

APPENDIX 2: Proposed Changes to Draft Masterplan SPD

Note: The proposed changes are expressed in the form of strikethrough for ~~deletions~~ and underlining for additions of text

SPD Section	SPD Page No	Proposed Change
Purpose of the Masterplan Supplementary Planning Document	2	At end of second paragraph add: “.. Grantham Town Centre. <u>The development of the SQ also includes the Southern Relief Road that will help to relieve town centre congestion in Grantham</u> ”
Sustainable Communities	3	Amend first sentence of second paragraph to read: “The list shown above is not exhaustive, however it should be used as a guidance list of the fundamental attributes which the SQ <u>any sustainable urban extension</u> should adopt or strive to achieve once physical implementation is completed..”
Growth Point Status	5	Amend first sentence of third paragraph to read: “... delivering new community services, <u>tackling Grantham’s congestion problems</u> providing protection for biodiversity,....”
Development of the Masterplan	5	Amend second paragraph to read: “The main issues that arose from this initial period of informal consultation are set out <u>below and over:</u> ”
	7	Amend second sentence of first paragraph to read: “... The consultation asked people to let SKDC know their likes and dislikes for both options, <u>which showed alternative routes for the relief road</u> , and to advise which of the two options they preferred overall.”
	7	Amend beginning of first sentence of fourth paragraph to read: “ Once again <u>Concerns were expressed about the potential traffic impacts</u> ”
Other Relevant Guidance	10	Amend last sentence of first paragraph to read: “... The current <u>relevant documents which have been taken account of in the production of this masterplan</u> include:”
	10	Under list of National and General documents add: <u>“Inclusive Mobility Guidance”</u> Under list of Local Documents add <u>“Lincolnshire County Council Streetscape Design Manual”</u>

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Landscape	13	Amend first sentence of fourth paragraph to read: “The existing industrial units at the <u>former</u> Invictas Works (Aveling Barfords) are....”
Water, Drainage & Geology	19	At end of section add new paragraph: “ <u>Development should not impact on controlled waters. Developers proposing schemes that pose a risk to groundwater resources, quality or abstractions must provide an acceptable hydrogeological risk assessment (HRA). Any activities that can adversely affect groundwater must be considered including physical disturbance of the aquifer. If the HRA identifies unacceptable risks then the developer must provide appropriate mitigation.</u> ”
Archaeology & Heritage	20	Amend second paragraph to read: “... located approximately 150 – 200 metres to the north of the site. <u>To the south of the site there are a group of Listed Buildings at Little Ponton. A number of buildings and structures of.....</u> ”
	20	At end of third paragraph add: “... constructed during the post medieval period. <u>The wall is in the ownership of the land owner to the south.</u> ”
Nature Conservation & Ecology	22	Correct typographical error of “Witham” beneath the first image
Access & Movement	23	Correct typographical error of “Dyke” in second sentence of first paragraph.
Services and Utilities	23	Amend final sentence of second paragraph to read: “... The discharges from the wider SQ scheme can be accommodated within the trunk sewer network at the <u>a point in Inner Street</u> , north of the A52 Bridge End Road near the A52/B677/B1174 junction nearby.”
Access & Movement 1 - Vehicles	29	Amend second bullet to read: “Introduce a primary north – south street to link the <u>existing</u> A52 and proposed development into the proposed relief road, with an intersecting main street east – west to link the proposed development.”

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	29	Amend third bullet point will be amended as follows: “Provide a series of links to and junctions on the <u>existing</u> A52 and B1174 for connectivity into the surrounding urban fabric.”
	30	Amend the layout plan to show vehicular access to the proposed allotments from the Southern Relief Road roundabout.
	30	Correct typographical error of “Vehicular” in layout plan key
Access & Movement 2 – Pedestrian & Cyclist	31	Amend the layout plan to show the proposed footway and/or cycleway extending beyond the site through Dysart Park to link up with the existing Riverside Walkway.
	31	The proposed footbridge crossing the River Witham will be moved southwards to allow for a greater degree of separation between the footbridge and the properties at Fircroft.
	32	Correct typographical error of “Vehicular” in layout plan key
Green Infrastructure Framework	33	The proposed footbridge crossing the River Witham will be moved southwards to allow for a greater degree of separation between the footbridge and the properties at Fircroft.
	34	Amend the layout plan to show buffer planting to provide screening around the existing pair of semi-detached houses on Somerby Hill.
	34	Correct typographical error of “Vehicular” in layout plan key
Development Parcels	35	The proposed footbridge crossing the River Witham will be moved southwards to allow for a greater degree of separation between the footbridge and the properties at Fircroft.
	36	Amend key to read: “ <u>Diverted/realigned public right of way</u> ”
	36	Amend the layout plan to show buffer planting to provide screening around the existing pair of semi-detached houses on Somerby Hill.
Illustrative Masterplan	37	The proposed footbridge crossing the River Witham will be moved southwards to allow for a greater degree of separation between the footbridge and the properties at Fircroft.
	37/ 38	Amend the layout plan to include illustrations of the indicative SuDs ponds on the lower valley slopes to the east of the River Witham.
Masterplan Proposals	39	The proposed footbridge crossing the River Witham will be moved southwards to allow for a greater degree of separation between the footbridge and the properties at Fircroft.
	39/ 40	Amend the layout plan to include illustrations of the indicative SuDs ponds on the lower valley slopes to the east of the River Witham.

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Residential Proposals Plan	41	Amend the layout plan to include illustrations of the indicative SuDs ponds on the lower valley slopes to the east of the River Witham.
	41	The proposed footbridge crossing the River Witham will be moved southwards to allow for a greater degree of separation between the footbridge and the properties at Fircroft.
Green Infrastructure, Landscape and Public Open Space	43	Correct typographical error in last sentence of first paragraph to read: “... the broader principles outlined <u>outlined</u> in the Natural England Green Infrastructure Guide.”
Green Infrastructure, Landscape and Public Open Space Proposals Plan	43	The proposed footbridge crossing the River Witham will be moved southwards to allow for a greater degree of separation between the footbridge and the properties at Fircroft.
	43	Amend the layout plan to include illustrations of the indicative SuDs ponds on the lower valley slopes to the east of the River Witham.
	43	Amend the notation on the layout plan to read: Where “7” is shown on the River Witham Corridor this will be changed to “1”. Where “5” is shown on the north-south and east GI spine this will be changed to “4”.
River Witham Corridor	44	Correct typographical error of “Witham” beneath middle image
Landscape Edge – Existing Settlement	45	At end of second sentence of paragraph four add: “... Paper Mill Farm Cottage and the lowest valley slopes would be maintained for the benefit of the existing occupiers.... “
Employment	47	At end of third sentence of third paragraph add: “... proposed housing on the eastern valley slopes and to the Riverside Corridor is proposed <u>subject to agreement with Network Rail.</u> ...”
Local Centre	48	Amend first sentence of second paragraph to read: “It is envisaged that the centre could include shops <u>(of appropriate size and scale to serve local need)</u> , healthcare/pharmacy, cafes, ...” At end of second paragraph add: “... (health and community uses). <u>It may also be appropriate to locate any provision of homes for the elderly close to the Local Centre to enable ease of access to services.</u> ”

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Schools	49	Change references to Community School throughout the SPD to School Site
Southern Relief Road	50	After second sentence of first paragraph add: “... enhancement benefits for the wider town. <u>Lincolnshire County Council</u> are investigating the possibility of introducing town centre <u>HGV restrictions once the SRR is open.</u> In addition to resolving ...”
	50	At end of fourth paragraph add: “... particular importance to the future development. <u>The detailed design work for the SRR may identify some minor variations to the final route of the SRR.</u> ”
	50	Amend the title text beneath the 2 nd picture to read: “Whalebone Lane would be retained alongside the SRR <u>only for local field and footway/cycleway access.</u> ”
Streets	51	Amend the notation on the illustrative view of the Primary Street and Local Centre to read: “Proposed structural landscape to <u>buffer from to adjacent</u> residential development”
Heights, Density and Form	53	Amend second sentence of first paragraph to read: “ new house will be 2 storey, with some <u>single</u> , 2.5 or 3 storey properties in appropriate locations.”
Urban Design	54	Add new section entitled “Views & the Historic Environment” as follows: <u>“The key views to the town’s heritage assets should be reinforced wherever possible. The view corridors which pick up on the spaces which define these areas should be very carefully considered in future plans for development.”</u>
Sustainable Drainage Strategy (SuD’s)	57	Add new paragraph to the end of the section to read: <u>“An overall drainage masterplan (Including foul water drainage) for the site will be required and this will need to be agreed with all Flood Risk Management Authorities: South Kesteven District Council, Environment Agency, Upper Witham IDB, Anglian Water and Lincolnshire Highways Department.”</u>

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	57	<p>Add new paragraph to the end of the section to read:</p> <p><u>“The drainage strategy should be in place and approved prior to commencement of development. The Southern Quadrant site has high permeability across much of its area and so any development will need to use SuDS applications in a creative and robust way to achieve no net increase in site runoff.</u></p> <p><u>The drainage masterplan should contain information on the existing conditions, for example existing land drains, surface water drains, underground water springs and aquifer.</u></p> <p><u>There are examples of springs on the west side of the Witham River Valley in this location, some of which are used for water supply. If underground tile drains are severed and left in place it can lead to flooding of gardens and properties, sometimes long standing. These should be mapped and adequate provisions made to avoid impact on any proposed development.</u></p> <p><u>The drainage masterplan should consider the phased drainage of the site as development progresses and incorporate outline details of how this will be managed against the phasing plan currently available.”</u></p>
	57	<p>Add new paragraph to the end of the section to read:</p> <p><u>“Permanent design solutions should address the need to achieve good water quality as well as drainage. The SuDS management train should be used to achieve good water quality. Appropriate mitigation should be added to road drainage design to allow isolation of an affected area in the event of a road traffic accident or spillage.</u></p> <p><u>SUDS applications should also be designed to ensure that routine maintenance, and future repairs or replacement can be easily undertaken (access and simplicity of design). The design life of the SuDS works should be established, and provisions made within the drainage masterplan as to how repairs and replacement should be undertaken in the future.</u></p> <p><u>The drainage masterplan should plan for an exceedance of capacity, designing into the site layout corridors where extreme flows will run overland, so as to avoid risks to life and property.</u></p> <p><u>Where SuDS works fall within the Inner Source Protection Zone these will need to follow the EA’s requirements for protection of the groundwater within the SPZ.</u></p> <p><u>Use of Low Impact Development (LIDs) and Water Sensitive Urban Design (WSUD) techniques should be used. These include measures such as green roofs, rainwater harvesting and rain gardens.”</u></p>
	57	<p>Add new paragraph to the end of the section to read:</p> <p><u>“Water quality SUDS should be located next to any sports pitches etc, where drainage and the use of fertilisers could be needed.”</u></p>

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Indicative Phasing Plan	59	The proposed footbridge crossing the River Witham will be moved southwards to allow for a greater degree of separation between the footbridge and the properties at Fircroft.