



Ministry
of Defence

Prince William of Gloucester Barracks, Grantham

Welcome

As part of a wider £5.1bn investment portfolio to deliver a more modern and sustainable estate for the military to live, work and train on, Prince William of Gloucester Barracks has been identified as surplus to military requirements and is expected to close when the Army vacates in 2029.

Our team is on hand to answer any questions you may have today. You can also leave your comments by completing a form to let us know what is important to you at this early stage as we start to shape the new masterplan.

The Defence Infrastructure Organisation (DIO)

The DIO is part of the MOD and is responsible for planning, building, maintaining, and servicing defence infrastructure. They are tasked with finding a future use for the barracks when the army vacates the site and developing proposals to submit for planning.



Scan this QR code to take you to our website for more information



Aerial photograph of Prince William of Gloucester Barracks.

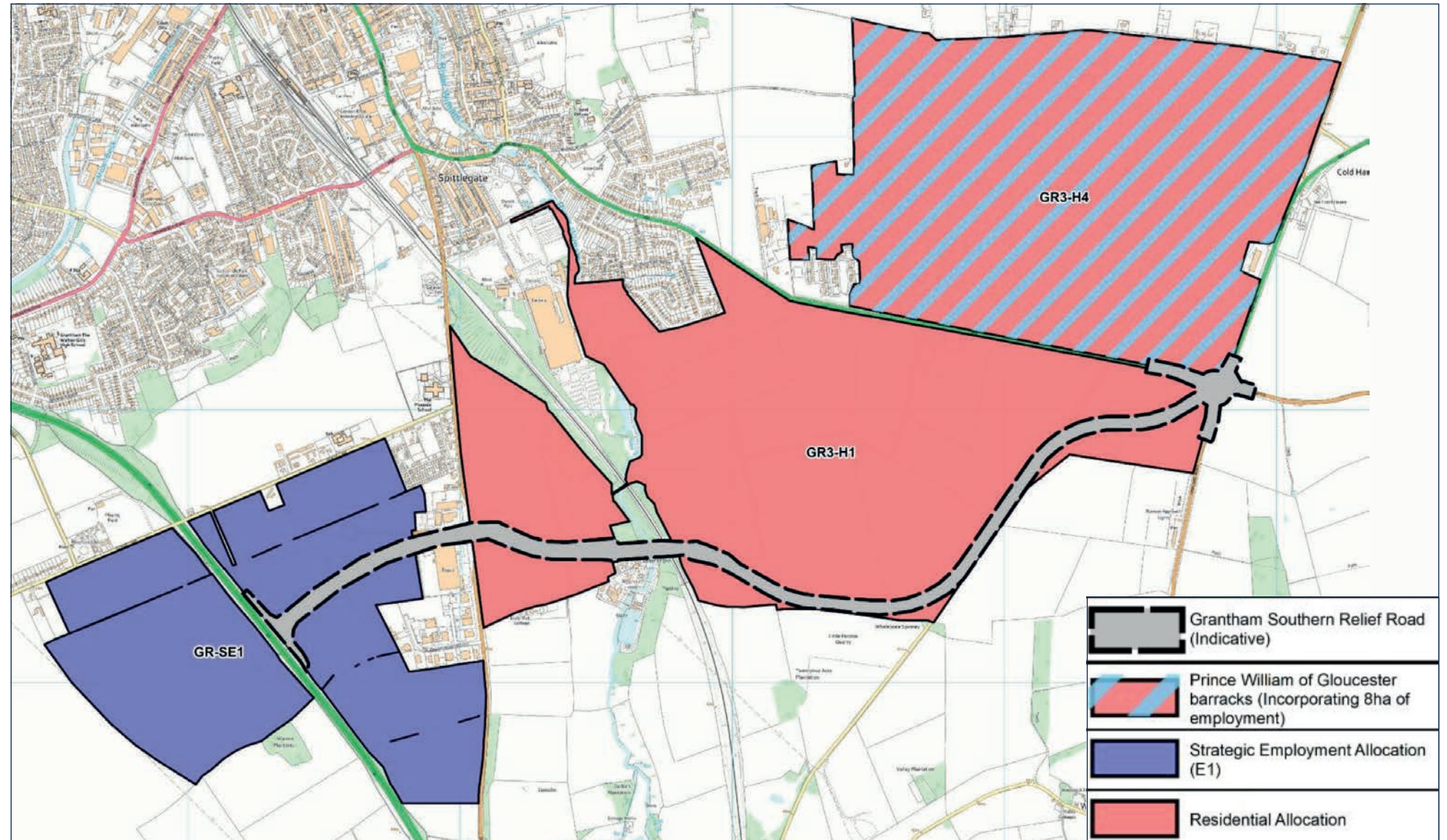


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Planning background

In 2020, the Prince William of Gloucester Barracks site was allocated in the South Kesteven District Council Local Plan for up to 4,000 new homes. This figure is likely to be reduced to approximately 3,000 new homes.

The delivery of any future development would be coordinated with the owners of the Spitalgate Heath Garden Village, which sits on the opposite side of the A52, and is subject to planning. Together, the two sites will deliver new homes, employment space, new education and community facilities, leisure and recreation uses, and green open spaces.



Extract from the Local Plan adopted Proposals Map.

What is a masterplan?

A masterplan provides an overall vision for placemaking and framework to guide the development of buildings, infrastructure and open spaces on a site.

What is an outline planning consent?

An outline planning permission approves a series of 'parameter plans.' These plans define the maximum parameters for development on the site, for example maximum building heights. The parameter plans cannot be developed until full (detailed) planning consent has been granted. The detailed consent is managed through 'Reserved Matters Applications.'

What is a Reserved Matters Application?

Following the approval of outline planning consent, Reserved Matters Applications must be submitted to seek approval for the outstanding details within the outline consent. These applications agree the detailed design and once approved gain the right for the development to happen. The details of the Reserved Matters Application must be in line with the outline approval.



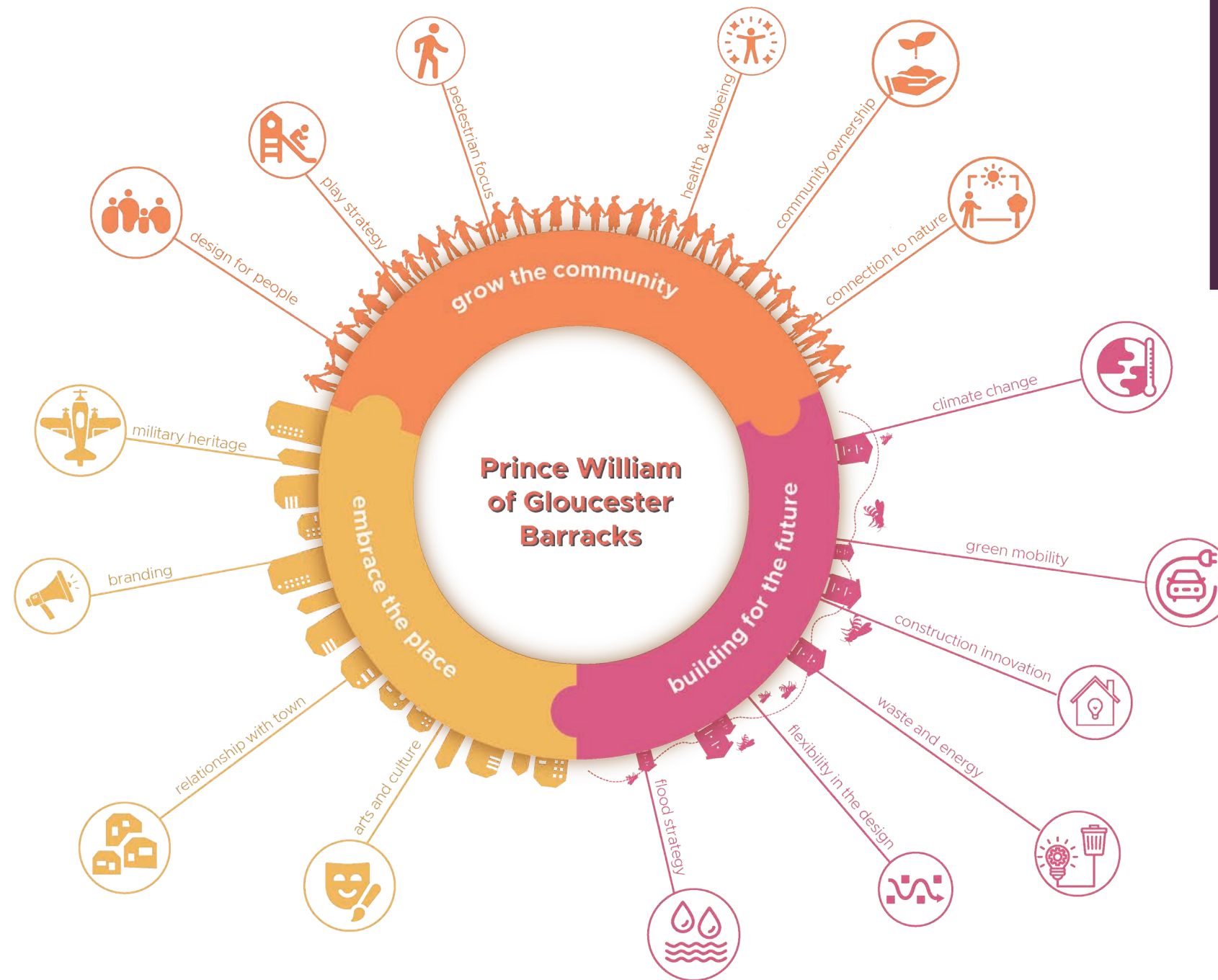
Ministry
of Defence

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Future plans for Prince William of Gloucester Barracks

Our ambition is to find a meaningful future use for the site when the army leaves in 2029, to ensure that this large and important site close to Grantham continues to contribute in a positive way to the local area.

The DIO has appointed a professional team of consultants to look at the future development opportunity for the barracks, including undertaking detailed feasibility studies on potential future options and working with the community to prepare an illustrative masterplan for the site.



Our aim is to create a sustainable, vibrant and viable new neighbourhood, which celebrates the military history of the site and distinctive heritage of the area, to deliver new homes and other uses, including a new local centre, schools and employment space, centred around woodlands, parks and a community hub.

Our key principles for development.



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The barracks today

The site accommodates a number of buildings and structures, including industrial aviation units, accommodation blocks, hangars and workshops, the Grade II Listed Officers' Mess building, military training areas and existing roads and footpaths.

The barracks also benefits from areas of green open space with grasslands and landscaped area alongside the buildings.

In 2012, the Woodland Trust planted trees at the site, which became known as the Jubilee Woods. Whilst this woodland area is not currently open to the public, the aspiration is to retain as much of this area as possible as a natural feature within the redevelopment, with the newly established trees being carefully considered in any future planning of the site.



The Officers' Mess.



Green open space and landscaping in front of the Officers' Mess.



Grassland areas.



The Parade Ground.



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A strong military heritage

Established as the Royal Flying Corps Grantham during World War I and serving as an airbase, the site continued life as a training facility throughout World War II and officially became RAF Spitalgate before transferring to the British Army in 1975. The barracks was named after Prince William of Gloucester in 1977.

Any future proposals will carefully consider how we commemorate this proud history, and this will form part of our future engagement planned for next year.



Aeroplanes (Credit: South Kesteren District Council).



Officers' Mess (Gillespies, 2020).



RAF Spitalgate, now Prince William of Gloucester Barracks (Credit: Grantham Matters – 1956).

The Officers' Mess is a distinctive Grade II listed building, constructed in circa. 1925 and represents a key focus of the site's history. The building is currently the centrepiece of the barracks and is used for recreational purposes and as living quarters for officers. It is surrounded by well-maintained lawns and landscaped areas. The Officers' Mess will be retained and repurposed in any future plans and will help to mark the military heritage of the site.



Prince William of Gloucester Barracks, Grantham

Opportunities

01

Lifetime neighbourhoods and social sustainability

Our aspiration is to promote new homes that are designed and delivered to a high quality and make strong reference to the site's local character. The development will offer a wide range of house types and tenures that are appropriate to local demand and demographics, in order to deliver neighbourhoods that promote intergenerational living and the ability for people to work or study from home, alongside new schools.



02

Health and well-being

We aim to provide a sustainable green 'Healthscape' that will promote physical and mental wellbeing and encourage active lifestyles by providing generous, safe and accessible facilities for all ages and abilities. All public open space, recreational areas and community facilities will be well connected by green routes that provide the opportunity to walk, run and cycle across the site.



03

Character, heritage and locally distinctive

The scheme will promote a garden village-oriented community that is designed to high modern standards and makes strong reference to its local character and distinctive heritage, including its military history. Where possible, there will be reuse of some existing buildings and spaces to enhance the unique military background, such as the Officers' Mess Listed Building.



04

Sustainable and active travel

The scheme will promote safe and attractive linkages across and beyond the site for a hierarchy of users - including walking, cycling and public transport. A well-designed pedestrian and cycle network will promote health and well-being, and ensure good connectivity with Grantham town centre, the mainline railway station, the Grantham Southern Relief Road and the proposed Spitalgate Heath Garden Village. Further permeability and integration with Public Rights of Way will be made to the surrounding countryside, communities and existing homes to the north and east.





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Opportunities

05

Biodiversity and nature

The development will be focused on preserving areas of the young woodland plantation and the retention of existing calcareous grassland. A network of green infrastructure, neighbourhood parks, play areas, allotments, playing fields and woodland corridors across the site will support communities, encourage connectivity, promote active lifestyles and enhance biodiversity.



06

Innovation and technology

The development will promote sustainable living through modern methods of construction, smart solutions and a low carbon approach to transport, energy, waste and housing where possible.



07

Employment and economic sustainability

The development will provide opportunities for employment generation. With uses to expand the variety of business opportunities in Grantham, as well as working closely with existing local employers. The scheme will promote working and studying from home and will deliver flexible work environments that will make the most of the site's connectivity to the A1 and main highway network via the Grantham Southern Relief Road.



08

Engagement and legacy

Innovative engagement and partnership methods with key stakeholders will be used to develop exemplary ways of designing, implementing and then managing and maintaining the development.





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A future plan for the barracks - tell us what is important to you

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Next steps

Thank you for attending today's community drop-in event.

We will be holding further consultation events next year to involve the community in the development of the masterplan.

These future events will provide an opportunity for you to find out more about the findings of the technical studies we are carrying out currently to inform any development of the site. We will share our initial ideas on the potential development options and provide you with the opportunity to provide your comments.

We would like to hear your feedback on today's event and what you would like to hear more about at our next consultation in 2025.

The exhibition material displayed today will be added to our website following the consultation events for future reference: pwgbarracks.co.uk

You can contact the project team at any point by emailing consultation@pwgbarracks.co.uk or by calling **0800 088 4570**.

Project timeline:

