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Prince William of Gloucester Barracks

Public Consultation: Frequently Asked Questions Project Background

1. Who is involved in the proposals?

Homes England is the Government's housing accelerator and is responsible for ensuring more people in England have access to better homes in the right places. The Defence Infrastructure Organisation (DIO) is the estate expert for defence, supporting the armed forces to enable military capability by planning, building, maintaining, and servicing infrastructure.

Together, we are working in partnership to bring forward plans for the redevelopment of land at the Prince William of Gloucester Barracks site.

2. What stage is the project at?

The site has been identified for disposal in 2024, subject to assessment, and in 2020 the site was identified for redevelopment by South Kesteven District Council in their Local Plan.

We have drawn up some initial plans and want to hear the views of local communities, businesses and organisations on the local area and on how the site should be brought forward.

The Existing Ministry of Defence Barracks on The Site

3. Why are parts of the site proposed for redevelopment?

In 2016 the Ministry of Defence announced a programme of construction activity, unit and personnel moves and site disposals, including for the Prince William of Gloucester Barracks. A phased release of land not being used at the Prince William of Gloucester Barracks is proposed.

This would free up land on the edge of Grantham that can be redeveloped for a range of uses, including new homes, employment and business uses, recreation and community uses, as well as the necessary supporting infrastructure.

South Kesteven District Council has also allocated the site for redevelopment in their Local Plan, which the Council adopted in 2020.





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4. Will the project affect the existing military homes adjacent to the barracks?

The existing family accommodation adjacent to the base is managed on behalf of the Ministry of Defence and is not affected by this proposal. We would ensure that these homes are accommodated within our plans and that their access and environment is maintained.

5. When are the Barracks being vacated?

The site has been identified for disposal in 2024, subject to assessment.

Community Facilities

6. Will the Village Hub include facilities such as shops, restaurants and healthcare facilities?

There could be retail and other day to day facilities within the Village Hub, such as a local convenience store, cafés, pub, restaurants, and small retail units. The intention is that shopping provision would complement Grantham town centre's retail offering and would not be in competition. There is flexibility for the types and sizes of building proposed to allow them to accommodate a range of uses and it is hoped that this would include attracting existing local businesses, helping them to grow. As part of the public consultation we are seeking views and suggestions on what should be included in the Village Hub.

We propose there would be a doctor's surgery, primary school and a village square providing a place to meet and for holding local events such as markets. There would be specialist homes for more elderly residents, such as extra care and supported living homes planned to be built near to the Village Hub, which would ensure easy access to local facilities and help create demand for such facilities.

7. How will you ensure there are enough school places?

In developing the proposals, we have worked with Lincolnshire County Council to make sure that residents would have convenient access to a local school, and that the capacity of existing schools is not exceeded by the future development of the site. The masterplan makes provision for two new primary schools and land for secondary education.

8. What work has been carried out to ensure there are enough jobs for the people who will live at the site.

We have carried out research looking at emerging market trends and undertaken soft market testing to consider the type of employment that should be provided. We are proposing to create an employment area in the southeast corner of the site and provide employment opportunities through a range of shops and businesses in the Village Hub. This would allow for small and medium sized units for local businesses, start-ups and makers, together with touch-down and office space.





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The site would bring forward flexible employment space that can respond to changes in the market which is best placed to stand the test of time and to attract and retain talent.

Design

9. What will the proposal look like?

Our design approach is based on a set of 'Garden Village' principles, which aim to create a new landscape led community with a contemporary and distinctive character. From our analysis of the site and surroundings, and from discussions with key stakeholders, we have developed a design approach that would ensure the new development is distinctive but reflects the character and qualities of the area. Details of the character analysis will be set out in the Design and Access Statement, and guidance on how this will be reflected on the site will be included in the Design Guide.

Both documents will be submitted as part of the Outline Planning Application and will be available to view on South Kesteven District Council's planning portal once the application has been submitted

10. How will build quality be ensured?

We will be producing a Design Guide, which forms part of a suite of planning documents that will be submitted as part of the Outline Planning Application. This document will set out guidance to inform the approach that future development must comply with and aims to achieve excellent design quality.

11. Will there be any military buildings kept for heritage purposes?

The Officer's mess is a Listed Building and would be retained and reused. The type of uses are not yet confirmed, but this could potentially be reused for some form of residential or community purpose, including flats or specialist elderly persons accommodation. Given the ongoing military use of this building until full vacation of the site, detailed proposals will be brought forward in a later phase of development. We also plan to incorporate the Parade Ground and Memorial as a key public space.

12. How is the military heritage and site's history being reflected in the proposal?

Historical and military references have been used to develop the masterplan and have informed the proposed layout of the development. For example:

- We have taken the footprint of the former grass runways and a historic Roman Road to guide the layout of new open spaces, walking and cycling links.
- The Officer's Mess is a Grade II listed building and would be retained and re-used as part of the development, contributing to the character and sense of place.





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- The Parade Ground would be reimagined as a new public space.

Movement and Connectivity

13. How have you approached travelling to and from the site?

We are preparing a Transport Assessment and an outline Travel Plan, which are requirements for planning applications of this type. They deal with matters related to transport and connectivity and will consider walking, cycling, public transport and vehicles (private cars, service / delivery vehicles) as modes of travel, based on how the level of movement generated by the proposed development can and should be accommodated. Our focus is on reducing the need to travel by car, through provision of day to day facilities within the site and by making walking and cycling a more attractive alternative for local journeys and improving bus access to the site. These documents will be available view on South Kesteven District Council's planning portal, once the planning application is submitted.

14. Have all new developments within the local area been considered within the Transport Assessment?

The scope and supporting work for the Transport Assessment is being discussed with Lincolnshire County Council as the Local Highway Authority and with Highways England as the body responsible for the strategic highway network, such as the A1. Other planned or proposed developments in the local area, including the nearby Spitalgate Heath Garden Village, are also being considered within this Transport Assessment.

15. Will the Transport Assessment be reviewed in the coming years?

The Outline Planning Application and its supporting documents, including the Transport Assessment, will be assessed by South Kesteven District Council and the relevant Highway Authorities, and a decision will be made based on this information which has fully considered both present-day conditions as well as modelling conditions through the course of the development over the next 20 years, taking into account known and agreed impacts and trends. It should also be noted that the Transport Assessment looks at the impact of the development when it is complete, assessing the long-term post-development impacts of the proposal to the surrounding area.

16. Have you considered how the development will impact regional and nationwide routes from Grantham?

The development's impacts on strategic routes into and out of Grantham, including connections to the A1, will be considered in the Transport Assessment. The scope of highway assessment and potential impacts on the A1 are being discussed with Highways England as part of the planning process. Highways England are a statutory consultee and will be consulted as part of the planning application determination process.



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17. What will the primary and secondary vehicular access points to the development look like?

The current masterplan proposes 5 vehicular access points into the development and detailed design and capacity assessments of these accesses will be included in the application and Transport Assessment. The primary and secondary access points are likely to be priority-controlled T-junctions.

18. How will cycling and walking links be improved?

We will provide dedicated and attractive cycleways and walking routes for residents to move around and throughout the site and connecting with the surrounding area. To help promote connectivity to Grantham and neighbouring villages, we are working with the Highway Authority to look at ways to improve public transport, walking and cycling links into Grantham and surrounding areas.

19. How will cyclists be accommodated within the development?

The development will include high quality cycling routes. Routes will be easy to identify, well-lit, accessible and safe. Cycle parking and storage will be provided within all new homes, at the Village Hub and elsewhere throughout the development.

The detail of the off-site cycling and walking improvements will continue to be developed in conjunction with Lincolnshire County Council (the Local Highway Authority) and South Kesteven District Council (the Local Planning Authority).

20. What public transport improvements will happen?

Our proposals would support the provision of bus services through the development. A bus loop is proposed within the development, with stops provided within a 300-metre walk for all residents.

New bus routes would connect the site with Grantham town centre and potentially with the neighbouring Spitalgate Heath site. We will be talking to public transport providers and the County Council as to the ways we can support the enhancement and provision of bus services. We are also looking at how we can accommodate innovative public transport services, such as the on-demand buses provided by Lincolnshire Call Connect.

21. How are road links to the town centre going to be improved?

Lincolnshire County Council is currently constructing the Grantham Southern Relief Road, which is expected to be the primary vehicular route serving the site around the south of Grantham. The Transport Assessment to be submitted with the outline planning application will include assessment of the operation of the local highway network, as well as the A1. This will identify potential need for highway improvement measures, the details of these will be agreed with the local highway authority and Highways England.





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Our focus is on sustainable travel modes rather than encouraging greater car usage and we are working with Lincolnshire County Council (the highway authority) to see how we can improve the connectivity to Grantham from the site. This includes looking at ways to improve public transport, walking and cycling links into Grantham and surrounding areas by improving the accessibility and attractiveness of the A52 for alternative modes of travel into Grantham.

22. Will the highways be adopted?

All highways within the site would be built to adoptable standard so that they can be adopted by Lincolnshire County Council as the Local Highway Authority.

23. Will any restrictions be placed on construction traffic?

An outline Construction Management Plan will be submitted with our planning application and more detailed plans will be submitted before each phase of construction takes place and these will set out how and when construction traffic arrives at the site. The Construction Management Plan will seek to minimise the social and environmental impact of construction traffic.

Sustainable Place

24. What approach are you taking towards mitigating climate change?

We are committed to using best practice to help mitigate the effects of climate change. The development's core principles are to create a sustainable and viable new community that seeks to deliver a low carbon lifestyle and an overall bio-diversity net gain through a 'Garden Village' approach.

Minimising the need to travel for day to day needs and providing good public transport connections and sustainable travel options will support healthy lifestyles, reduce vehicle emissions and increase resilience against climate change. Our proposals are designed to encourage people to walk and cycle if they are able, and to reduce the need to travel. Providing local shops, facilities and services will allow people to live locally and avoid the need for longer distance travel. We call this the '15-minute neighbourhood'.

25. Will the development be an energy efficient place?

The Design Guide will ensure that sustainability measures including energy efficient building design and construction are built into the development, such as maximising the orientation of buildings to take advantage of solar gain. Our masterplan seeks to ensure that employment space is flexible and designed to reduce the need for future residents to travel by placing employment within the development. Other facilities in the Village Hub like the schools, doctor's surgery and local retail provision is also aimed to reduce the need to travel for basic needs.





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26. Is there a target for biodiversity net gain on the site?

The Prince William of Gloucester Barracks scheme will seek to leave nature in a better state after development than it was before. Surveys are being undertaken to understand the ecology of the site, and to ensure that habitats are protected or managed through best practice and that appropriate mitigation is in place for areas that are being developed.

27. What impact will the development have on pollution, and how will people be protected from adverse effects?

We are preparing an Environmental Impact Assessment (EIA) for the development, which will assess how any impacts on the environment will be minimised and compensated for. This includes impacts due to air pollution.

The findings from the EIA will be documented in an Environmental Statement, which will be submitted as part of the Outline Planning Application. This will have a chapter dedicated to air quality. The assessments for this chapter will consider the increased number of homes and the increased number of vehicle movements in Grantham, both from the redevelopment of the Barracks site and other planned developments in the local area.

In addition, providing facilities such as primary schools, healthcare, employment space, a delivery collection hub, and other local amenities on-site will reduce new residents' need to leave the site or travel for essential services. The provision of new cycle and pedestrian routes across and out of the site, as well as improved public transport, will maximise the number of journeys made using sustainable modes. Electric car charging points will be incorporated in new homes and in public places and a travel hub is proposed to provide electric bikes and scooters for hire. These interventions will help mitigate any potential rise in air pollution.

28. What noise impacts are anticipated from the development?

The Environmental Statement will also have a chapter dedicated to noise and vibration. This chapter will consider the potential noise and vibration impacts on identified receptors (such as nearby homes) from the construction and operation of the scheme, as well as noise associated with increases in road traffic as a result of the development.

Noise and vibration associated with the construction works will be mitigated through the application of industry-standard best practice measures, with any additional specific mitigation detailed within a Construction Environmental Management Plan (CEMP).





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Technology

29. How will the site accommodate new technologies?

We recognise that that new technologies and modes of transport will emerge across the lifespan of the development. For example, electric vehicles, e-scooters and bicycle hire facilities are becoming more popular in towns and cities across the UK and charging infrastructure and transport hire facilities will be an integral part of our development. With an ever-accelerating change in technology, we need to accept people's home, and working lifestyles will change.

The site would be built out in four phases, which would allow flexibility to introduce new technologies when appropriate throughout the duration of the development. It is likely that there would be smart technology for managing energy built into people's homes and that bus stops will feature 'next bus' displays.

Housing Mix and Size

30. What type and size of properties will be built on the site?

We will be seeking outline planning permission, which means that the detailed design and size of homes will be determined at a later stage. Planning policy steers and guides the mix and size of homes provided on new developments, as does market demand. The masterplan would be delivered over a long period of time and would be flexible to adapt to any changes in market demand and modern methods of housing construction. A mix of homes are proposed at the site, and could include:

- A concentration of 2- and 3-bedroom mid-range homes.
- Terraced housing.
- Apartments, mainly in the Village Hub.
- Extra care / supported living.
- Affordable homes (details on the % of homes is subject to future discussions with South Kesteven District Council).





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31. What assessments have been done to support the number of homes being proposed?

The proposals have been developed in accordance with the South Kesteven Local Plan, which allocates the site for up to 3,500-4,000 homes, based on accepted principles of calculating site capacity. The masterplan has been designed along Garden Village principles, with generous green spaces and the provision of local and community facilities. It is anticipated that the number of homes would be around 4,000.

32. What approach are you taking towards homes for older people and accommodating change in care needs?

We will be seeking outline planning permission, which means that the exact number of homes for older people will be determined at a later stage. The proposal is committed to include a mix of housing to meet local needs and respond to the local housing market. It is expected that the mix of housing could include affordable, self-build and homes for the elderly, including a care home and retirement living apartments.

Our design approach follows 'lifetime neighbourhoods' principles - this ensures we are catering for everyone regardless of age or ability. Extra care / supported living homes are proposed near the Village Hub, and there will be a focus on older persons living in those parts of the site that are nearer to services, thereby reducing the need to travel.

The development would also provide accessible pathways and resting places throughout the development, to ensure that the development caters for everyone regardless of age and ability.

Sports, Woodland and Open Space

33. What type of sports will the sports pitches be suitable for?

Detail of the nature and format of sports pitches and facilities will be confirmed at the detailed design stage. It is intended that they will provide opportunities for a variety of different sports and activities. The usage of pitches will be determined through discussions with South Kesteven District Council and partners.

34. Why are trees being removed to accommodate the masterplan, and how is this being mitigated?

The majority of the mature trees on the site, particularly those around the active base, Mess and service housing would be retained. A significant number of existing smaller trees within the extensive plantation area on the airfield would need to be removed to accommodate the proposal, as recognised in the Local Plan. However, where possible, these trees would be incorporated into the new open spaces and we are working with the Woodland Trust to make this a community with woodland and open space at its heart.





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We intend that all homes would be close to areas of woodland and tree planting, including tree lined streets and schools incorporating 'Forest Schools' principles. Other areas of woodland and biodiverse habitats would be created as part of the development, and these new habitats would be more valuable to native species and would be of benefit to the natural environment. The new woodland and open spaces that are planted on the site would be subject to a management plan, which would help ensure it is well-maintained and continues to be an asset for residents.

35. Will there be parks?

Yes, there would be a large amount of green space and green corridors running throughout the site. There could be small formal parks offering play opportunities for young people of all ages placed throughout the development, as well as informal play and rest areas built into the green corridors and other public spaces, including the feature central park at the heart of the community. The green spaces could include community orchards and neighbourhood 'grow areas' or allotments.

The Planning and Consultation Process

36. What is an Outline Planning Application?

An application for outline planning permission seeks to establish whether the scale and principle of a proposed development is acceptable to the local planning authority. Consent for development is required under the Town and Country Planning Act 2008. Once outline planning permission is granted, future planning applications are required to seek approval for 'reserved matters' (the technical details of the proposals).

37. What is a Reserved Matters Application?

Reserved matters are the details of a proposed development chosen to be excluded in the application for outline permission. This typically includes information and details about the layout, access, scale and appearance of a development (what the houses will look like, the layout of streets etc.) These details are submitted to the local planning authority for approval as part of a Reserved Matters Application.

38. What is a Masterplan?

A masterplan is a document that provides a conceptual layout, high-level design vision and principles to guide future growth and development at a site. It is informed by environmental, social and physical constraints. For example, this may include protecting valuable wildlife, access to local amenities and the contours of the landscape.





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39. What is a Local Plan?

Local Plans are prepared by one or more local planning authorities in consultation with their local communities to set out the plan for future development of a local area within a specified time period. The local planning authority for the Prince William of Gloucester scheme is South Kesteven District Council. Local Plans are typically supported by a robust technical evidence base and set stringent policies against which the Local Planning Authority will decide on development proposals. The South Kesteven District Council Local Plan 2011-2036 was formally adopted in January 2020.

40. How have your proposals been shaped by the South Kesteven Local Plan?

Homes England and DIO's proposals for Prince William of Gloucester Barracks are generally consistent with South Kesteven District Council's Local Plan, which allocates the site for comprehensive redevelopment to provide much-needed homes and employment within Grantham. The Local Plan identifies that Prince William of Gloucester Barracks can accommodate up to 4,000 new homes. This proposal supports the comprehensive redevelopment of the site and sets out how Prince William of Gloucester Barracks should be redeveloped in accordance with 'Garden Village' principles.

41. How can I comment on the proposals, and how will you consider my feedback?

Your feedback is important to us. We are running a public consultation to seek your views on the proposals between 21st May to 25th June 2021. You can provide feedback in the following ways:

- fill out a consultation questionnaire online via the website pwgbarracks.com
- print and fill out a hard copy questionnaire and send it back to us at **Freepost PWGB CONSULTATION**
- email us at consultation@pwgbarracks.com

We will carefully consider your feedback and use it to update our proposals, where appropriate. Following the public consultation, we will provide an update summarising the feedback we receive and how it has been used to influence the design.





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42. What Happens Next?

We intend to submit an outline planning application to South Kesteven District Council later in 2021. There will be a further opportunity for residents, local businesses and organisations to make representations to the Council as part of the statutory planning process.

Homes England and the DIO will not develop the site themselves, but the detailed plans for each phase will be subject to a separate planning application, known as a 'reserved matters application', under the umbrella of the overall site outline permission and steered by the Design Guide.

Again, this consent would be sought from South Kesteven District Council. These further applications will follow planning conditions to deliver design quality, infrastructure and affordable housing, and will also be subject to a separate consultation process with opportunity for residents, local businesses and organisations to shape the proposals.

