

REPORT TO CABINET

REPORT OF: Grow the Economy - Economic Development Portfolio Holder

REPORT NO: PLA954

DATE: 15 October 2012

TITLE:	Draft Southern Quadrant Masterplan Supplementary Planning Document	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	Key Decision	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	Cllr Frances Cartwright Grow the Economy - Economic Development Portfolio Holder	
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INITIAL IMPACT ASSESSMENT:	Carried out and Referred to in paragraph (7) below	Full impact assessment Required:
Equality and Diversity	See Appendix B	
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS	PLA830 Adoption of Core Strategy (http://modern.gov.southkesteven.gov.uk/ieDocHome.aspx?) Statement of Community Involvement (http://www.southkesteven.gov.uk/index.aspx?articleid=1653) Town and Country Planning (Local Planning) (England) Regulations 2012 (http://www.legislation.gov.uk/ukSI/2012/767/contents/made)	

1. RECOMMENDATIONS

- 1.1 That Cabinet approves the Draft Southern Quadrant Masterplan Supplementary Planning Document (as set out in Appendix A of this report) for the purposes of public consultation for a period of 6 weeks.

2. PURPOSE OF THE REPORT

- 2.1 To enable the Cabinet to consider the issues surrounding the Draft Southern Quadrant Masterplan Supplementary Planning Document (SPD).
- 2.2 Public consultation on the Draft Masterplan SPD is proposed for a period of six weeks beginning in October 2012. This consultation will fulfil the statutory requirement to undertake public consultation as outlined in the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 2.3 Two periods of non-statutory public consultation have taken place prior to this which have helped to shape the development of the Masterplan SPD and are detailed in section 3 of this report.

3. DETAILS OF REPORT

- 3.1 The draft Southern Quadrant Masterplan SPD is attached as an appendix to this report.
- 3.2 The Southern Quadrant site consists of an area of 267 hectares to the south of the town between the A52 Somerby Hill, and B1174 Spittlegate Level. The area is primarily Greenfield agricultural land, although the former Barfords works is also included within the site boundary and forms the Brownfield portion of the site.
- 3.3 The development of the Southern Quadrant is intended to provide approximately 3,500 new dwellings, new schools, new healthcare and community facilities, new open spaces, sports pitches and play areas as well as helping to deliver the Southern Relief Road.
- 3.4 Two stages of non-statutory public consultation have been undertaken during the development of the masterplan. These sought the views of local residents and businesses in the area directly surrounding the site, the wider Grantham public and other stakeholders such as Network Rail, Lincolnshire Wildlife Trust, Lincolnshire County Council Highways and Education Departments, and Anglian Water Services.
- 3.5 Key issues that arose during previous consultations included ensuring adequate separation and buffering between existing and proposed dwellings to take account of amenity, locating the local shops and facilities in the centre of the site adjacent the primary school and ensuring the retention and augmentation of existing hedgerows and trees where possible to protect wildlife habitats. These consultations also showed a resounding preference for the southern route option for the Relief Road.
- 3.6 The Draft Masterplan SPD has addressed these wherever possible to ensure that the main issues have been addressed prior to the period of statutory consultation.

3.7 The SPD is intended to guide development of the Southern Quadrant site to achieve the following objectives (as set out under Policy H2 of the Core Strategy):

Reference	Objective	Draft Masterplan
Objective 1	Minimise the total amount of land required for development, whilst ensuring that there is sufficient land available to provide a mixed-use development with a wide range of facilities and services capable of fostering a high degree of self-sufficiency	Where possible services and facilities have been co-located to complement one another and allow for potential shared service provision. An example of this would be a combined community and healthcare centre. The appropriate level of facilities and services capable of serving the proposed population has been established in consultation with the relevant service providers.
Objective 2	Retain and preserve land and/or landscape features that are protected, or considered locally important, unless appropriate mitigation strategies can be successfully implemented or there are no other feasible alternatives	Consultation established that the retention of hedgerows, trees and woodland were important to residents as was the protection of wildlife. The masterplan has retained hedgerows throughout the site and incorporated these into the green infrastructure network which runs between the woodland area on the plateau top to the centre of the site, and the large wooded area in the River Witham and East Coast Mainline valley. This ensures that wildlife has plenty of opportunity for movement and foraging throughout the site as well as enabling existing habitats to remain and new habitats to develop.
Objective 3	Locate development around existing physical and social infrastructure to minimise the development of new infrastructure and to ensure that existing residents can benefit from new development	The provision of new facilities and services on-site has been located so as enable existing residents to access them as well as residents of the new development. Walking and cycling routes provide easy

		access throughout the site allowing all residents safe and convenient access to the full range of facilities.
Objective 4	Implement sustainable urban drainage systems to minimise impacts on groundwater quality and quantity	The landowner has undertaken extensive flood risk and drainage studies to develop the appropriate Sustainable Urban Drainage system that will ensure no net increase in surface water run-off from the current Greenfield rates. Balancing pools and swales have been included as landscape features within the green infrastructure network.
Objective 5	Promote energy efficient layouts and buildings and encourage the harnessing of renewable sources of energy	The masterplan layout allows for passive solar gain and the Code for Sustainable Homes will be required to be met in line with the Building Regulations requirements at the time of construction. A study into the feasibility of more large scale renewable energy measures has been undertaken but at this stage it was not felt that it would be feasible to implement large scale renewable energy measures on the site.
Objective 6	Ensure that areas of new residential development are successfully integrated with existing residential areas	Pedestrian and cycling links have been created between the site and Saltersford Road, although there is no vehicular access as this was something that residents made clear that they would not want during earlier consultations. Dense buffer planting is proposed around existing dwellings to reduce the impact of new development on their amenity. Provision is made for potential future pedestrian and/or vehicular

		connections through Houghton Road and Albert Street through a new crossing over the River Witham to provide access to the Barfords site.
Objective 7	Enhance the local environment through the creation of wildlife corridors and refuges and through careful consideration of the landscape	Wildlife corridors have been created throughout the sites green infrastructure network which itself has been based around retained hedgerows, trees and woodland to retain wildlife habitats. This provides an opportunity for wildlife movement and foraging throughout the site as well as providing green spaces for residents to enjoy.
Objective 8	Promote the use of active, overlooked streets and areas of open space to provide community safety	The green infrastructure corridors throughout the site are overlooked by adjacent residential blocks to provide safe areas for play and recreation.
Objective 9	Ensure that development is based around existing good quality public transport links and improve the quality and frequency of public transport links where possible	The indicative internal highway network within the site allows for a “bus loop” to be created so that new and/or extended bus services can serve the site to encourage public transport usage. In addition to this, walking and cycling routes are provided throughout the site leading to key locations both on-site and off-site whilst the Riverside Walkway is extended to create a walking and cycling route into the town centre.
Objective 10	Ensure that there are safe, attractive, short and direct linkages for pedestrians and cyclists between housing areas and employment, retail, leisure and education facilities, and public transport links.	Pedestrian and cycling links have been included within the green infrastructure network throughout the site. These provide walking and cycling links between the existing estates and new development as well as the

		<p>schools, local centre, employment uses, sports pitches and allotments. IN addition the Riverside Walk is extended into the site to provide a traffic free walking and cycling route into the town centre.</p>
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3.8 The Draft Masterplan SPD sets out the key planning and development principles for the development of the site and consists of the following key sections:

- Planning policy and relevant studies – review of relevant planning and regeneration strategy and policy
- Site context, analysis and evidence base – an analysis of the site, surrounding uses, urban form and constraints
- Development vision – sets out a vision statement for the site
- Masterplan and design principles – overarching site development principles, proposed land uses and access arrangements
- Design – details of design requirements
- Phasing and delivery – indicative phasing plan for entire scheme

3.9 The SPD will be taken into account as a material consideration in the determination of planning applications on the Southern Quadrant site. The weight accorded to the SPD is increased if it has been prepared in consultation with the general public, businesses and other interested parties, their views taken into account before it has been finalised and it has been the subject of a Cabinet decision to adopt.

3.10 Section 11 of the Environmental Assessment of Plans and Programmes Regulations 2004 requires the Council to assess whether a Strategic Environmental Assessment of the Draft Masterplan SPD is required in consultation with Natural England, English Heritage and The Environment Agency.

3.11 A Strategic Environmental Report has been carried out on the Southern Quadrant Masterplan SPD and published separately, but there are not expected to be any major issues that could not be appropriately addressed through mitigation.

4. Next Steps

4.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirement for a period of statutory public participation to be undertaken when developing an SPD. This must be in line with the authority's Statement of Community Involvement. The intention is to put the document out to full public consultation for a period of 6 weeks.

4.2 The consultation will:

- Send the SPD documents to relevant specific and general consultation bodies such as statutory consultees like the Environment Agency, Natural England and English Heritage
- Notify the owners of the properties/land affected, neighbouring landowners and key stakeholders/partners
- Make SPD documents available for inspection in the District Council's Main Offices and Grantham library
- Make SPD documents available on the website
- Advertise details of the consultation in local newspapers by way of public notice
- Include three "drop-in" sessions for members of the public to discuss the plans with officers from both South Kesteven District Council and Lincolnshire County Council. One such session shall be held at the Witham Place Community Room with the other two held at Grantham Library.

4.3 Prior to the adoption of the revised SPD, it is necessary for all representations to be considered and the issues that are raised to be taken into account in finalising the document.

4.4 Subject to the number and nature of any representation received, it is anticipated that the representation, together with an officer response to them, will be reported to Cabinet in early 2013 at which time Cabinet will be requested to adopt the Southern Quadrant Masterplan SPD and for it to be a material consideration in the determination of planning applications.

5. Other Options Considered

5.1 It is considered that there are no other options. Given the level of work undertaken to date in the development and preparation of this draft Masterplan SPD it would be sensible to proceed to the period of statutory consultation required prior to consideration for adoption.

6. Resource Implications

6.1 None arising from this report. There will be cost implications associated with the subsequent consultation period, the costs of which have been included in the Planning Policy and Partnerships Service Budget for 2013/2013.

7. Risk and Mitigation

7.1 Risk has been considered as part of this report and no specific high risks have been identified in the preparation of the Masterplan SPD itself.

8. Issues Arising from Equality Impact Assessment

8.1 A Stage 1 Equality Analysis is set out in Appendix B to this report.

9. Crime and Disorder Implications

9.1 None.

10. Comments of Financial Services

10.1 All costs associated with the consultation process will be met from existing budgetary provisions included in the 2012/13 financial framework.

11. Comments of Legal and Democratic Services

11.1 The purpose of the report to Cabinet is to consider the draft Southern Quadrant Masterplan SPD for consultation purposes. It is proposed, following consultation, the results of the consultation be reported to Cabinet. Cabinet will be asked to consider and approve the SPD taking into account relevant representations made as a result of the consultation.

12. Comments of all other relevant services

12.1 None.

13. Appendices:

13.1 Appendix A: Draft Southern Quadrant Masterplan SPD

13.2 Appendix B: Equality Analysis