

Great Gonerby Housing Development Concept

Executive Summary

This document has been developed by the Planning Committee and the Neighbourhood Plan coordinator of Great Gonerby Parish Council (GGPC). The Great Gonerby Neighbourhood Plan (GGNP) development project is well underway, having completed a series of public consultations over the last 12 months. This concept plan is intended as an early indication of the emerging consensus of opinion from parishioners and villagers from those consultations. It is an attempt to shape this emerging consensus to take into consideration the requirements of multiple other stakeholders in the future delivery of the housing needs for the area, namely:

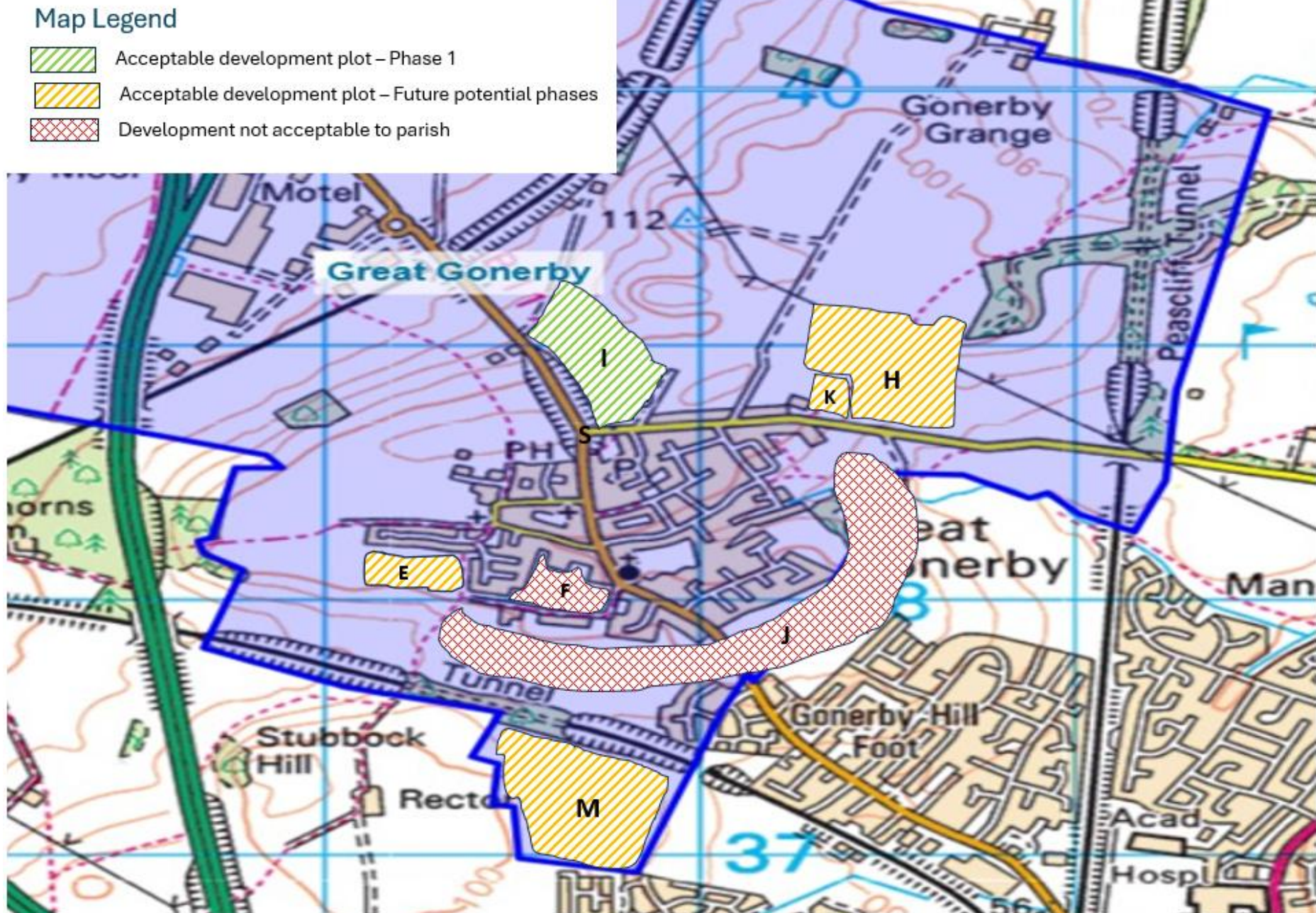
- SKDC Local Plan section and housing quota
- LCC Highways considerations
- Housing Developers
- Landowners
- Local current and future employers

The aim is to inform the SKDC planning team of where, in principle, the parish would find housing developments acceptable and where it would not, and to present an initial concept plan which would meet the objectives of all the above stakeholders and receive the support of the parish community and Parish Council. It is intended as a high level starting point for discussion and not in any way a finalised plan. Any proposed developments for any allocated sites would be closely scrutinised by GGPC and any required changes would be agreed with developers before approval.

Key Points for consideration

1. There is considerable opposition from residents to the development of the land adjacent to Church Lane (SKPR241 in the Local Plan, labelled F on the map below), as documented in the responses to the Local Plan consultation in 2024 (470 objection signatures and 200 questionnaire submissions).
2. From the GGNP consultations there is a clear consensus to protect and preserve the existing green space, and we ask for this to be '*allocated open green space*', in the central area of the village, to limit the impact of development on its rich Heritage and Character, and to maintain a 'green band' to the south (marked J) below to keep it separate from the Grantham conurbation. We ask for consideration to be given to allocate *this area as an 'Area of Local Separation'*.
3. The parish would broadly accept housing development to the north of the village, which could absorb a significant allocation of SKDC's housing quota whilst meeting the above consensus.
4. Proposed Employment development around Gonerby Moor makes the provision of housing to the north of the village an attractive option for employers.
5. The topographically challenging junction of Belton Lane and Newark Hill (labelled S below) has been subject to a LCC Highways feasibility survey which concludes it is currently at maximum capacity, making it a limiting factor for any further development along Belton Lane. The costs of adapting the junction to make it suitable for modern traffic are unfortunately prohibitively high, therefore an alternative solution needs to be found.
6. It is possible that existing outline development plans could provide a solution to the Belton Lane/Newark Hill junction issues, subject to a Traffic Management Plan being acceptable to LCC Highways

Figure 1 – Phased Development to 2050



The plan utilises existing sites previously offered for consideration for development, some with planning applications well advanced. The plots as marked on the map (Figure 1 above) are representative only, drawn within the limitations of the Word software available to the authors. It is acknowledged that negotiations with landowners and developers will be required before the final shapes of the plots are agreed, as well as the details of planning designs.

Plot Labels:

E – SKPR303, proposed ‘Retirement Village’ by Aspbury Planning
F – SKPR241, land adjacent to Church Lane
H – SKPR183, proposed landowner site to north of Belton Lane
I – Proposed landowner/Marrons developer site to north of Belton Lane
K – Proposed landowner site to north of Belton Lane
M – Phase 3 of Rectory Farm development

Belton Lane/Newark Hill junction issues

The junction is situated at a point where the old Great North Road was ‘re-profiled’ during the Turnpike Acts of the 1820’s creating a deep cutting to make the hill less steep for stagecoaches. The approach from Belton Lane had to drop steeply into the cutting to meet Newark Hill. The junction topography was designed for low volumes of horse-drawn traffic and is not fit for purpose for modern road vehicles, even with the existing 7.5T weight restriction. The entrance in the cutting to Belton Lane is narrow, barely wide enough for 2 cars to pass, and anything larger such as farm or delivery vehicles can often block the junction. There have been two fatal accidents in recent years, demonstrating the need to do something about this dangerous junction.

The LCC Highways feasibility survey concludes that the junction is at or exceeding maximum capacity with the anticipated increase in traffic volume from the Allison Homes Manthorpe Chase development to the west. The survey suggests that further housing development anywhere along Belton Lane would not be approved by LCC Highways for this reason, therefore these sites have been left out of the forthcoming revised Local Plan.

However, this concept plan suggests potential traffic management solutions could be built into existing outline development plans north of Belton Lane which would mitigate the junction issues, enabling such developments to be acceptable to LCC Highways.

Conclusion

Although the LCC Highways feasibility study currently does not facilitate housing development to the north, traffic management considerations could be designed into the detail of such development plans to meet Highways’ requirements. These plans then would represent a viable solution which helps SKDC meet its housing development targets whilst also receiving the support of the parish residents:

- SKDC gets a better contribution of dwelling numbers to its housing target
- Great Gonerby gets to keep its much-cherished green space and heritage assets at Church Lane and separation from Grantham
- GG Neighbourhood Plan can be fully aligned with a revised SKDC Local Plan
- LCC Highways mitigates the problem of the Belton Lane/Newark Hill junction
- The housing developers and landowners are able to create financially viable developments
- Great Gonerby Parish will be looking for community contributions for enhancement of the village