‘top up’ scheme as required under Condition 28 of planning permission S17/1262) or any other alternative scheme providing the same mitigation that may be submitted to and approved in writing by the LPA has been completed.

Reason: To ensure that the A1 / A52 junction has adequate capacity to accommodate the additional traffic generated by the development”.

- 2.3 The current application seeks approval for “an alternative scheme providing the same mitigation”. The proposed alternative scheme has been submitted as a result of continued engagement with Lincolnshire County Council (as Local Highways Authority) and National Highways (as Strategic Highways Authority) in preparing the detailed design for the statutory technical approval process, following the grant of planning permission.
- 2.4 The proposed junction improvements require alteration to allow for a greater length of two-lane queueing on the westbound approach to the junction and to re-align the junction further north to (i) remove a “kink” in the alignment of the junction; and (ii) to reduce the impact of the junction works to the existing embankment on the south-west corner of the junction.

3 Relevant History

Application Ref	Description of Development	Decision
S16/2816	Residential development for 228 dwellings, formation of public open space, provision of access and associated drainage and engineering works	Approved Conditionally 17.01.23
S16/2819	Residential development for 220 dwellings, formation of public open space, provision of access and associated drainage and engineering works	Approved Conditionally 10.01.23
S23/0592	Section 73 application to vary Condition 2 (Approved Plans) of planning permission S16/2819 to allow for substitution of house types and introduction of an electric substation	Approved Conditionally 14.09.23
S24/0140	Section 73 application to vary Condition 24 (Off-site highways works) of planning permission S16/2816	Refused 17.01.24 Appeal Lodged
S23/1023	Outline application for the erection of up to 400 dwellings, public open space (including outdoor sports pitches, an associated community pavilion (Use Class F2), outdoor fitness stations, and play areas), internal circulation routes and associated drainage and utilities (Access for approval only) Rectory Farm (Phase 2), Grantham	Pending Consideration Resolution to grant planning permission at Committee in November 2023

4 Policy Considerations

- 4.1 **South Kesteven Local Plan 2011-2036 (Adopted January 2020)**
Policy ID2 – Transport and Strategic Transport Infrastructure

Policy GR3-H2 – Rectory Farm (Phase 2 North West Quadrant)

4.2 **Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)**

4.3 **National Planning Policy Framework (NPPF) (Published December 2023)**
Section 9 – Promoting sustainable transport

5 Representations Received

5.1 Lincolnshire County Council (Highways & SuDS)

5.1.1 Requests that the Local Planning Authority does not discharge Condition 24 until the agreed works have been completed.

5.1.2 This application is the submission of details for Condition 24 to improve the junction of the A1 slip road with A52. The junction is located on the strategic road network and National Highways are dealing with technical approval. LCC is in liaison with National Highways with regard to the junction proposals and how they tie-in to the LCC network on the A52 Barrowby Road (east of this junction).

5.2 Barrowby Parish Council

5.2.1 No comments received.

5.3 National Highways

5.3.1 National Highways is content with the revised scheme drawings that have been submitted and can confirm that the revised scheme will deliver the same level of mitigation as the originally consented schemes. As such, the revised scheme will be sufficient to discharge Condition 24 once the agreed works have been completed.

6 Representations as a Result of Publicity

6.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and no letters of public representation have been received.

7 Evaluation

7.1 Condition 24

7.1.1 Condition 24 requires the completion of a scheme of junction mitigation works at the A1 / A52 junction to the west of the site. As detailed above, as approved, Condition 24 requires the junction improvements to be carried out in accordance with the high-level designs submitted as part of the full planning permission for the site or "any other alternative scheme providing the same mitigation that may be submitted to and approved in writing by the LPA".

7.1.2 The current application seeks the approval of an alternative scheme providing the same mitigation. In this respect, the applicant has submitted a Proposed General Arrangement Plan (Ref: SK18/SB JCN/Rev P1) and accompanying Technical Note (Mayer Brown) (August 2024).

7.1.3 The submitted documents identify that a revised junction improvement scheme is required in order to provide a greater length of two-lane queueing on the westbound approach to the junction and to re-align the junction further north to (i) remove a "kink" in the junction

alignment; and (ii) reduce the impact on the existing embankment to the south-west corner of the junction, which had not been previously anticipated as part of the high-level junction design. The revised junction improvement scheme has been identified as a result of the continued engagement between the Applicants and National Highways on the detailed, technical design of the works.

- 7.1.4 The proposed revisions to the junction mitigation works do not alter the fundamental principles of the junction improvements insofar as the scheme will continue to result in the provision of a signalised junction to the A1 / A52 junction with appropriate queueing lanes.
- 7.1.5 National Highways (as Strategic Highways Authority) have been consulted on the submitted details and have confirmed that the revised scheme will deliver the same level of mitigation as the originally proposed scheme. As such, they have confirmed that they have no objections to the revised details.
- 7.1.6 Similarly, Lincolnshire County Council (as Local Highways Authority) have not raised any objections to the revised junction design.
- 7.1.7 Taking the above into account, it is Officers' assessment that the submitted details are acceptable, as per the requirements of Condition 24.

8 Crime and Disorder

- 8.1 It is concluded that the proposals would not result in any significant crime and disorder implications.

9 Human Rights Implications

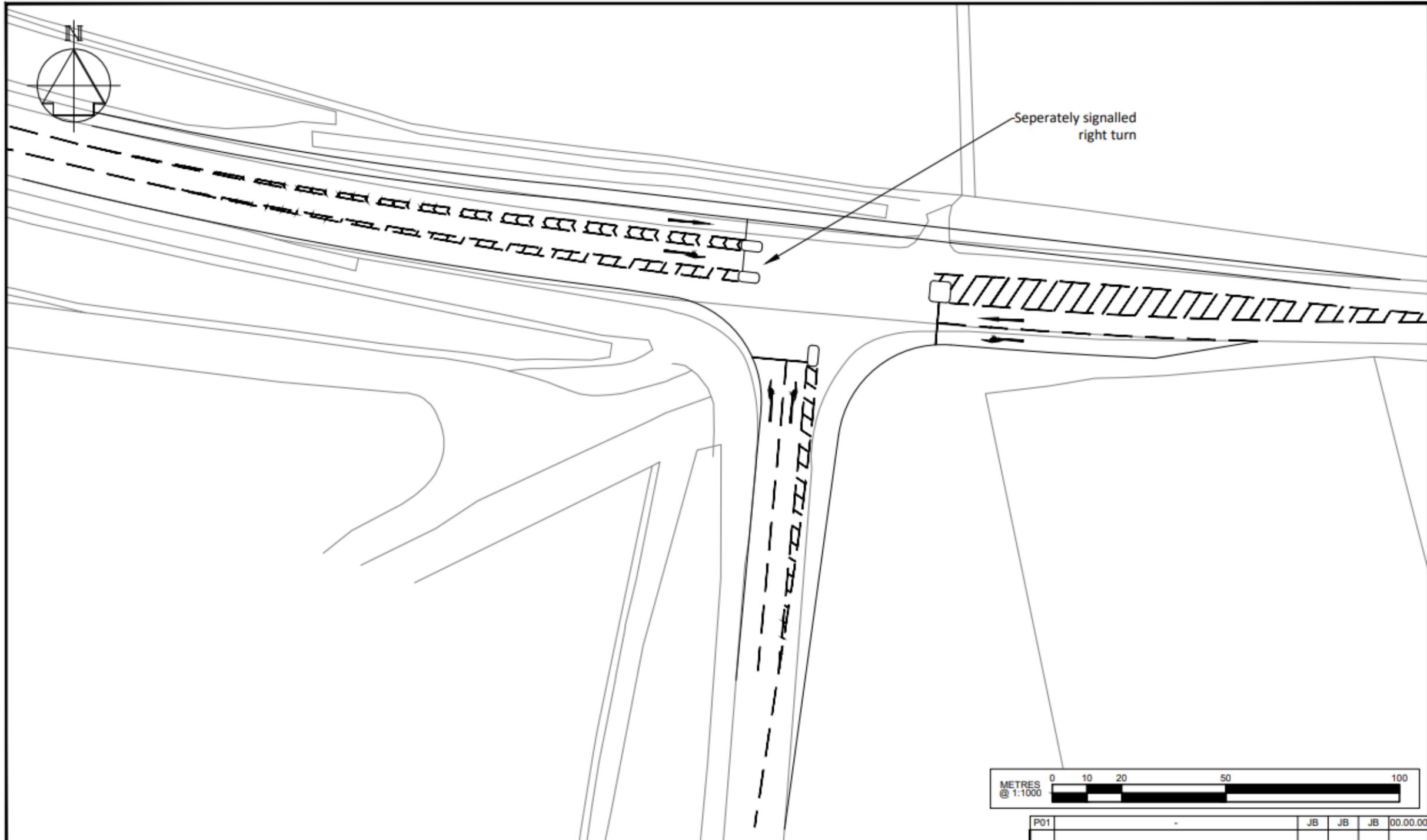
- 9.1 Article 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is concluded that no relevant Article of the Act will be breached in making this decision.

10 Conclusions

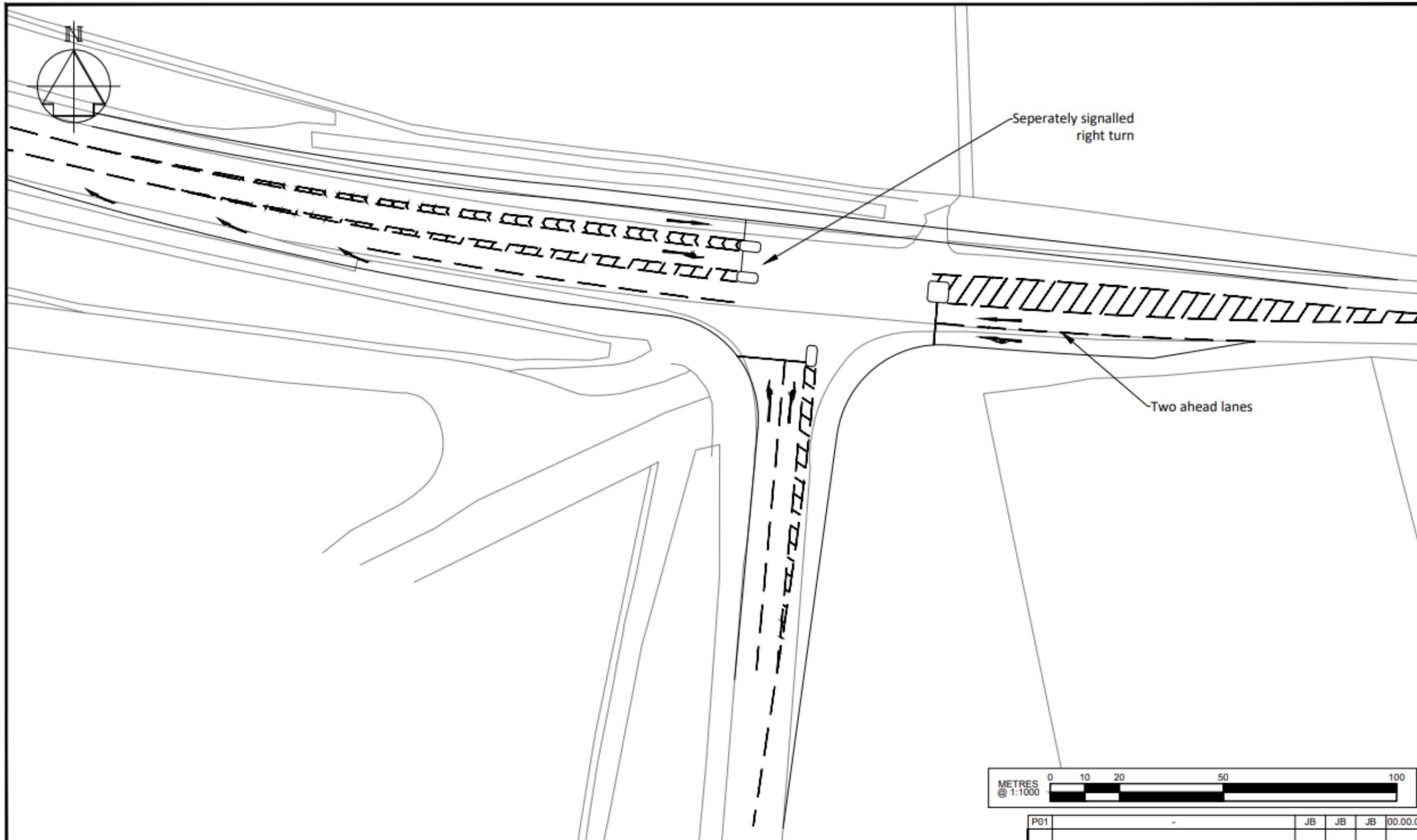
- 10.1 The details submitted in relation to Condition 24 (Off-site highways works) are acceptable, and therefore, the junction improvement works should be implemented in accordance with these approved details.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning & Growth to APPROVE the following details pursuant to Condition 24 of planning permission S16/2816:
- Proposed General Arrangement Plan (Ref: SK18/SB JCN/Rev P1)



Pell Frischmann	Architect/Client/Contractor	RECTORY FARM BARROWBY ROAD GRANTHAM	P01	-	JB	JB	JB	00.00.00
	LINDEN HOMES & JELSON HOMES	PROPOSED JUNCTION IMPROVEMENTS A1/A52 JUNCTION (NO GDOV SCENARIO)						
				H. JABBAR	25.09.20			
				H. JABBAR	25.09.20			
				CH	25.09.20			
				CH	25.09.20		X01	
			103790 - PEF - ZZ - XX - DR - Y - SK001					



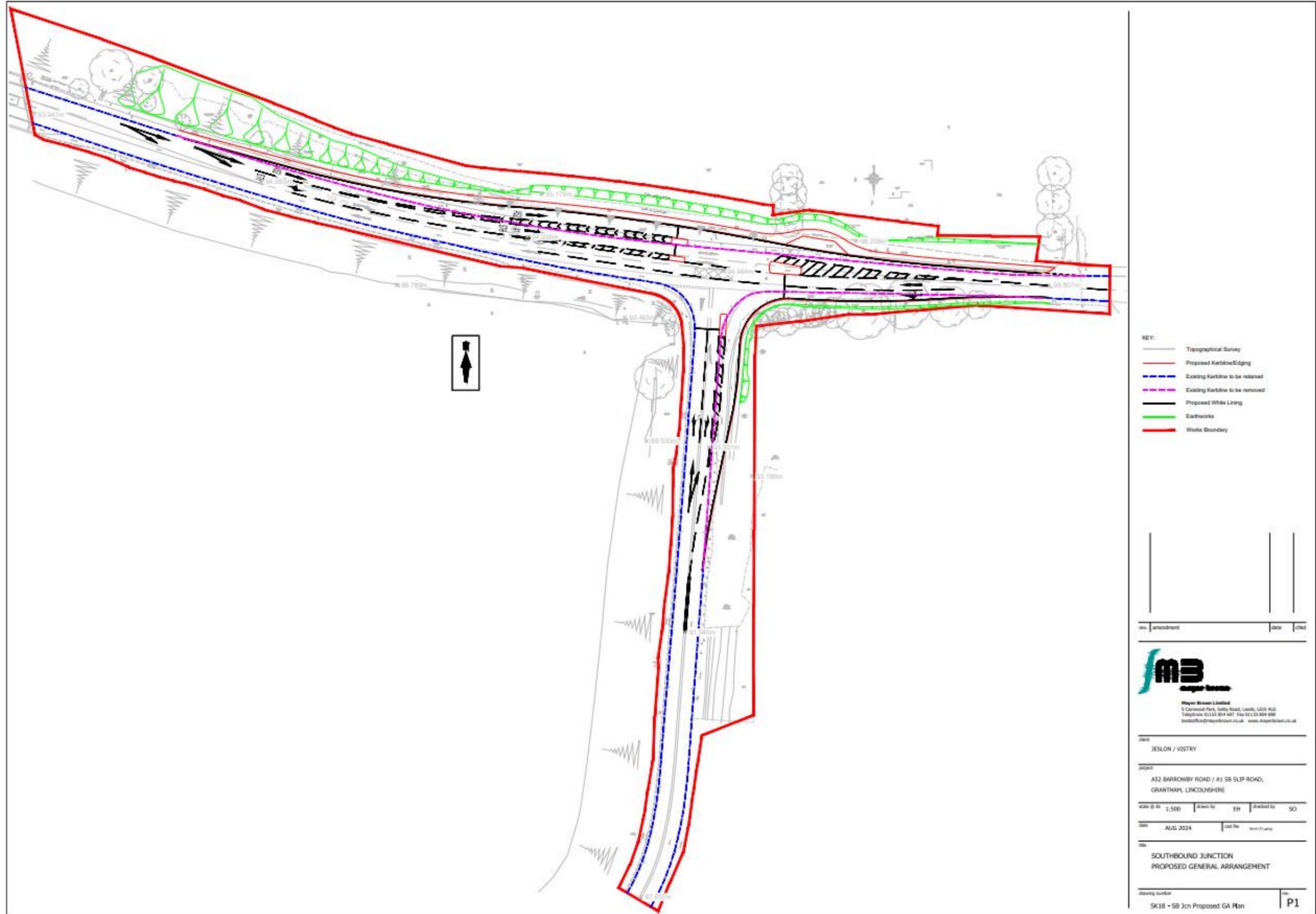
Pell Frischmann

Architect/Client/Contractor
LINDEN HOMES & JELSON HOMES

RECTORY FARM
 BARROWBY ROAD
 GRANTHAM
 PROPOSED JUNCTION IMPROVEMENTS
 A1/A52 JUNCTION
 (WITH GDOV SCENARIO)

P01	-	JB	JB	JB	00.00.00
	H. JABBAR	25.09.20			
	H. JABBAR	25.09.20			
	CH	25.09.20			
	CH	25.09.20			X01
103790 - PEF - ZZ - XX - DR - Y - SK002					

Proposed General Arrangement (Current Applications)



- KEY:
- Topographical Survey
 - Proposed Kerb Edging
 - Existing Kerbline to be retained
 - Existing Kerbline to be removed
 - Proposed White Lining
 - Earthworks
 - Works Boundary

no.	amendment	date	chkd

MB
Mayer Brown

Mayer Brown Limited
5 Cannon Park, Salford Road, Leeds, LS2 4JG
Telephone 0113 254 687 Fax 0113 254 998
leeds@mb.com www.mayerbrown.co.uk

Client: JERLON / VISTRY

Project: A52 BARROWBY ROAD / A1 SB SLP ROAD, GRANTHAM, LINCOLNSHIRE

Scale @ A1: 1:500 Drawn by: EH Checked by: SO

Date: AUG 2024

Site: SOUTHBOUND JUNCTION PROPOSED GENERAL ARRANGEMENT

Drawing number: SK18 - SB Jcn Proposed GA Plan

Sheet: P1