1 November 2026
finishthecolleys.co.uk

300 homes. Approved 2016. Still not finished.

The Colleys is a 300-home estate off Barrowby Road, Grantham, built by Vistry Group under its Countryside name. Around 273 homes are occupied. The play areas, finished roads, working street lights and green spaces residents were promised are still missing. Building has stopped with 27 homes unbuilt, while Vistry keeps selling homes on the estate and builds its next development across the road.

943
days the play areas have been overdue under planning condition 2

~273
homes occupied. The condition required play areas before the 200th

3
completion dates Vistry gave in 2026, all missed

27
homes still unbuilt; residents report building has stopped

WHAT THE PLANNING PERMISSION REQUIRES

> "The development must be carried out in accordance with the approved details before occupation of the 200th dwelling."
>
> Condition 2 (equipped play areas), SKDC approval S19/1056, 21 Nov 2019

> "Before the end of the first planting/seeding season following the first occupation of each phase..."
>
> Condition 6 (soft landscaping), S19/1056

South Kesteven District Council's written planning update, read to residents on 23 October 2026, said the play area requirement has not been complied with and the council will pursue the developer. Lincolnshire County Council said in November 2025 the roads were "some way off adoption", with street lighting, surfacing and footways outstanding.

VISTRY'S OWN MISSED DATES

- **Late 2023:** Barrowby Road junction. Done November 2025.
- **March 2026:** whole site finished, per the developer's programme to SKDC.
- **11 May 2026:** play areas and open space to start "in approximately three weeks".
- **Mid-June 2026:** "All areas of public open space ... and play areas will be completed" (Vistry newsletter).
- **September 2026:** "both play areas are currently scheduled for installation".

RESIDENTS ARE ASKING

- SKDC to serve a breach of condition notice on the play areas.
- Vistry to publish a dated programme to finish the estate.
- Lincolnshire County Council to set a deadline under the road agreement, backed by its bond.


Unfinished play area: bare ground, rubble and stones


Play area frames left standing in an unfinished site


Road worn through to the base layer


Kerb stones ripped out and left in an open trench


Raised ironwork in the road


Rubble, cable and litter left on open space

Finish The Colleys is an independent site run by a Colleys resident. Residents formed the Colleys Residents Group on 23 October 2026, supported by Barrowby Parish Council and local councillors. All photos taken by residents. Every date is sourced on the website.

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Contact via the website