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01 INTRODUCTION AND BACKGROUND

This document has been prepared by Linden Homes and Jelson Homes in support of their proposals for residential development, associated infrastructure and open space on land off Barrowby Road, Grantham.

The detailed proposals form the first part of a much larger scheme for up to 1,350 homes known as Rectory Farm, itself part of the allocated North West Quadrant Sustainable Urban Extension, which will include a total of around 3,500 new homes as well as a new Primary School.

The other part of the allocation is known locally as Poplar Farm. Poplar Farm already benefits from Outline Planning Consent for up to 1,800 homes and pursuant to this South Kesteven District Council has granted a number of Reserved Matters planning consent for residential development as well as the Primary School provision.

The Rectory Farm site is controlled by 3 different landowners. Since 2011 Jelson and Linden (who between them control the majority of the site) have been working together to prepare and submit jointly, a planning application for outline planning permission in respect of proposals for 1,350 houses across their land interests.

Reflecting this, our Clients are seeking detailed consent for residential development for their respective first phases of development Phase 1 East (Linden) and Phase 1 West (Jelson) comprising 533 houses and outline consent for the erection around 717 houses on the remaining land within the Rectory Farm site within their control.

A further detailed planning application has been submitted for the highway works necessary to create the site access off Barrowby Road under application reference S/16/1810.
OVERVIEW

The Rectory Farm Masterplanning process concerned around 48 hectares of land (not including Jenkinson Land) comprising the following:

38 Ha developable area approx.  
= 1350 dwellings @ 36dph

Open Space – 12 ha including provision of sports pitches (0.5 ha)  
School Area Land – 1 ha approx.

The land comprising Phase 1 for which detailed consent is sought includes the following:

Linden Phase 1 East developable area – 8.5 Ha  
Jelson Phase 1 West developable area – 7.12 Ha  
Open Space including sports pitches, local areas for play, wildlife corridors.

This statement sets out the background and policy context and explains how the current proposals have been developed. It sets out the analysis and constraints informing Phase 1 and the wider Rectory Farm scheme.
THE SITE

The wider Rectory Farm site extends to over 60Ha. It is presently used for agricultural purposes and is separated into fields by hedgerows and trees. The Nottingham Railway runs across the northern boundary, beyond this is a woodland and the small village of Gonerby. The eastern boundary is marked by field boundaries and the Poplar Farm development. The Southern boundary is marked by Barrowby Road, (A52) the main road between Grantham and Nottingham. To the south of Barrowby Road is an area of existing post WW II era housing. Part of the Western Boundary is demarcated by a well-established hedge and beyond it is a private road connecting Rectory Farm to Barrowby Road.

GRANTHAM CONTEXT

The market town of Grantham is the largest town in south west Lincolnshire, and sits within South Kesteven, one of the seven districts in the County. The District borders Leicestershire and Nottinghamshire to the west and Northamptonshire and Cambridgeshire to the south and east. According to the 2011 Census (ONS) the population of Grantham was 41,613. Grantham has been awarded New Growth Point status. In order to deliver the amount of housing expected, the Council has allocated land within its Core Strategy for two SUEs in Grantham. The Rectory Farm site forms part of the North West Quadrant SUE. The other part of the site, Poplar Farm has been allocated for housing through the Local Plan since 1995 and was the subject of an outline planning application for 1800 dwellings, local centre, a primary school and associated community facilities in November 2008. Planning permission was granted for the scheme on 23 June 2011. The applicants made further Reserved Matters submissions and phases have been completed.
02 VISION AND CONTEXT

VISION

The vision for Rectory Farm is to create a green and attractive place to live, reflecting the character, charm and local distinctiveness of Grantham’s most popular traditional residential areas. Detailed proposals for Phase 1 reflect this and capture the qualities of domestic home building at a scale and character appropriate to the site and as part of Grantham.

The defining factors of the scheme will be its rich landscape and strong green character, with the landscape forming an integral part of the residential setting.

MASTERPLANNING & DESIGN OBJECTIVES

The key design objectives for this site are:

Create an attractive place to live, understanding and respecting local character and context to create a development which has an enduring sense of local distinctiveness.

Create a fitting edge to Grantham, recognising the need to signal a transition from town to country through the layout, architecture and landscape.

Ensure site constraints are fully addressed to create an integrated and connected design which responds specifically to terrain, landscape setting, drainage requirements and ecological challenges of the site.

Create a permeable and legible development with good linkages to surrounding areas, both new and proposed. The street structure and hierarchy is vital to break down what is a very large site and build a comfortable and accessible development, with early phases designed to fully connect with future phases.

Incorporation of landscaping, retaining existing features (e.g. hedges, trees, pond) and investing in substantial new green infrastructure. The development should be recognised by its rich landscape setting, including SUDs, wildlife corridors, public green spaces and street trees.
PLANNING POLICY CONTEXT

National

The National Planning Policy Framework (NPPF), published on the 27th March 2012 by the DCLG, sets out the overarching planning policy framework in a single, coherent document.

The NPPF states that “At the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking”.

Sustainable development is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It has economic, social and environmental dimensions [NPPF, p2-4].

Importantly the NPPF recognises that “sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including: replacing poor design with better design... and widening the choice of high quality homes.”

Design is recognised as a Core Planning Principle, stating a need to “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings” [NPPF, p6].

Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people [NPPF, p14].

The importance of design is set out in identifying characteristics that ensure a quality of development [NPPF, p15], in summary these state that the development should:

- Function well and add to the quality of the area over its lifetime;
- Establish a strong sense of place;
- Optimise the potential of the site, create and sustain an appropriate mix of uses, and support local facilities and transport networks;
- Respond to local character, history and reflect identity;
- Create safe and accessible environments; and
- Use good architecture and appropriate landscaping to create visually attractive places.

The role of design in creating healthy communities is also highlighted. Planning decisions should aim to achieve places which promote safe and accessible environments, and developments with clear and legible pedestrian routes and high quality public space which encourages active use. [NPPF, p17].
Planning Practice Guidance, published to support the NPPF, as of 6th March 2014; this includes Guidance on Design. This states that:

“Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term”[Para 1].

The Guidance identifies issues to be considered:

- local character (including landscape setting)
- safe, connected and efficient streets
- a network of green spaces (including parks) and public places
- crime prevention
- security measures
- access and inclusion
- efficient use of natural resources
- cohesive & vibrant neighbourhoods [Para 06].

The Guidance also identifies the qualities of successful and valued places that should be sought in exhibiting good design; development should:

- be functional;
- support mixed uses and tenures;
- include successful public spaces;
- be adaptable and resilient;
- have a distinctive character;
- be attractive; and
- encourage ease of movement [Para 15]

The layout, form, scale, detailing and materials are cited for consideration to help planning achieve good design, with particular reference to Housing Design issues, the Guidance highlights issues relating to affordable homes, storage of bins and bikes, and approaches to parking [para 40].
Local

Local Development Framework: Core Strategy (July 2010)
The Core Strategy establishes a Vision for South Kesteven, highlighting Grantham’s role within the district as a “key economic centre”. This will be “achieved in ways ensuring a good quality of life, health and celebrating the districts countryside and heritage”

The role of Grantham as a focus for growth is supported through a number of spatial objectives, SP1 noting the placement of new growth in Grantham and points to the preparation of an Area Action Plan.

Policies in the Core Strategy that are of particular relevance to the design evolution of the proposed scheme are:

Policy EN1 Protection and enhancement of the Character of the District which states that development must be appropriate to the character and significant natural, historic and cultural attributes, this includes assessing proposals with regard to the local distinctiveness and sense of place, designations, quality and character of the built fabric and their settings, biodiversity and ecological networks

Policy EN2 Reducing the Risk of Flooding requires on-site attenuation and infiltration as part of any new development where possible.

Policy EN4 Sustainable Design And Construction which requires schemes to consider and demonstrate how the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, such as through the layout of the site and in terms of water conservation and consumption.

Policy H2 Urban Extension Sites establishes sites to be defined through the Grantham AAP, the proposed scheme forms part of the area allocated as the Policy H2A North West Quadrant. The NW Quadrant site in total is expected to yield up to 3,500 homes. The policy supports opportunities for sustainable, mixed use development incorporating housing, employment and local community facilities.

The policy states a requirement for the NW Quadrant Development to complete the road link between Pennine Way and Barrowby Gate, and a need to provide a primary school, medical centre, local shops, formal and informal recreational space. Policy also notes that the design and layout of the site need to incorporate strong links to the town centre and across to Great Gonerby and Barrowby Gate, reflecting the natural topography of the site.

Policy H3 Affordable Housing seeks a target of up to 35% of affordable housing on site.

The Grantham Area Action Plan (GAAP) covered the whole of Grantham and included the urban extension sites. The aim was to seek to drive regeneration and growth for the town and serve as a vehicle to deliver Grantham’s status as a Growth Point guiding future development up to 2026. However, whilst the document was put forward for Examination, the Inspector raised a number of concerns with regard to housing flexibility, delivery of this site and the other urban extension site, and a lack of suitably scaled alternative if this occurred. The document was withdrawn by the Council in the light of the Inspectors recommendations Jan 2013.
Grantham Movement Study
The study is part of the Grantham Urban Design Framework (GUDF). It sets out an overarching strategy for movement across the centre, addressing the changes required to incorporate the planned growth for the town. The key improvements noted for the Northern area address the whole Quadrant site (including the Poplar Farm site). Notable improvements that could be delivered as part of the Masterplan for Rectory Farm include the delivery of a network of connected and permeable streets connecting into the Poplar Farm site, linking walking connections to Great Gonerby, and delivery of gateway public realm improvements to Barrowby Road.

Grantham Townscape Assessment
The Grantham Townscape Assessment is part of a wider suite of documents which comprise the Grantham Urban Design Framework. The Townscape Assessment takes and establishes a baseline for townscape character analysis for the town and surrounding villages. The site falls in Character Area CA17b: North West Quadrant (Poplar Farm, Boundary Farm and Rectory Farm).

This describes the site as being open arable fields and grassland, having a less rural form given the views across the houses, with a structure of large enclosed fields set within an undulating topography that drops to a flat valley floor to the east. Its boundaries comprise low hedges and limited trees with the exception of the western ridge line.

The Townscape Assessment sets out a number of design principles. These have informed the strategic Masterplan and the detailed proposals for Phase 1. These include:

- Protecting and enhancing woodlands, field boundaries, hedgerow trees and watercourses;
- Softening harsh urban edges where they abut the countryside;
- Avoiding development encroaching on the higher scarp slopes, or along a ridgeline;
- Maintain a varied urban edge with landscape extending into proposed developments;
- Enhancing access to the countryside;
- Protecting boundary and adjacent village gaps;
- Addressing significant level changes;
- Creating a soft edge to the outer perimeter of proposed development
- Retaining existing lanes, hedgerows and trees;
- Using of locally distinctive materials – red brick and stone,
- Using the colour palette recommendations to reinforce local identity and create themes within developments;
- Promoting street trees to accentuate principal routes and reinforce green corridors;
- Reinforcing key views such as north from the A52 towards Great Gonerby
- Ensuring development does not exceed three storeys.
The proposed Masterplan and proposals for Phase 1 have evolved in response to this guidance, thereby creating a landscape rich development that responds to its edge of settlement setting.

South Kesteven Landscape Character Assessment (Jan 2007)
The South Kesteven Landscape Character Assessment is part of the evidence base for the Core Strategy. The application site is identified as having a predominantly Low–Medium Sensitivity or Low Sensitivity towards its eastern edge and topography sloping down from west to east. The site is within the Grantham Scarps and Valleys Character Area, the Landscape Management Objectives for this area include:

- Protect and enhance woodlands and parklands.
- Protect and manage field boundaries and hedgerow trees.
- Protect and enhance watercourses.
- Soften harsh urban edges by new woodland planting.
- Avoid built development encroaching on the higher scarp slopes, or ‘sky lining’.
- Use new development, and associated structural landscape, to soften existing harsh urban edges.
- Maintain a varied urban edge with fringes of countryside extending into the town.
- Consider opportunities for enhanced access to the countryside around the edge of town.
- Protect gaps between Grantham and adjacent villages.

Where existing development occurs on higher ground such as at Gonerby Hill Foot, consider tree planting proposals to soften the roofscapes on the skyline.

These objectives are reflected in our designs. The proposed Masterplan has evolved in to respond to the landscape and the edge of settlement setting, as have the detailed proposals for Phase 1.

FURTHER DESIGN BEST PRACTICE
Design has an important role to play in the planning system, both in terms of plan making and decision taking. The recent Planning Practice Guidance accompanies the NPPF to provide more guidance on key areas; this includes design as set out earlier. Further to this Design Council CABE, launched Building for Life 12; to provide a framework by which to consider the quality of housing proposals. It is this approach which we have brought to the Rectory Farm proposals. An assessment of design quality set against Building for Life 12 criteria is included in this document at Section 5.
CONTEXT ANALYSIS

The proposals described in this document are based on a thorough understanding of the site and its context. This section explains how the design has evolved and informed the scheme.

The proposed development site sits North West of the town centre. The site is currently green field and sits within the existing circumference of the wider town outer edge.

A review of architectural styles of existing development was undertaken around the centre of the town, around existing traditional residential areas as well and the immediate vicinity of the site. The Barrowby Road area illustrates a range of development eras that date from the 19th Century to the most recent additions.

Development close to the site on Barrowby Road includes a mix of development. There are brick terraces dating from the Victorian era, semi-detached and detached dwellings dating from the late 20th Century.

Closer towards the town centre there are grander Victorian and Edwardian properties, alongside, post war housing, and a mix of 1970s / 1980s bungalows and semi-detached and detached properties. South of Barrowby Road there is a large sprawling residential area, comprising a number of estate developments from the latter half of the 20th Century.

Social Context

A socio-economic assessment is provided as part of the Environmental Statement.

The wider Rectory Farm Masterplan makes provision for land for an extension to the Primary School which will be provided as part of the Poplar Farm development and is currently subject of a planning application.

Landscape

The site comprises a number of large fields which are currently used for arable farming. The fields are bounded with varying quality of hedgerows and a large pond exists on site. The proximity to areas of quality landscape and the existing on site landscape were key drivers for early concepts for the site. However the driver of interpreting the site's archaeology also became important so as to reflect its context and heritage.

The impact of development across Rectory Farm is considered as part of the LVIA and has been reviewed as part of the Environmental Statement (ES). The Landscape Visual Impact Assessment concludes that development at this location is appropriate provided it incorporates sensitive design, landscape enhancement and planting. This landscape work has informed the Phase 1 design, also.

Movement

The site has good links with the existing cycle, pedestrian and vehicular network. Links are proposed at various points along the Eastern boundary so as to provide access between this development, later phases of Rectory Farm and Poplar Farm.

Analysis undertaken by BWB have established that 2 vehicular accesses from Barrowby Road are required to serve the wider site. A primary access will be taken at the junction with Gloucester Road as a roundabout. A further secondary access serving Phase 1 West, this will be a junction with filter land to enable RH turns into the site from the east.
Built Form Context

The site is predominantly green field, with the farmstead of Rectory Farm on the western boundary and at the highest point on the site. A further residential dwelling is located along the western edge outside of the proposed site boundary. The setting and amenity of these neighbouring houses has been fully considered through the design evolution of the scheme.

There are no designated heritage assets within the boundary of the proposed application site. The wider context is a mix of styles and eras of development.

The existing residential areas to the south developed and expanded in the post war period and the latter decades of the twentieth century. These properties predominantly comprise detached and semi-detached, two storey dwellings and bungalows. The layout is typical of this era in regular spaced plots with a set back away from the pedestrian footway in open plan development, and cul-de-sac terminating the settlement edge. The edges of the settlement are very harsh and are marked by property boundaries.

The learning points from the built character of Grantham for this scheme are established by the traditional residential areas of the town and not the generic suburban housing estates located more closely to the site.

Residential Character

Grantham is a characterful place and there is a diverse range of traditional domestic buildings and settlement patterns from which to draw inspiration for Rectory Farm.

Victorian villas and terraces tend to be sited along the frontages of the main access corridors (such as Barrowby Road) and around the inner areas of the town centre. Moving out of the centre it is apparent that the town has grown incrementally over time, by way of a number of small housing developments and extensions to the urban area. As might be expected these outer areas are made up of more piece meal approaches to development.

Much of the post war era development is mixed in quality but diversifies the housing stock with introduction of more detached and semi-detached dwellings and bungalows. These are of their time in terms of layout, design and materials. For example, materials such as brick, render and hanging tiles are common.

The later additions in particular are curvilinear layouts; moving away from the brick built traditional terraces and semi-detached villas which are more common closer to the town centre area and built on a rectilinear grid.
Views

Views around and across the town towards the countryside are also possible in a number of locations from the site. It becomes clear that previous urban extensions to the town, particularly those carried out post war, were less sensitive in approach to landscape and topography than that being proposed for this site.

For example the importance of context is lost in these developments in terms of the layout. Field boundaries were not considered and the existing landscape within sites would have been in many cases overlooked. There are no hedge lines visible within these developments and there is little if no break in the development. This results in them having quite hard urban environment.

Looking at traditional residential locations and other edge of settlement locations has provided further ‘clues’ as to how the design could take shape to reflect local character. The Council’s townscape study was also instructive and helpful here. The shape, form, detail, colour and materials palette have all been informed by this work.

Topography

Rectory Farm has a varied and undulating landform. The topography of the site comprises relatively steep slopes down to the north with a gentler incline dropping towards the east and south-east across the remainder of the site. The highest land rises to 108m AOD at Rectory Farm in the west falling gently to 90m AOD in the south-east and more sharply to 85m AOD in the north and north-east.

Archaeology

There are no designated heritage assets within the site itself. There is only one designated heritage asset within 500m of Rectory Farm, the Grade II Listed Building of Intake House. The building is entirely surrounded by modern development and is therefore not considered to be sensitive to development within the proposed development site as site.

In terms of the Register of Parks and Gardens two protected sites are situated within 4km of the development site. Belton House is located to the north east and Harlaxton Manor in a southerly direction. Belton House and Belmount Tower in the context of the site development are considered in the LVIA, with the conclusion there that there will be nil impact on the view.

The survey and assessment work, as undertaken by Prospect Archaeology, is detailed within the ES that accompanies the submission. The archaeology forms an important starting point with regards to design evolution and forms one of the many layers that has informed the design.

Noise

The survey and assessment work undertaken is detailed within the ES. This makes recommendations with regard to acoustically acceptable glazing and ventilation and external envelope elements to meet minimum requirements within the vicinity of Barrowby Road. Building frontages and boundary walls should provide screening to gardens along this frontage.
Water Recourses and Hydrology

BWB have prepared survey and assessment work for submission within the ES. This concludes in terms of cumulative impacts that the Grantham Water Cycle Strategy makes recommendation for improvements to foul water infrastructure to enable all proposed developments in Growth Point bid, this would therefore be of benefit to the site. With regard to flood risk the design responds to appropriate restrictions re surface water discharge, therefore it is concluded that there will be no negative cumulative effects.

Ecology

ADAS Ecological Consultants have undertaken detailed ecological survey work detailed in their separate report(s). Development proposals including the outline parameters and phase 1 detail have responded fully to the ecologists recommendations. The wildlife corridor linking through the site is the most visible reflection of this response. Also a 5m buffer is required to Gonnerby Tunnel SNCI.
OPPORTUNITIES AND CONSTRAINTS

The Masterplan for Rectory Farm and the detailed Phase 1 proposals were developed to address all the constraints established on site to ensure deliverability, these include:

- The structure and layout of adjacent site (Poplar Farm) sets the context for this development in terms of routes, connections and location of land for the school.

- The site ownership boundaries - to ensure that the site is deliverable in a succinct phased approach but addresses comprehensive redevelopment.

- Existing landscape features - retention and enhancement of key features where possible, e.g. the species rich hedgerows and integration of the existing pond.

- Gonerby Tunnel Site of Nature Conservation Interest - to the north of the site, where a buffer will be provided.

- Generous Wildlife corridors to ensure the safe passage of wildlife across the site.

- Provision of land approx. 1 Ha for the proposed school to the Eastern boundary of the site.

- Barrowby Road - a buffer zone between the road and the proposed development frontages to minimise any potential impact from noise and vibration.

- Sustainable Urban Drainage systems (SUDS) are proposed with surface water storage areas and channels across the site.

- Topography - site re-grading at the northern parcels to accommodate the sloping gradient towards the northern boundary.

- Archaeology - retention of key areas where possible to respond to surveys and findings.
DESIGN EVOLUTION, INVOLVEMENT & CONSULTATION

The development of the Rectory Farm Masterplan and Phase 1 proposals has been informed through several site visits, team meetings, pre-application meetings with the LPA and public consultation. The scheme has evolved through this process steered by a clear vision and the design objectives described earlier.

Several technical studies also shaped the design approach to ensure the scheme responds positively to site and contextual challenges and is readily deliverable. For example the Landscape and Visual Impact Assessment and ecological / habitat surveys shaped the organisation of the Masterplan and phase 1 work defining the layout of streets and open spaces. Initial ideas also reflected the early understanding developed from the LVIA, the Grantham Townscape Study, South Kesteven Landscape Character Study and the ecological survey work being undertaken.

A number of meetings have taken place with the LPA, feedback from these meetings has guided, in part, the preparation of the Masterplan and phase 1 proposals. During the pre-application period a number of amendments have been made, responding to feedback from consultees. The number of homes has reduced from 1,700 to 1,300, to ensure the density of development was appropriate for this urban edge location. The importance of good urban design was underlined at pre-application meetings and presentations to elected members also confirmed the importance of local distinctiveness and the need to ensure housing design is tailored to Grantham.

At the pre-application stage two other important Masterplanning decisions were taken reflecting feedback. Firstly, the wildlife corridor which was originally proposed to run through the centre of the site, was realigned to the west to allow for connecting to open rural areas to the west, and creating a corridor where impacts from development were minimised. Such as the impacts of street lighting. Second, the sport pitches were also moved from the western edge of the site to the south east adjacent to the school, to better relate the two facilities in management terms.

2 x public exhibitions enabled public viewing and comment on, the proposals. The sessions were held on 13th March 2014 and 14th June 2016. A detailed Statement of Community Involvement has been prepared by GVA; this summarises feedback from the events and is submitted as part of the planning application. Public consultation also raised a number of important considerations at both a site wide level and a more localised level. At the site wide levels the following issues were seen as important:

- The importance of the green routes through the site.
- The importance of delivering the school and playing pitches.
- The need to ensure a robust approach to traffic management.
- The importance of drainage.

The local issues focussed on the impacts of the proposed roundabout and the existing properties around this. And the need to consider the two existing properties on the western boundary (Boundary Farm and Boundary Grange).
03 RECTORY FARM MASTERPLAN

This section explains the approach to site Masterplanning for Rectory Farm as a whole.

Use & Quantum of Development
The area to which the overall Masterplan relates extends to over 60ha. The Masterplanning has been comprehensive and has included land in the ownership of Jelson Homes, Linden Homes and a third party (Jenkinson). This is because we felt it important to demonstrate a comprehensive approach to the development of this site and the adjacent land. The overall site (now not including Jenkinson Land) will deliver:

- 38 ha developable area approx. (1,350 dwellings @ 36 dph)
- 1 ha approx. of school land area
- Open space – 12 ha approx. including 0.5 ha sports pitches

Site Masterplanning has developed around three key aspects which can be seen in the following drawings.

1. Wide flowing green corridors and spaces meandering through and adding value to the development
2. Full connectivity and integration with streets, creating a legible and accessible place
3. Robust and carefully scaled development parcels, reflecting the traditional grain of Grantham.
Evolving Masterplans

Masterplan
Housing Mix
Rectory Farm could accommodate up to 1700 homes. Through design evolution and consultation it was suggested that a lower density be adopted to deliver a scheme of around 1,350 homes at a density of 36 dph.

The scheme will deliver an element of affordable housing. The precise location, mix and preferred tenure split remains to be agreed with the LPA.

Access and Connectivity
The primary site access / egress will be taken from Barrowby Road, via a new roundabout. This will allow ease of access into the site for vehicles and also act as a traffic calming measure on Barrowby Road. This primary access serves the primary street ‘boulevard’ through the scheme. A secondary access/egress junction is also provided on Barrowby Road to the west of the roundabout and this serves the secondary street ‘avenue’ through the scheme. This junction provides the access to phase 1 (West). The street hierarchy demonstrates how these routes connect across the site. East-west connections into the Poplar Farm scheme are also proposed including from the primary boulevard as well as other more local streets within the hierarchy.

Connections are proposed across the scheme to ensure full connectivity and integration east to west between the two adjacent schemes. Further pedestrian connections are provided to support permeable routes across the site and with existing residential areas adjacent.

Street Hierarchy
The Masterplan proposes an open and connected hierarchy of routes, providing choice and direct access. This is by definition an ‘open and connected’ layout. The proposed layout will make for a more understandable and robust place to live.

The hierarchy proposed through the indicative Masterplan uses a primary and secondary accesses taken from Barrowby Road to create a series of half loops that link via the primary access into the Poplar Farm site. The internal layout create a strong network of streets that are legible and easy to move around.

Main Street – Boulevard: This is the principal spine road connecting through the site. It changes in character, crossing the wildlife corridor, bounding the central green space. Typically this route will be more widely spaced with deeper front gardens and houses of greater scale.

Secondary Street – avenues: These will still include tree planting but will typically be through trees within front gardens. Some on street tree planting will be included at key locations. This route will also change in character throughout the development site, and will have a stronger relationship with the dwellings.

Local Residential Streets: These streets will provide both local access and wider connections across the scheme. They retain footways either side of the road space, but will include pedestrian priority areas at junctions, communicating the more domestic character.

Residential Lanes: These are the most pedestrian orientated streets. These will include shared street spaces where streets do not include separate footways and where design speeds for cars are very low. These will be the most intimate and lanes with buildings more closely spaced.

Private Drives: Private Drives are also proposed to provide local access to small numbers of plots. These are to be laid out so as not to undermine connectivity and public linkages across the scheme.
Landscape Character and Green Infrastructure

A landscape framework is set out alongside the Illustrative Masterplan, however the quantum of open space provided, its layout and design will be subject to future applications. These matters will be subject to discussion and agreement with the local authority and respond as appropriate to the needs of the Borough. The proposal is that the requirement for LAPs, LEAPs and NEAPs be accommodated on site. As part of the application and the ES a visual impact study has been undertaken. The Illustrative Masterplan mitigates any perceived impacts by limiting the height of development, retention and enhancement of existing landscape features and proposing new landscaping at specific points along site boundaries.

Landscape (wildlife) Corridor - the landscaped/wildlife corridor is a key feature, providing an important wildlife connection through the scheme and as such the design of this space is naturalistic to allow space for wildlife.

Green Space - Areas of formal green space are proposed throughout the scheme. The design of this space will include a NEAP.

East to West Links - The design intent is to connect as many streets and homes with the landscape as possible. These green fingers are wide spaces which extend into the scheme forming wide generous landscaped places, including areas for wildlife and play.

SUDS - The Masterplan has been designed to address the need for drainage and retention of storm water through a series of ponds and swales. These will be a key landscape feature with swales alongside streets and attenuation ponds within open spaces. The existing pond on site will be enhanced and incorporated in the scheme.

Woodland Planting - To the north of the site the character of the scheme will be set by Gonerby Woods and substantial new woodland planting.
04 DETAILED PROPOSALS PHASE 1 (WEST)

Phase 1 West seeks detailed consent to provide 201 detached, semi-detached and mews houses by Jelson. These are predominantly two storey in height and range from two to five bedrooms.

The land in Phase 1 for which detailed consent is sought extends to 8.77 hectares. It comprises the following:

- 7.12 ha of net developable area and delivers 201 units @ 28 dph
- 1.22 ha of wildlife corridor
- 0.06 ha for a Local Area for Play.
- 0.37 ha of access and infrastructure.

The proposed development includes:

- 35 x no.2 bedroom homes = 17.4%
- 111 x no.3 bedroom homes = 55.2%
- 55 x no.4 bedroom homes = 37.4%

Phase 1 also includes provision for a number of affordable housing units. The precise number, tenure and location of these affordable units is to be agreed with the Local Planning Authority.

Proposed Layout

The layout responds to the site constraints, including access, landscape and ecological requirements. Access is via the secondary junction from Barrowby Road, which will provide a single point of access until future phases deliver the wider site infrastructure.

Significant investment in landscape will be made in phase 1 with the construction of both the wildlife corridor and the sustainable drainage areas. The wildlife corridor runs east-west through phase 1 and alongside the rural edge. It provides strong visual amenity to the scheme as well as providing a wildlife and ecological asset. Two other open space areas are proposed in Phase 1, including a local area for play.

The homes are laid out in legible blocks that create strong street elevations, helping create well enclosed and active streets. These carry forward the design intent in terms of street hierarchy and character areas. There is clarity over the street hierarchy across the scheme which is clearly visible.

The homes are orientated to provide an attractive frontage to Barrowby Road. The homes cannot be directly accessed from Barrowby Road due to highway safety and are set back 10m from the pavement edge of Barrowby Road, providing the necessary
distance to mitigate any noise impacts. This helps to create an attractive street scene.

The amenity of Boundary Farmhouse has been protected with changes made to the final layout reflecting consultation feedback. This house is not overlooked by new houses and there is potential to access this property from the site as existing access is understood to be constrained. Similarly, the layout protects the amenity of Boundary Grange with houses sited and orientated to ‘look away’ from this property. The closest buildings to this dwelling are a pair of single storey garages which are set behind a landscape buffer.

Character - Housing Design & Visual Appearance

A number of the house types used have been re-elevated to reflect local character, materials and detail. This reflects best practice and responds to feedback from local people and elected Councillors that the scheme must embrace Grantham’s distinct character.

All houses have proportions reflecting the traditional domestic buildings of the area. This flows through to scale, massing, roof pitch, fenestration and eave designs - lifting the eaves for most house types, together with details such as chimneys, brick quoins and elements of local stone.

Building materials appropriate to this language will be used. Final materials will be agreed by condition but an overall aesthetic approach is established with this application which includes coloured house elevations. Locally appropriate red brick (a narrow selection proposed). Accented with this will be dressed stone (art-stone) for lintels and cills and rough coursed stone (local stone) for landmark gables for one house type. Roof coverings will include both dark coloured tiles and local red/orange pantiles for feature buildings.

The proposed proportions, details and materials are all complimentary to the broader context of Grantham.

Boundaries

Boundaries are an important element in a high quality development.

Drawings included with the application explain the use of both hard and soft boundary treatments in different locations but an important principle is ensuring that walls define plot edges in prominent locations.

A landscape corridor runs through the development forming a distinct character element. This provides the opportunity for strong, attractive frontages including hedgerows and street tree planting at the gateway to the scheme. Planting to front gardens is proposed in this area.

Landscape

Details included with this application explain proposals for the rural edge and wildlife corridor. This includes a variety of locally appropriate planting to create wildlife habitats and visual amenity. The planting will help define areas of public access.

Sustainable drainage swales and attenuation ponds are located in this area to create additional habitats.
A number of streets in Phase 1 include sustainable drainage swales adjacent to the carriageway/footway. These are important features and will add to the green character of the scheme.

Planting is used to create a strong green character but also to ensure local identity through appropriate species choices. Planting within the wildlife corridor is to be of native origin and sympathetic to the existing species and landscape of the surrounding area. Species rich hedgerows and areas of native shrub planting with diverse tree planting are used to provide attractive boundary treatments and screening, as well as, valuable habitat for many species of wildlife.

Areas of open species rich meadows run through the corridor which contain a number of fruiting trees used by badgers for foraging as well and creating seasonal interest with wildflower and blossom during the spring and summer.

A local area for play is designed into phase 1 and the intention is that this will include play equipment with the detail to be confirmed in due course. It is envisaged that this will include play equipment with the detail to be confirmed in due course. It is envisaged that any such play equipment would be of timber construction to reference the green character of the development.

**Street Scenes and Barrowby Road Frontage**

A long section of the street edge design for Barrowby Road is provided, see following pages. Also two Computer generated images for phase 1 demonstrate how the development will look when constructed. The richness of landscape and the quality of buildings and boundaries are important to the scheme and there is commitment to deliver to these high standards through construction of phase 1 and beyond.
Image of the Proposed Development
Looking Along the Barrowby Rod Frontage
05 DETAILED PROPOSALS PHASE 1(EAST)

Phase 1 East seeks to provide 322 detached, semi-detached and mews Linden Homes units, with an additional 10 Jelson Homes included within the red line. The units are predominantly 2 storey in height, with the occasional 2.5 storey. In terms of size, there is a wide mix of 2 to 4 bedroom homes.

The land in Phase 1 East for which detailed consent is sought extends to 11.643 hectares. Comprising the following areas:

- 8.53 hectares of net developable area and delivers 322 units (38 dph)
- Infrastructure POS Area = 2.6843 hectares (including 0.5ha sports pitch provision)
- Public Open Space Area = 0.4191 hectares

The proposed development comprises:

- 67 x no. 2 bedroom homes
- 167 x no. 3 bedroom homes
- 88 x no. 4 bedroom homes

Phase 1 also includes provision for a number of affordable housing units. The precise number, tenure and location of these affordable units is to be agreed with the Local Planning Authority.
THE PROPOSED LAYOUT

Phase 1 (East) implements the eastern side of the first stage of the proposed Masterplan.

The layout fully responds to the site constraints, including the access road and roundabout, the existing pond, land required for the school and playing pitches, linkages to existing and future developments as well as landscape and ecology requirements.

The wildlife corridor runs east to west through both sides of the phase 1 development, providing strong visual landscape value along with the ecological benefits.

Strong street scenes are created with homes orientated to provide active frontages to well laid out legible blocks and streets.

Along Barrowby Road, homes are again orientated to provide an active frontage. These units are set back to mitigate against any potential noise impacts from the A52 and are accessed from internal private drives to avoid direct from Barrowby Road.

Phase 1 east also provides for a four Local Areas of Play (LAPs), a 400 sqm Local Equipped Play Area (LEAP), a playing field and Multi Use Games Area (MUGA).
CHARACTER: HOUSE TYPE DESIGN

Linden Homes have re-elevated their house types to reflect the local character and respond to the feedback from local people regarding the importance of the scheme embracing the character of Grantham.

All houses are well proportioned and traditional in design. The emphasis is on creating simple domestic dwellings, appropriate to the surrounding area of Grantham.
LANDSCAPING

Landscape proposals are submitted as part of the Phase 1 East and West detailed applications.

The principle overarching aim is to retain, where possible, the existing vegetation, incorporate locally appropriate species rich new planting to create wildlife habitats and visual amenity. Tree lined avenues, and sustainable drainage swales will be important features to add green character to the scheme.

Children’s play spaces are also incorporated within appropriate areas of the scheme.

Planting within the wildlife corridor will be of a native origin whilst being sympathetic to the surrounding area.

Planting is also proposed to provide attractive soft boundary treatments and screening, with areas of open space between each phase to combine in creating a strong and inter related landscape structure.
LANDSCAPING

Image of the Proposed Development
Looking Along the Wildlife Corridor
This section of the DAS reviews the proposed development in the context of the national Building for Life 12 standard. The ambition of this scheme is to secure a ‘Green’ standard and our assessment of the Phase 1 proposals, set against the wider Rectory Farm Masterplan, demonstrates that we are in a position to secure this standard. The following explains this conclusion.

INTEGRATING INTO THE NEIGHBOURHOOD

Connections = on track for green

- The site is well connected to Grantham Town Centre which is 1.5km from the site. Bus stops on Barrowby Road provide a regular service to the town. Grantham town centre provides good onwards rail services to London King’s Cross and the north as well as regional towns, including Peterborough.

- The proposed development is designed to fully integrate with the adjacent Illustrative Masterplan for Poplar Farm East and the early phases of this scheme which are now approved. Full connectivity and integration is thus ensured.

Facilities & Services = on track for green

- Grantham Town Centre is close by as are a number of other key local facilities. There are areas of employment also close to the site, providing local jobs.

- As part of the wider development (urban extension) a number of key facilities are proposed, including a local centre and primary school. Land for the primary school is provided as part of this planning application / development, allowing for the expansion of the school in the future.

- Sports pitches are also provided within this scheme and these have been designed as part of the primary school extension

- LEAPS/NEAPS will be provided, while other large areas of informal open space support the amenity of residents as well as providing biodiversity and ecology value.

Public Transport = on track for green

- Existing bus services are accessible from bus stops close to the site along Barrowby Road, providing an important service for residents in the early phases of the scheme. Services link principally with the town centre.

Meeting local housing needs = green

- Phase 1 development proposals include 523 homes.

- The scheme will provide a mix of private housing to meet much needed local demand. This will include two house builders providing further choice within the scheme. Housing includes a variety of accommodation from starter homes through to larger family housing.

- The density of the scheme is carefully considered and allows a more relaxed grain befitting the edge of town location.

- The scheme will deliver an element of affordable housing. The precise location, mix and preferred tenure split will be agreed with the LPA.
CREATING A PLACE

**Character - locally inspired = green**

- The layout responds specifically to the challenges of the site and creates a development which is specific to Grantham. Typical features and building relationships are proposed which root the development in its context and particular attention has focused on the Barrowby Road frontage.

- House types have been re-elevated to reflect the contextual cues of Grantham and this is clearly visible in the design, proportions, detailing and materials proposed.

- The transition from town to country is an important feature of the scheme. The overall Masterplan and phase 1 layout illustrate how the scheme will create a soft and feathered edge, with houses looking outwards from the scheme to the countryside, buffered by substantial new planting and green space.

- Substantial areas of green space are also a defining part of the character of this scheme including the broad wildlife corridor and green space. The design intent is that every home should be connected visually with this rich landscape.

**Working with the site & context = green**

- Detailed assessment has been undertaken of the site in terms of physical and environmental constraints. The Masterplan has emerged to fully respond to these. The Masterplan and phase 1 proposal retain high quality landscape features / trees and hedgerows and respond positively to site topography, with recognition of wildlife across the site.

- The extent to which constraints have been turned into opportunities is important as this has driven place making. For example the site drainage solution and landscape quality / new habitat creation.

- It is recognised in terms of both the pattern of development and the visual appearance of buildings. The pattern of development seeks to create attractive and traditional building relationships and avoid standard housing estate layout design. The design, materials, colour and detail also seek to respond to local townscape character and heritage.

- Sustainable Urban Drainage is a key feature of this development.

**Creating well defined streets/ spaces = green**

- The scheme creates distinctive and coherent streets and spaces. This is further evidenced by our Street Scenes.

- There is strong continuity and enclosure across the layout with outward facing built frontages defining all public areas.

- The composition of streets has been carefully considered to ensure spatial definition, visual coherence, connectedness with context and liveability.

- The scheme creates streets which look and feel like they belong to Grantham.

**Easy to find your way around= green**

- The development will offer strong legibility and sense of place. There is a strong logic to the organisation of the streets and key spaces.

- The meandering nature of the broad landscape corridor through the scheme adds to legibility and connects the interior of the site to the rural edge.

- The primary school remain within the heart of the wider Masterplan.
STREET AND HOMES

Approach to car parking = green

• A varied approach to parking is proposed, with a key principle being to minimise the visual impact of parked cars on the street scene.

• A preference for parking on-plot and for this on-plot parking to be discreetly located alongside and away from public view.

• Parking levels will provide adequate parking for the house sizes they serve so as to avoid the need for on street ‘top-up’ parking which can undermine the quality of streetscape.

• Some houses include integral garages

• Some on street parking is provided for visitors and this is to be designed into the street from an early stage.

• Remote parking and courtyards is not seen as appropriate for this scheme and as such is avoided in phase 1 and discouraged from later phases.

• Overall the approach to parking is pragmatic and the design of streets and houses works to conceal parking as would have been the case in historic developments, where parking would have been retro-fitted and would not dominate.

Public & Private Spaces = green

• The Masterplan provides a strong strategic framework for the creation of well-defined public spaces and secure private areas.

• Public spaces are clearly defined by building frontages. This includes distinctive frontages to the landscape corridor and the rural urban edge, as well as along the landscaped corridor along Barrowby Road.

• An appropriate management regime will be put in place and agreed through the planning application process to ensure open spaces are appropriately cared for. The detailed planting proposals and general landscape arrangement illustrate the richness and naturalistic approach.

• The overall development as evidenced by an Illustrative Masterplan and the detailed phase 1 layout will create a safe place to live, with good levels of natural surveillance.

• Gardens are generous, combined with the wide and extensive public spaces this will create a highly desirable development.

Streets for all = on track for green

• The overall Masterplan is organised around a clear street hierarchy, brought to life through the detailed treatment of streets within phase 1 proposal.

• The street hierarchy will help to slow vehicles especially with design measures creating greater pedestrian priority in secondary and tertiary lanes.

• The Central Boulevard and Secondary Avenue seek to achieve a landscaped setting with gently meandering alignment traversing the site.

• Changes in direction and some limiting of forward visibility will help to slow vehicle speeds. This is more typical in the lower order streets and lanes.

• The scheme has been designed with terrain in mind- maximum gradients of 1 in 15 are proposed but with most streets much more gently sloping.

• Excellent levels of overlooking and natural surveillance are proposed for all streets and spaces meaning that people will be comfortable to walk around the development by day and evening.
External Storage and Amenity Space = on track for green

- Phase 1 exemplifies the approach to external storage and amenity space. Most properties will either have a garage or shed and all will have a good-sized garden appropriate to the scale of the property.

- Internal garage dimensions reflect best practice to ensure their usability by residents. All garages provide at least 3m x 6m (single) and 6m x 6m (double).

- Space for recycling and refuse storage are considered for all plots through detailed design of Phase 1, with space provided to meet local requirements. Storage areas are to rear gardens and accessed externally to link to the front of the property.

Summary

As stated at the outset of this section, we feel this is a strong scheme, capable of achieving Building for Life Standard 12.

The Phase 1 proposals are of a high quality with a bespoke approach to both layout and architecture, successfully combining to create a place which is distinctive, green and attractive.

We welcome independent assessment of the scheme to validate our own BfL12 review.
07 CONCLUSION

This detailed document explains how development of Phase 1 at Rectory Farm will be of urban design, landscape and architectural merit and the depth of work that has gone into these proposals.

Design quality will be key in ensuring a successful and appropriate development. Every effort has been made to champion good design for this important scheme. We demonstrate the commitment to quality through our detailed planning application for phase 1.

The wider Masterplan framework responds strongly to the detailed constraints and opportunities. Phase 1 creates a strong response to this framework and sets a high benchmark for quality for the future development of later phases.

Proposals embrace Grantham’s valued domestic heritage townscape. Proposals also responds strongly to the landscape setting, proposing a rich landscape character. Both townscape and landscape form the unique ‘DNA’ of this scheme.

House types are re-elevated for the site and the street scenes are, as a result, rooted within this locality. The design and proportions of green spaces demonstrate value placed on the landscape and this will be a defining quality of the development.

Taking all of this into consideration we are confident that the development will provide an exemplar scheme, with high vision and aspiration, which we recommend to the Council and people of Grantham.