

Consultee Comments Summary

Consultee

26470 Mr Roger Stafford
Buckminster Estate

Agent

260782 Mr Andrew Russell-Wilks
Ancer Spa Midlands Ltd

CommentID: GPPA220**Vision for Grantham****Summary of Comment**

The Buckminster Estate considers that the Area Action Plan is generally sound. It is a well worded and structured document that sets out a clear and ambitious vision for the town and the appropriate detailed policies to achieve that vision. However, a number of areas of fine detail the AAP is not sound as currently drafted

Officer's Recommendation

Comments noted

Consultee

497285 Mr Owen Walters
Highways Agency

Agent**CommentID: GPPA268****Vision for Grantham****Summary of Comment**

The Highways Agency is generally supportive of the detail in the Plan, which seeks to allocate development in a sustainable manner and ensure consistency with the Core Strategy for the District.

Officer's Recommendation

Support welcomed. The Council has carried out a number of transport studies including Movement, Accessibility and Green infrastructure to support the GAAP. Also, the Council is working closely with Highways to address any transport infrastructure issues.

Consultee

521755 Miss Laura Richardson
Environment Agency

Agent**CommentID: GPPA281****Vision for Grantham****Summary of Comment**

Section 7.2.4 of the SFRA recommends that site specific flood risk assessments should be undertaken for proposed developments with site area greater than 0.5 ha.

Officer's Recommendation

Comment noted

Consultee

524576 Central Lincolnshire JSPC Central Lincolnshire JSPC Central Lincolnshire J

Agent**CommentID: GPPA230****Vision for Grantham****Summary of Comment**

The GAAP is in conformity with the adopted SK Core Strategy. The Central Lincolnshire JPU has no objections and support it.

Officer's Recommendation

Comment noted

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

Agent**CommentID: GPPA122****Vision for Grantham****Summary of Comment**

It would be helpful if there was greater clarification of the Area Action Plan boundary as shown in Figure 1 to make it clear what has been included and excluded in terms of future planning decisions.

Officer's Recommendation

Comment noted. However changes will not be required. The GAAP introductory text explains the boundary of the GAAP. This is further supported by Figure 1.

Consultee

534219 Mr A Edwards

Agent

25974 Mr Nick Grace
Savills

CommentID: GPPA153**Vision for Grantham****Summary of Comment**

We consider in principle that the boundary is tightly drawn (excluding areas proposed for major urban extensions to the north west and south east of the town) and inappropriately drawn on the western boundary close to the area where the A607 connects with the A1.

Officer's Recommendation

The GAAP boundary was drawn tightly to the extent of the built up area of the town except those sites proposed for housing or employment allocations which have been identified following completion of several technical studies and consultation with key stakeholders. The consultee's site is not a preferred location for development and the representation made contained no additional information which would justify its inclusion into the GAAP Boundary.

Consultee

521616 Mr Ian Dickinson
British Waterways

CommentID: GPPA117**Vision for Grantham****Summary of Comment**

The aspirations for the canal within the Area Action Plan boundary should be seen in a wider context than just the town itself; although it is physically severed by the A1, the potential value of the canal west of the A1 as a multi-functional resource for the town should not be underestimated. Positive treatment of the canal within the Area Action Plan boundary has the potential to generate interest in the canal to the west, and it is hoped, potentially act as a catalyst for restoration projects through the Grantham Canal Partnership.

Agent**Officer's Recommendation**

Support noted

Consultee

517507 Mrs Bea Vallance

CommentID: GPPA57**Vision for Grantham****Summary of Comment**

Noise from works, mess, inconvenience to residents in getting to work/shops/schools etc will our Council taxes be reduced whilst all the work is carried out etc.

Agent**Officer's Recommendation**

Comments noted.

Consultee

26094
Upper Witham Internal Drainage Board

CommentID: GPPA353**Vision for Grantham****Summary of Comment**

The vision is a good ethos, the requirement to rely on private developers will always undermine the Council's vision.

Agent**Officer's Recommendation**

Comments noted. However, the delivery of the GAAP will not rely solely on the private sector but rather partnership working with the private, public and voluntary organisations. The GAAP appendix 5 shows the delivery and implementation framework of the plan.

Consultee

522007 Mr Alan Bryan

Agent**CommentID: GPPA170****Vision for Grantham****Summary of Comment**

Nice thought, but Grantham is shrinking in all areas. The exact opposite is happening to what you want.

Officer's Recommendation

Comment noted

Consultee

27101 Mr D F Gray

Agent**CommentID: GPPA189****Vision for Grantham****Summary of Comment**

Promoting development of our town for the next 15 years should be presented in such a way that the majority of us can understand assimilate what is going on.

Officer's Recommendation

Comments noted

Consultee521333 Mr Antony Aspbury
Antony Aspbury Associates Limited**Agent**

521323 Mr Antony Aspbury

CommentID: GPPA99**Vision for Grantham****Summary of Comment**

The Vision for Grantham is ambitious and, whilst consistent with the designation of the Town as a Growth Point, with RSS and with the Core Strategy DPD, it is not achievable because the AAP neither provides for sufficient development nor does it furnish effective delivery mechanisms to fulfill the Vision. The Representor proposes that, amongst others, an allocation should be made on the land bounded by the Manthorpe Estate/Manthorpe Village, the A607 High Road, Belton Lane and the ECM Railway Line on the north side of Grantham.

Officer's Recommendation

Comments noted

Consultee

26154 Mrs N Jacobs
Bourne Town Council

CommentID: GPPA213**Vision for Grantham****Summary of Comment**

If money for school is not forthcoming then the growth in Grantham will negatively affect schools in Bourne, especially Bourne Grammar School.

Priority of access should be within South Kesteven rather than to Nottingham and Lincoln.

Agent**Officer's Recommendation**

Comments noted.

Consultee

262346
Springfield Park Properties - The Skinner Family

CommentID: GPPA256**Vision for Grantham****Summary of Comment**

A recent Ministerial Statement, by Grant Shapps MP states;Local planning authorities should therefore press ahead without delay in preparing up-to-date development plans, and should use that opportunity to be proactive in driving and supporting the growth that this country needs. This is consistent with policy in PPS4.

Agent

26011 Mr Mike Sibthorp
Mike Sibthorp Planning

Officer's Recommendation

Comments noted

Consultee

527735

CommentID: GPPA288**Vision for Grantham****Summary of Comment**

No reference is made to the Grammer Schools in the town.

Agent

527734 Mr Dan Mitchell
Barton Willmore

Officer's Recommendation

The Consultee comment is valid. The text under the Spatial Portrait of Grantham will be reviewed. Section 1.6.15 will incorporate the consultee's request.

Consultee

514085 Mrs Marilyn Campbell

Agent**CommentID: GPPA20****Vision for Grantham****Summary of Comment**

The high quality shops must not be at the expense of a cheaper range. There needs to be a good mix of shops, small as well as large, plus the cheaper ranges and charity shops.

Officer's Recommendation

Paragraph two of the first line of the GAAP vision states that " Grantham will offer a high quality choice of retail..". This addresses the consultee's request for good mix of shops.

Consultee

527827 Mr Richard Caley
Grantham Civic Society

Agent**CommentID: GPPA332****Vision for Grantham****Summary of Comment**

There are few locally-employed highly-skilled workers. Grantham needs to increase this proportion not just retain it .

Officer's Recommendation

Comments noted

Consultee

527827 Mr Richard Caley
Grantham Civic Society

Agent**CommentID: GPPA326****Vision for Grantham****Summary of Comment**

The GAAP is both comprehensive and detailed. Although it does not include close neighboring villages of Gt. Gonerby, Barrowby, Londonthorpe and Harrowby, changes proposed will impact on them.

Officer's Recommendation

Comment noted

Consultee
523529 Mr & Mrs A & M Parkin

Agent

CommentID: GPPA194
Vision for Grantham

Summary of Comment

We are very happy that the GAAP did not allocate the Manthorpe site adjacent to the Manthorpe Estate.

Officer's Recommendation

Comments noted

Consultee
514578 Mr David Brown

Agent

CommentID: GPPA154
Vision for Grantham

Summary of Comment

The consultee stated that the GAAP Vision is achievable

Officer's Recommendation

Support welcomed.

Consultee
469272 Mrs Gill Noon
Great Gonerby parish Council

Agent

CommentID: GPPA215
Vision for Grantham

Summary of Comment

Redevelopment in general should make provision for ageing population. Easy pedestrains access for the aged to services including retail within the town is vital for a successful town.

Officer's Recommendation

Comment noted

Consultee

527808 Linden Homes & Jelson Ltd Linden Homes & Jelson Ltd Linden Homes & Jelson Ltd Linden Homes & Jelson Ltd

CommentID: GPPA321**Vision for Grantham****Summary of Comment**

Linden Homes and Jelson Limited are very supportive of the Council's growth aspirations for Grantham and related initiatives to regenerate the town, and recognise the integral role of NWQ and SQ in new housing delivery. Also, it will make sense for the GAAP to extend up to the A1, which forms logical boundary.

Agent

25981 Mrs J Gardener
SSR Planning

Officer's Recommendation

Support is noted.

Consultee

26311 Mr Michael Sims

CommentID: GPPA214**Vision for Grantham****Summary of Comment**

There are empty premises including Charity Shops in the town. This should be dealt with first.

Agent**Officer's Recommendation**

Comment noted. The GAAP Policy TOC1 addresses the issue of re-use of vacant buildings within the Town Centre as requested by the consultee.

Consultee

515854 Mrs Linda Graves

CommentID: GPPA389**Vision for Grantham****Summary of Comment**

The consultee stated that the GAAP Vision is achievable.

Agent**Officer's Recommendation**

Comment welcomed

Consultee

510715 Mrs Linda Houtby

CommentID: GPPA2**Vision for Grantham****Summary of Comment**

There are no six form colleges in Grantham. There is one college of further education.

Agent**Officer's Recommendation**

The comment relates to the Spatial Portait of Grantham. The text under education will be changed to reflect the consultee's comment. Section 1.6.15 will be deleted and replaced by the following text:

There is a strong history of learning within the town with Key Stage Two results in line with national averages and a good GCSE performance. There are several secondary schools in the town, including two Grammar schools: Kesteven and Grantham Girls' School and the Kings School. Further education in the town is provided by Grantham College.

Consultee

26028 Mr S Bickford-Smith

JB Planning Associates Ltd

CommentID: GPPA350**Vision for Grantham****Summary of Comment**

(GAAP) boundary has been drawn very tightly around Grantham, effectively precluding alternative development proposals, and relating only to the Council's current preferred options.

Agent

25971 Mr J Boyd

JB Planning Associates Limited

Officer's Recommendation

Though the GAAP boundary was drawn tightly to include the built up areas of the town and the Council's preferred allocated sites for housing or employment. However, the Council considered all representations made whether is within the GAAP boundary or not. These will help to inform the Submission version of the plan.

Consultee

519558 Mr Ryan Bavin

Department For Environment Food & Rural Affairs (D E F R A)

CommentID: GPPA86**Vision for Grantham****Summary of Comment**

Natural England particularly supports alternative to using private cars by improving public transport, cycling and walking routes. Also supports the provision of high quality open spaces and networks and addressing climate change.

Agent**Officer's Recommendation**

Support welcomed.

Consultee

26149 Miss Elizabeth Biott
Lincolnshire Wildlife Trust

CommentID: GPPA147**Vision for Grantham****Summary of Comment**

The Lincolnshire Wildlife Trust welcomes the vision for Grantham to provide high quality open spaces and networks of multi-functional green spaces within the context of sustainability.

Agent**Officer's Recommendation**

Support welcomed

Consultee

490730 Mr Alan Hubbard
The National Trust

CommentID: GPPA301**Vision for Grantham****Summary of Comment**

Generally National Trust supports Vision.
In respect of the first paragraph it is also the ambition that Grantham will be environmentally connected, for example in terms of Green Infrastructure by the provision of networks that aid biodiversity by being wildlife corridors for migration, foraging etc; it is suggested that the final part is amended to read: "It will be an economically, socially, environmentally and physically connected town".

Agent**Officer's Recommendation**

Support welcomed. The consultee request is acceptable. The term environmentally will be added to the first paragraph of the vision. This will be after socially.

Consultee

533580
Campaign to Protect Rural England

CommentID: GPPA366**Vision for Grantham****Summary of Comment**

CPRE supports the Council's Vision. However, CPRE is not convinced of the funding availability for the plan.

Agent**Officer's Recommendation**

Support noted. Appendix 5 of the plan shows detailed framework on financial arrangements for the delivery of the plan.

Consultee

524945 Mr Geoffrey Stevens

Agent**CommentID: GPPA238****Vision for Grantham****Summary of Comment**

The East-West Relief Road and other highway improvements should be carried out before the proposed housing, retail and employment developments.

Officer's Recommendation

Comments noted.

Consultee

533685 TaylorWimpey TaylorWimpey TaylorWimpey

Agent

25974 Mr Nick Grace
Savills

CommentID: GPPA383**Objective 1****Summary of Comment**

The policy on delivering a wide range of homes is supported. Deliverability and viability are considered to be key issues.

Officer's Recommendation

Support welcomed

Consultee

521333 Mr Antony Aspbury
Antony Aspbury Associates Limited

Agent

521323 Mr Antony Aspbury

CommentID: GPPA100**Objective 1****Summary of Comment**

The objective is strongly supported. However, the Objective as it stands can not be met due to fundamental deficiencies.

Officer's Recommendation

Comments noted.

Consultee

521333 Mr Antony Aspbury
Antony Aspbury Associates Limited

Agent

521323 Mr Antony Aspbury

CommentID: GPPA101**Objective 2****Summary of Comment**

The objective of the GAAP is strongly supported. However, the capacity of the GAAP to deliver is questioned.

Officer's Recommendation

Support is noted. GAAP is based on robust and credible evidence based that supports the site allocations and policies of the document. Appendix 5 shows how the GAAP would be delivered.

Consultee

533685 TaylorWimpey TaylorWimpey TaylorWimpey

Agent

25974 Mr Nick Grace
Savills

CommentID: GPPA384**Objective 2****Summary of Comment**

We support the principle of housing growth and delivery in Grantham. This reflects current Government's 'pro growth' agenda.

Officer's Recommendation

Support welcomed

Consultee

26026
Anglian Water

Agent**CommentID: GPPA300****Objective 2****Summary of Comment**

The AAP is not yet supported by a robust and credible evidence base on water infrastructure.

The ongoing detailed Water Cycle Strategy will need to be completed in order to understand the constraints and opportunities brought about through proposed development.

Officer's Recommendation

The Council is aware of the on-going Water Cycle Study 2c. This study will be ready by summer and will help to inform the allocations and policies of the Submission version of the plan.

Consultee

497285 Mr Owen Walters
Highways Agency

CommentID: GPPA259**Objective 2****Summary of Comment**

Highways supports the objectives which include strengthening the role of Grantham as a sub regional centre. And also providing development in locations to minimise the need to travel and reduce the reliance on private car.

Agent**Officer's Recommendation**

Support noted

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

CommentID: GPPA123**Objective 4****Summary of Comment**

We welcome the reference to “retaining the best and most valued aspects of its existing character”. The Vision could be strengthened by drawing on the Grantham Townscape Assessment and Conservation Area Appraisal.

Agent**Officer's Recommendation**

Support welcomed and comments noted

Consultee

497285 Mr Owen Walters
Highways Agency

CommentID: GPPA260**Objective 5****Summary of Comment**

The objective to ensure that the Town Centre is convenient and accessible should also draw in specific reference to the importance of public transport and other sustainable modes of travel.

Agent**Officer's Recommendation**

Comments noted. However, section 3.1 and Policy MOV1 of the GAAP made specific and detailed references on the importance of public transport and other sustainable modes of travel.

Consultee

497285 Mr Owen Walters
Highways Agency

CommentID: GPPA205**Objective 5****Summary of Comment**

The objective to ensure that the Town Centre is convenient and accessible should make specific reference to public transport and other sustainable modes of transport.

Agent**Officer's Recommendation**

Comments noted. However, section 3.1 and Policy MOV1 of the GAAP made specific and detailed references on the importance of public transport and other sustainable modes of travel.

Consultee

521333 Mr Antony Aspbury
Antony Aspbury Associates Limited

CommentID: GPPA102**Objective 5****Summary of Comment**

The Objective is supported. The GAAP or other DPDs has not adequately address the impacts of growth being promoted on accessibility to the Town Centre. Also, the Town Centre will require-thought out, and adequately funded transport infrastructure.

Agent

521323 Mr Antony Aspbury

Officer's Recommendation

Comments noted. As an on-going process the Council is working in partnership with Highways Agency, the County Council, Developers and landowners to address the issue on transport infrastructure. Several technical studies including the Movement Strategy have been carried out to support growth in Grantham.

Consultee

521333 Mr Antony Aspbury
Antony Aspbury Associates Limited

CommentID: GPPA103**Objective 7****Summary of Comment**

The Representor strongly supports this Objective. It is considered that the Objective is met by the 'Omission Site' at Manthorpe being promoted by the Representor's Clients.

Agent

521323 Mr Antony Aspbury

Officer's Recommendation

Support noted

Consultee

497285 Mr Owen Walters
Highways Agency

CommentID: GPPA204**Objective 7****Summary of Comment**

The Agency supports the objectives which include strengthening the role of Grantham as a sub regional centre and providing development in locations which minimise the need to travel and reduce the reliance on the private car.

Agent**Officer's Recommendation**

Noted

Consultee

527735

CommentID: GPPA289**Objective 7****Summary of Comment**

Objective 7 is relevant to our observations on modes of transport and the connectivity of the Barrowby Gate site to Gonerby Road through the site which we are proposing.

Agent

527734 Mr Dan Mitchell
Barton Willmore

Officer's Recommendation

Noted

Consultee

497285 Mr Owen Walters
Highways Agency

CommentID: GPPA261**Objective 8****Summary of Comment**

Objective 8 relating to infrastructure should include provision that will ensure that growth will run in parallel with infrastructure planning.

Agent**Officer's Recommendation**

Comments noted.

Consultee

521333 Mr Antony Aspbury
Antony Aspbury Associates Limited

Agent

521323 Mr Antony Aspbury

CommentID: GPPA104**Objective 8****Summary of Comment**

It is considered that the Objective is met by the 'Omission Site' at Manthorpe being promoted by the Representor's Clients.

Officer's Recommendation

Noted

Consultee

521333 Mr Antony Aspbury
Antony Aspbury Associates Limited

Agent

521323 Mr Antony Aspbury

CommentID: GPPA105**Objective 9****Summary of Comment**

The Objective is fully supported. However, it has been interpreted and applied inconsistently and arbitrarily in the GAAP related DPD's like the Core Strategy. In particular Omission of site at Manthorpe.

Officer's Recommendation

Comments noted

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

Agent**CommentID: GPPA124****Objective 9****Summary of Comment**

We welcome the inclusion of a specific objective relating to Grantham's heritage (Objective 9). It should refer to "settings" in addition to respecting historic buildings, links and views.

Officer's Recommendation

Support welcomed. Adding "settings" after historic buildings will strengthened Objective 9. This read as : To conserve and enhance Grantham's heritage, respecting historic buildings and their "settings", links and views.

Consultee

521616 Mr Ian Dickinson
British Waterways

CommentID: GPPA118**Objective 9****Summary of Comment**

Grantham Canal is a historic feature within the town. It forms part of the town's cultural heritage. Promoting its use would contribute towards achieving Objective 9.

Agent**Officer's Recommendation**

Comment noted

Consultee

26149 Miss Elizabeth Biott
Lincolnshire Wildlife Trust

CommentID: GPPA148**Objective 10****Summary of Comment**

Wildlife Trust strongly supports this Objective to provide a network of multi-functional green spaces which secures a net gain in biodiversity.

Agent**Officer's Recommendation**

Support welcomed

Consultee

521333 Mr Antony Aspbury
Antony Aspbury Associates Limited

CommentID: GPPA106**Objective 10****Summary of Comment**

The Representor strongly supports this Objective. The proposed allocation contains well-thought-out, well-planned and generous green infrastructure which is carefully related to its landscape context and to the needs of the community it would serve.

Agent

521323 Mr Antony Aspbury

Officer's Recommendation

Support noted

Consultee
26094
Upper Witham Internal Drainage Board

Agent

CommentID: GPPA354
Objective 10

Summary of Comment

Objective 10 should include areas required for watercourse maintenance/access.

Officer's Recommendation

Noted

Consultee
521616 Mr Ian Dickinson
British Waterways

Agent

CommentID: GPPA119
Objective 10

Summary of Comment

The Grantham Canal, particularly to the west of A1 represents a multi-functional green corridor, which provides significant link between the town and surrounding countryside to the west.

Officer's Recommendation

Comments noted

Consultee
26094
Upper Witham Internal Drainage Board

Agent

CommentID: GPPA355
Objective 11

Summary of Comment

Objective 11 should have regard to surface water disposal and SUD's systems

Officer's Recommendation

Comment noted. Objective 11 contained provision for surface water disposal and SUD's system. There is no need to amend it.

Consultee

519558 Mr Ryan Bavin
Department For Environment Food & Rural Affairs (D E F R A)

CommentID: GPPA87**Policy MOV1:Movement and Accessibility****Summary of Comment**

Natural England supports this policy. It encourage alternatives to car usage and will help to tackle climate change and reduce carbon emissions. We are also supportive of Grantham being a cycling town and using River Witham corridor as a cycling and walking route.

Agent**Officer's Recommendation**

Support welcomed

Consultee

524945 Mr Geoffrey Stevens

CommentID: GPPA239**Policy MOV1:Movement and Accessibility****Summary of Comment**

The GAAP made mentioned of the East-West Relief road, however, is unlikely to become a reality.

Agent**Officer's Recommendation**

Noted

Consultee

26028 Mr S Bickford-Smith
JB Planning Associates Ltd

CommentID: GPPA348**Policy MOV1:Movement and Accessibility****Summary of Comment**

We are concerned that bullet point 7 in Policy MOV1, which requires all development to:
'Contribute towards junction improvements for all modes of transport to enable growth to occur whilst resolving local movement and place issues.'

Agent

25971 Mr J Boyd
JB Planning Associates Limited

Officer's Recommendation

Comments noted.

Consultee

260922
Constable Homes

CommentID: GPPA344**Policy MOV1:Movement and Accessibility****Summary of Comment**

We disagree with the statement that Cul-de-sac layouts work against making public transport, walking and cycling attractive modes of choice. Also concerned that MOV1 second bullet point requires all development to contribute towards junction improvements for all modes of transport to enable growth to occur.

Agent

260960 JB Planning Associates

Officer's Recommendation

Comments noted

Consultee

510715 Mrs Linda Houtby

CommentID: GPPA3**Policy MOV1:Movement and Accessibility****Summary of Comment**

It is not clear how the high frequency bus services between the northwest and southern quadrants through the town will alleviate the current issues faced by bus transportation.

Agent**Officer's Recommendation**

Comments noted

Consultee

27101 Mr D F Gray

CommentID: GPPA193**Policy MOV1:Movement and Accessibility****Summary of Comment**

Policy MOV1 state the importance to improve movement of vehicles in the town. Yet for several years we have been without traffic wardens leading to random parking in our main town centre shopping area.

Agent**Officer's Recommendation**

Noted

Consultee

514578 Mr David Brown

Agent**CommentID: GPPA155****Policy MOV1:Movement and Accessibility****Summary of Comment**

The consultee supports the MOV1 Policy

Officer's Recommendation

Support noted.

Consultee

26094

Upper Witham Internal Drainage Board

Agent**CommentID: GPPA356****Policy MOV1:Movement and Accessibility****Summary of Comment**

Integrating River Witham and other like corridors is a good idea. However, watercourse maintenance and agreeing with appropriate authorities is crucial.

Officer's Recommendation

Comments noted

Consultee

469272 Mrs Gill Noon

Great Gonerby parish Council

Agent**CommentID: GPPA216****Policy MOV1:Movement and Accessibility****Summary of Comment**

As Grantham envisaged growth, the east-west bypass will only take out some of the traffic. However, internal traffic movements will increase. Inner relief road through to Station Road East should be considered to relieve Wharf Road.

Officer's Recommendation

Comment noted

Consultee

490730 Mr Alan Hubbard
The National Trust

Agent**CommentID: GPPA302****Policy MOV1:Movement and Accessibility****Summary of Comment**

PPG13(as amended) seeks a pro-active approach to managing traffic, in particular by the encouragement of alternative modes of transport.

Officer's Recommendation

Comments noted

Consultee

527827 Mr Richard Caley
Grantham Civic Society

Agent**CommentID: GPPA333****Policy MOV1:Movement and Accessibility****Summary of Comment**

The problem with Grantham's traffic stems from low narrow 19th century railway bridge. LCC Highways and SKDC need to work together to address the issue. East-West route is vital for the town.

Officer's Recommendation

Comments noted

Consultee

533580
Campaign to Protect Rural England

Agent**CommentID: GPPA367****Policy MOV1:Movement and Accessibility****Summary of Comment**

The East-West By Pass is critical for the Area Action Plan. Cycling and pedestrian routes proposed are well chosen and will be highly beneficial when implemented.

Officer's Recommendation

Comments noted

Consultee

527735

CommentID: GPPA290**Policy MOV1: Movement and Accessibility****Summary of Comment**

Generally, we are of the view that the perception that the East/West Bypass will be the saviour of the Town is misplaced. The route at Malting Lane is much more satisfactory for gaining access to key services than along Pennine Way.

Agent

527734 Mr Dan Mitchell

Barton Willmore

Officer's Recommendation

Comments noted

Consultee

497285 Mr Owen Walters

Highways Agency

CommentID: GPPA262**Policy MOV1: Movement and Accessibility****Summary of Comment**

The Agency supports fully Policy MOV1 which encourage the use of sustainable modes of transport. The Highways Agency considers that MOV1 policy should make specific reference to the East-West Relief Road. Also the bullet point dealing with junction improvements should be expanded to include reference to contributions potentially being sought towards road management measures which may achieve the objective of improving local movement and alleviating congestion.

Agent**Officer's Recommendation**

Comments noted. New paragraph will be created after section 3.1.7 with specific statement on East-West Relief Road. This will read as:
The delivery of the East-West Relief Road will bring about significant social and economic benefits to Grantham and the wider area. Its construction will help to reduce traffic congestion within the town centre and will provide an alternative vehicular route especially for HGVs. This will attract people and businesses into the town which will in turn support the vitality and viability of the town centre.
Also the bullet point 8 of MOV 1 will be expanded to read :
Contribute towards the delivery of bus service improvements, and other sustainable transport initiatives, including the provision of facilities, through S106 and S278 agreements and, in the future, Community Infrastructure Levy.

Consultee

26470 Mr Roger Stafford
Buckminster Estate

CommentID: GPPA222**Policy MOV1:Movement and Accessibility****Summary of Comment**

We are surprised that reference to the new east- west relief road is not mentioned specifically in Policy MOV1.

Agent

260782 Mr Andrew Russell-Wilks
Ancer Spa Midlands Ltd

Officer's Recommendation

Comments noted

Consultee

521333 Mr Antony Aspbury
Antony Aspbury Associates Limited

CommentID: GPPA107**Policy MOV1:Movement and Accessibility****Summary of Comment**

The Policy is adequate. However, it lacks an effective delivery mechanism. Poplar Farm, which forms the first phase of the NWQ, the objectives of the Policy are not being translated into effective action through the development control process.

Agent

521323 Mr Antony Aspbury

Officer's Recommendation

Comment noted. However, at the time of Poplar Farm application was submitted to the Council for Planning Permission, the GAAP document has not been drafted. Therefore the use of MOV1 policy for Poplar Farm application would not have been possible.

Consultee

522007 Mr Alan Bryan

CommentID: GPPA171**Policy MOV1:Movement and Accessibility****Summary of Comment**

The consultee was unsure of the MOV1 Policy

Agent**Officer's Recommendation**

Noted

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

CommentID: GPPA125**Policy MOV1:Movement and Accessibility****Summary of Comment**

Grantham's historic street pattern could be included in this policy and the need to respect, utilise and restore historic links and routes within the town. Figure 2 does not include Wyndham Park as a Key Open Space.

Agent**Officer's Recommendation**

Comments noted. Regarding the need to identify the Wyndham Park as a key Open Space, section 3.2.2 and Fig 4 of the GAAP has acknowledged it as an important green infrastructure network and urban green grid.

Consultee

514085 Mrs Marilyn Campbell

CommentID: GPPA21**Policy MOV1:Movement and Accessibility****Summary of Comment**

East-West relief road in key to any traffic movement flow.

Agent**Officer's Recommendation**

Comments noted

Consultee

497285 Mr Owen Walters
Highways Agency

CommentID: GPPA206**Policy MOV1:Movement and Accessibility****Summary of Comment**

Highways Agency fully supports the intention of Policy MOV1 to encourage alternatives to the private car by ensuring that new development provides the necessary walking, cycling and public transport infrastructure.

Agent**Officer's Recommendation**

Comments noted

Consultee
515854 Mrs Linda Graves

Agent

CommentID: GPPA39
Policy MOV1:Movement and Accessibility

Summary of Comment

Public transport and cycleways have to improve.Grantham can not take more traffic.

Officer's Recommendation

Comments noted

Consultee
517507 Mrs Bea Vallance

Agent

CommentID: GPPA59
Policy MOV1:Movement and Accessibility

Summary of Comment

Could not an area in the new multi-storey car park be use for residential parking.

Officer's Recommendation

Comments noted

Consultee
262346
Springfield Park Properties - The Skinner Family

Agent
26011 Mr Mike Sibthorp
Mike Sibthorp Planning

CommentID: GPPA255
Policy GI1: Green Infrastructure Provision

Summary of Comment

The obvious concern of my clients is that Green Infrastructure aspirations may actually cut across the very principle of allocating the land for employment purposes.

Officer's Recommendation

Comments noted

Consultee

521755 Miss Laura Richardson
Environment Agency

Agent**CommentID: GPPA273****Policy GI1: Green Infrastructure Provision****Summary of Comment**

EA supports the objectives of policies. More specifically, the Green Infrastructure(GI) which recognised the need for new development not to compromise existing GI. Also, the SUE's contributing to GI provision.

Officer's Recommendation

Support noted

Consultee

523529 Mr & Mrs A & M Parkin

Agent**CommentID: GPPA197****Policy GI1: Green Infrastructure Provision****Summary of Comment**

We think there should be a public open space on the western boundary of Grantham between existing development. Part could be use as an allotment land.

Officer's Recommendation

Comments noted

Consultee

514578 Mr David Brown

Agent**CommentID: GPPA156****Policy GI1: Green Infrastructure Provision****Summary of Comment**

The consultee supports Policy GI1 which seeks to improve and protect Green spaces in Grantham.

Officer's Recommendation

Support noted

Consultee

26235 Mr R Harris

Agent

26002

Escritt Barrell Golding

CommentID: GPPA299**Policy GI1: Green Infrastructure Provision****Summary of Comment**

Our clients land appears to have been included within the Grantham green loop. Whilst our client is more than willing to discuss the opportunities for the land he owns we do feel that part of the site is suitable for residential development.

Officer's Recommendation

Comments noted

Consultee

26094

Upper Witham Internal Drainage Board

Agent**CommentID: GPPA357****Policy GI1: Green Infrastructure Provision****Summary of Comment**

Other watercourse networks should be added to the list and these require to be protected to allow maintenance to continue.

Officer's Recommendation

Noted

Consultee

514085 Mrs Marilyn Campbell

Agent**CommentID: GPPA22****Policy GI1: Green Infrastructure Provision****Summary of Comment**

I do hope the green "rim" of the bowl shaped town outside the town boundary is protected. This includes Halls Hill, Spitalgate Hills, Barrowby and Gonerby Hills and top of Somerby.

Officer's Recommendation

Comments noted. All sites outside the GAAP boundary will be under the policies of the Council's Site Allocation DPD and other DPD like the Core Strategy.

Consultee

522007 Mr Alan Bryan

Agent**CommentID: GPPA172****Policy GI1: Green Infrastructure Provision****Summary of Comment**

The consultee supports the GI1 Policy to improve and protect Green Spaces in Grantham.

Officer's Recommendation

Support welcomed

Consultee

490730 Mr Alan Hubbard
The National Trust

Agent**CommentID: GPPA303****Policy GI1: Green Infrastructure Provision****Summary of Comment**

In contrast with paragraph 3.2.1 the actual policy itself is less clear about the benefits of Green Infrastructure.

Officer's Recommendation

Comments noted. However, adding the role and benefits of GI and making reference to multi-functionality in the policy text will amount to repetition. Section 3.2.1 already contained these statements.

Consultee

524945 Mr Geoffrey Stevens

Agent**CommentID: GPPA240****Policy GI1: Green Infrastructure Provision****Summary of Comment**

To maintain the attractiveness of the town, it is important that green space within the developed area is maintained and new green space provided in proposed outer town development areas.

Officer's Recommendation

Comments noted

Consultee

497391 Mr Tony Aitchison
Sport England

Agent**CommentID: GPPA219****Policy GI1: Green Infrastructure Provision****Summary of Comment**

Sport England welcomed the intention to invest in GI to ensure that new and enhanced provision meets current and future generations.

Officer's Recommendation

Support welcomed

Consultee

517507 Mrs Bea Vallance

Agent**CommentID: GPPA60****Policy GI1: Green Infrastructure Provision****Summary of Comment**

Green spaces need to be conserved for health and leisure. We need to have brown farm land for food growth reducing food miles

Officer's Recommendation

Comments noted

Consultee

26028 Mr S Bickford-Smith
JB Planning Associates Ltd

Agent

25971 Mr J Boyd
JB Planning Associates Limited

CommentID: GPPA346**Policy GI1: Green Infrastructure Provision****Summary of Comment**

GI1 did not take account of other allocated sites aside the SUE's. It is noted that the GAAP has not been updated to take account of proposed allocations. We support the statement that Grantham canal is a significant green asset and that investment priority should be given to locations of recognised need.

Officer's Recommendation

Comments noted

Consultee

515854 Mrs Linda Graves

Agent**CommentID: GPPA40****Policy GI1: Green Infrastructure Provision****Summary of Comment**

Green spaces are vital for wildlife and for the public to access.

Officer's Recommendation

Support noted

Consultee

521616 Mr Ian Dickinson

British Waterways

Agent**CommentID: GPPA120****Policy GI1: Green Infrastructure Provision****Summary of Comment**

British Waterways is supportive of the priority that Policy GI1 gives to investment in locations which provide opportunities for green infrastructure enhancement and provision, and the specific reference to the Grantham Canal as a key green corridor/link.

Officer's Recommendation

Support noted

Consultee

260922

Constable Homes

Agent

260960 JB Planning Associates

CommentID: GPPA342**Policy GI1: Green Infrastructure Provision****Summary of Comment**

Whiles the 'Grantham Green Loop' and 'Grantham Urban Green Grid' have been drawn to take account of the two SUE sites identified in the Core Strategy, they have not been updated to take account of the proposed allocations within the Grantham AAP.

Officer's Recommendation

Comments noted.

Consultee

521333 Mr Antony Aspbury
Antony Aspbury Associates Limited

Agent

521323 Mr Antony Aspbury

CommentID: GPPA108**Policy GI1: Green Infrastructure Provision****Summary of Comment**

The definition of GAAP boundary in fig.1 is inconsistent with the boundary as defined in Figure 3 and 4. The Representor considers that the boundary shown in Figures 3 and 4 are in fact more appropriate.

Officer's Recommendation

Comment noted

Consultee

26149 Miss Elizabeth Biott
Lincolnshire Wildlife Trust

Agent**CommentID: GPPA149****Policy GI1: Green Infrastructure Provision****Summary of Comment**

The Lincolnshire Wildlife Trust strongly supports this policy to protect, manage and enhance green infrastructure networks. Wildlife should be "designed in to " development at early stage and should be accessible.

Officer's Recommendation

Support noted.

Consultee

533580
Campaign to Protect Rural England

Agent**CommentID: GPPA368****Policy GI1: Green Infrastructure Provision****Summary of Comment**

Suggest there is a need for more detail as to how green spaces will be improved.
We support the Green Spaces and Green Links shown on Figs 3 and 4 of the Action Plan

Officer's Recommendation

Support noted

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

CommentID: GPPA126**Policy GI1: Green Infrastructure Provision****Summary of Comment**

Green infrastructure contributes to the setting of Grantham, both in terms of approaching the town but also in terms of views out. It would be useful to make reference to protecting and enhancing the character of Grantham.

Agent**Officer's Recommendation**

Comments noted. Additional text will be inserted in Section 3.2.1 line 5 to read as "GI will also contribute to the setting of Grantham and its surrounding landscape".

Consultee

510715 Mrs Linda Houtby

CommentID: GPPA4**Policy GI1: Green Infrastructure Provision****Summary of Comment**

GRAH4 do not take account for the impact of the development on the site. As there are numerous mature trees or conservation ecosystems and wildlife to west of the site.

Agent**Officer's Recommendation**

Comments noted.

Consultee

519558 Mr Ryan Bavin
Department For Environment Food & Rural Affairs (D E F R A)

CommentID: GPPA88**Policy GI1: Green Infrastructure Provision****Summary of Comment**

Natural England strongly supports this policy and the accompanying text. Provision of GI should be integral part of sustainable communities. We welcome fig 3 and 4 as it identifies broad areas of GI provision.

Agent**Officer's Recommendation**

Support noted.

Consultee

527827 Mr Richard Caley
Grantham Civic Society

CommentID: GPPA334**Policy GI1: Green Infrastructure Provision****Summary of Comment**

The landscape views of the town need to be protected and this would appear to be the case from the comments; and the map and the green corridor/loop/link projects should enhance the the “green infrastructure”.

Agent**Officer's Recommendation**

Comments noted

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

CommentID: GPPA127**Policy RT1: Improving Town Centre Retail Offer****Summary of Comment**

Agree with the council’s approach. All of the five sites listed in the policy have implications for the historic environment and designated heritage assets. All located within the conservation area (with the exception of Station Approach which is within the setting) and all contain and/or adjoin listed buildings. Elmer Street South (which contains 13 listed buildings) and Watergate Car Park have not been discussed in as much detail as the other three.

Agent**Officer's Recommendation**

Support welcomed and comments noted.

Consultee

510715 Mrs Linda Houtby

CommentID: GPPA5**Policy RT1: Improving Town Centre Retail Offer****Summary of Comment**

This is critical to the future economic and social well being of the town.

Agent**Officer's Recommendation**

Support welcomed and comments noted.

Consultee

527827 Mr Richard Caley
Grantham Civic Society

Agent**CommentID: GPPA335****Policy RT1: Improving Town Centre Retail Offer****Summary of Comment**

The areas of Greyfriars, Wharf Place, Station Approach, Watergate Car Park and Elmer Street South are well chosen as areas for redevelopment. Loss of car parking space and the current state of the High Street will need to be addressed. bring the focus back to this area as the prime retail centre.

Officer's Recommendation

Comments noted

Consultee

522007 Mr Alan Bryan

Agent**CommentID: GPPA173****Policy RT1: Improving Town Centre Retail Offer****Summary of Comment**

The consultee was unsure of Policy RT1

Officer's Recommendation

Comment noted.

Consultee

533580
Campaign to Protect Rural England

Agent**CommentID: GPPA369****Policy RT1: Improving Town Centre Retail Offer****Summary of Comment**

CPRE would like to support key retail development site proposals. We would wish to see pedestrianization of the Market Place.

Officer's Recommendation

Support welcomed .

Consultee

515854 Mrs Linda Graves

Agent**CommentID: GPPA41****Policy RT1: Improving Town Centre Retail Offer****Summary of Comment**

Grantham has been slowly dying retail wise for ages but this recently became alarming. We must regenerate retail and job opportunities.

Officer's Recommendation

Support welcomed and comments noted.

Consultee

517507 Mrs Bea Vallance

Agent**CommentID: GPPA61****Policy RT1: Improving Town Centre Retail Offer****Summary of Comment**

We need to improve the bus station provide waiting room, lavatories and a cafe would be ideal. This would encourage more tourists to the town and more passenger usage of buses. The old post office needs demolishing and rebuilding in a more fitting style to the area.

Officer's Recommendation

Support welcomed and comments noted.

Consultee

490730 Mr Alan Hubbard

The National Trust

Agent**CommentID: GPPA304****Policy RT1: Improving Town Centre Retail Offer****Summary of Comment**

It is considered that the approach set out accords with national planning policy and the adopted Core Strategy, as well as being appropriate to current local circumstances.

Officer's Recommendation

Support welcomed.

Consultee

518264
B&Q

CommentID: GPPA80**Policy RT1: Improving Town Centre Retail Offer****Summary of Comment**

We object to the approach to assessing new retail development in edge of centre or out of centre locations set out in policy RT1 as it is inconsistent with national retail planning policy prescribed by PPS4. We consider the policy should be amended by deleting the reference to 'need' and replacing it with the 'impact' test to ensure conformity with PPS4.

Agent

188973 Mr Paul Aldridge

Officer's Recommendation

The consultee's comments are correct and acceptable in planning policy terms. Change order of bullet points and amend the 5th bullet point of Page 29 to read as :
"The proposal will not lead to significant adverse impacts on the town centre.

Consultee

514578 Mr David Brown

CommentID: GPPA157**Policy RT1: Improving Town Centre Retail Offer****Summary of Comment**

The consultee supports Policy RT1 of improving Town Centre Retail Offer

Agent**Officer's Recommendation**

Support welcomed.

Consultee

514085 Mrs Marilyn Campbell

CommentID: GPPA25**Policy RT1: Improving Town Centre Retail Offer****Summary of Comment**

I hope planning policy will include a pleasant rear view of new buildings. The "Next" terrace have turned an ugly back onto the town.

Agent**Officer's Recommendation**

Support welcomed and comments noted.

Consultee

524945 Mr Geoffrey Stevens

Agent**CommentID: GPPA241****Policy RT1: Improving Town Centre Retail Offer****Summary of Comment**

Whilst the view of developing the retail centre is admirable it is only going to be achievable if retail outlets can be encouraged to come to the town. This will simply not occur unless action is taken provided relief from traffic congestion and provide adequate and "affordable parking".

Officer's Recommendation

Comments noted.

Consultee

521333 Mr Antony Aspbury
Antony Aspbury Associates Limited

Agent

521323 Mr Antony Aspbury

CommentID: GPPA109**Policy RT1: Improving Town Centre Retail Offer****Summary of Comment**

The defined Town Centre boundary (Figure 5) is arbitrarily and too-tightly drawn. The proposed boundary does not even reflect current and emerging development proposals, including regeneration proposals anticipated in the draft GAAP itself. there is no need to draw the Town Centre boundary so tightly and, by implication, so restrictively. A healthy and robust town centre is not just about retail (UCO Part A) uses, but includes other uses. Too small a defined town centre is also likely to exacerbate access problems and lead to unnecessary traffic congestion.

Officer's Recommendation

Comments noted. The Council's Retail Needs and Town Centre Study (2010) identified the uses of buildings in each suggested street in Grantham. These were mapped and clearly show that the town centre boundary as shown in the GAAP Preferred Approach DPD is the most appropriate for the purpose of this policy. Defining the town centre in a more compact way will help to concentrate development within it to ensure its vitality and viability. Extending the boundary would dilute this and may have negative impact as well as limiting investment opportunities and sustainability of the town centre.

Also Policy TOC1 provides for the flexibility of a range of uses within the town centre.

Consultee

517507 Mrs Bea Vallance

Agent**CommentID: GPPA62****Policy TOC1: Town Centre Uses****Summary of Comment**

The Town Centre boundary policy will mean some people may lose their home and business premises. I favour new businesses coming into the town and creating jobs and trades and encouraging tourists.

Officer's Recommendation

The Town Centre boundary will rather promote the vitality and viability of the town centre. It will create an environment to attract investment and businesses into it the Town Centre.

Consultee

522007 Mr Alan Bryan

Agent**CommentID: GPPA175****Policy TOC1: Town Centre Uses****Summary of Comment**

The consultee was unsure of Policy TOC1- Shopping Frontages.

Officer's Recommendation

Comments noted

Consultee

515854 Mrs Linda Graves

Agent**CommentID: GPPA42****Policy TOC1: Town Centre Uses****Summary of Comment**

This has to be a finite area to encourage public accessibility by foot or public transport.

Officer's Recommendation

Comments noted

Consultee

514085 Mrs Marilyn Campbell

Agent**CommentID: GPPA24****Policy TOC1: Town Centre Uses****Summary of Comment**

The town centre should be kept compact. The big shops are taking trade away and the centre will die.

Also, it needs a mixture of businesses including "late" businesses.

Officer's Recommendation

Noted

Consultee

248935

Sainsbury Supermarket Limited

Agent

26013 Mr Andrew Astin

Indigo Planning Limited

CommentID: GPPA283**Policy TOC1: Town Centre Uses****Summary of Comment**

Sainsbury's Supermarket Limited(SSL) should be included within the defined Primary Shopping Area of Grantham Town Centre.The store is the main arterial routes into the town centre. It functions as part of the town centre's main convenience retail offer, serving both the town centre and its wider catchment.

Officer's Recommendation

The Council's Retail and Town Centres Study(2010) by NLP identified the uses of building in each suggested street in Grantham. These were mapped and clearly shows that the Primary Shopping Area and Town Centre Boundary as shown in the GAAP is the most appropriate for the purpose of the policy. Sainsbury's Store is located beyond the edge of the town centre and is, therefore, not appropriate to include it as part of the Primary Shopping Area.

Consultee

514578 Mr David Brown

Agent**CommentID: GPPA158****Policy TOC1: Town Centre Uses****Summary of Comment**

Should include possibility of Northern Ring Road

Officer's Recommendation

Noted

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

CommentID: GPPA128**Policy TOC1: Town Centre Uses****Summary of Comment**

Castlegate and area around St Wulfram's Church and Grantham School have been excluded from the Town Centre boundary. They are typically regarded as part of Town Centre.

Agent**Officer's Recommendation**

Noted

Consultee

524945 Mr Geoffrey Stevens

CommentID: GPPA242**Policy TOC1: Town Centre Uses****Summary of Comment**

.The Consultee supports Policy TOC1/ Figure 5 on Town Centre Boundary and Shopping Frontages.

Agent**Officer's Recommendation**

Support welcomed

Consultee

533580
Campaign to Protect Rural England

CommentID: GPPA370**Policy TOC1: Town Centre Uses****Summary of Comment**

The scope for new retail development is essential. The town suffers from lack of quality as well as quantity of retail outlets.

Agent**Officer's Recommendation**

Noted

Consultee

510715 Mrs Linda Houtby

Agent**CommentID: GPPA6****Policy TOC1: Town Centre Uses****Summary of Comment**

Encouraging non retail use in secondary areas will create further markets to support local facilities including retail.

Officer's Recommendation

Comments noted

Consultee

27101 Mr D F Gray

Agent**CommentID: GPPA192****Policy TOC1: Town Centre Uses****Summary of Comment**

The town with the closing of retail shops is depressing and gloomy so what can be achieved in the short term to bring some positive feeling of regeneration?

Officer's Recommendation

Noted

Consultee490730 Mr Alan Hubbard
The National Trust**Agent****CommentID: GPPA305****Policy TOC1: Town Centre Uses****Summary of Comment**

Support the town centre boundary policy. Don't know about proposed frontages policy.

Officer's Recommendation

Comments noted.

Consultee

260141 Ms Rose Freeman
Theatres Trust

Agent**CommentID: GPPA231****Policy TOC1: Town Centre Uses****Summary of Comment**

Policy TOC1 Town Centre Uses

We are pleased to see that cultural uses will be supported in the town centre but disappointed that the town's theatre at the Guildhall Arts Centre has not been acknowledged in the accompanying text.

Officer's Recommendation

Comments noted

Consultee

510715 Mrs Linda Houtby

Agent**CommentID: GPPA7****Policy SA 1: Station Approach****Summary of Comment**

This has our full support to become an attractive entry point to the town; to support innovation and investment and to enhance existing local industries such as food manufacture and technologies whilst encouraging entrepreneurial investors.

Officer's Recommendation

Support welcomed and comments noted.

Consultee

524945 Mr Geoffrey Stevens

Agent**CommentID: GPPA243****Policy SA 1: Station Approach****Summary of Comment**

SA1:

I have friends who have visited Grantham for the first time by train, they have expressed the views that there is nothing to be seen in Grantham, there is not even a pub in sight. This is one feature that most railway stations have when you exit them. As I commute to work daily from Grantham Station I have been asked on numerous occasions by visitors how they get to, is there, or where is the Town Centre.

Officer's Recommendation

Comments noted and support welcomed.

Consultee

515854 Mrs Linda Graves

Agent**CommentID: GPPA44****Policy SA 1: Station Approach****Summary of Comment**

Support the policy. The first impression of Grantham for visitors needs to be good.

Officer's Recommendation

Comments noted and your support is welcomed.

Consultee

522007 Mr Alan Bryan

Agent**CommentID: GPPA176****Policy SA 1: Station Approach****Summary of Comment**

Support for the policy. If developed these areas should not impact on anyones space.

Officer's Recommendation

Support welcomed and comments noted.

Consultee

523529 Mr & Mrs A & M Parkin

Agent**CommentID: GPPA196****Policy SA 1: Station Approach****Summary of Comment**

The 4 regeneration sites are also acceptable which we believe are due to have separate documents issued.

Officer's Recommendation

Support welcomed. A development brief for Station Approach has been adopted and a finalised development brief for Greyfriars and Wharfplace is currently in progress.

Consultee

514085 Mrs Marilyn Campbell

Agent**CommentID: GPPA26****Policy SA 1: Station Approach****Summary of Comment**

Support the policy. For many new visitors this is their first view of the town. Please could we preserve the Jewson old building at the rear of the rail cottages.

Officer's Recommendation

Comments noted. The Grade II listed railway cottages and the Maltings have been highlighted within the policy. It is proposed to re-word the policy to incorporate the setting of the nearby conservation area and other heritage assets (e.g Jewson Building) within the overall development scheme.

Consultee

517507 Mrs Bea Vallance

Agent**CommentID: GPPA63****Policy SA 1: Station Approach****Summary of Comment**

The Station both bus and train should be upgraded as well as Greyfriars because I feel that traders should be encouraged to come into Grantham. The Canal Basin policies could be great for leisure interests, suggest a hotel and spa.

Officer's Recommendation

Support and Comments noted.

Consultee

527827 Mr Richard Caley
Grantham Civic Society

Agent**CommentID: GPPA336****Policy SA 1: Station Approach****Summary of Comment**

Support for the policy. It is good to see that the approach to Grantham is visually highly important- compare this with the Southern approach via Spittlegate level and Gainsborough Corner. Design and layout in this are will be particularly important.

Officer's Recommendation

Comments noted and support welcomed. All development proposals are considered having regard to design and layout.

Consultee

521755 Miss Laura Richardson
Environment Agency

CommentID: GPPA276**Policy SA 1: Station Approach****Summary of Comment**

Section 7.2.4 of the Strategic Flood Risk Assessment (SFRA), June 2009 highlights the issues with the existing drainage capacity and recommends that redevelopment sites should return to the Greenfield runoff rates wherever possible. This recommendation should be given policy weight in the Area Action Plan (AAP) and could significantly contribute to policy EN2 of the Core Strategy (CS) and Objective 11 of the AAP.

Agent**Officer's Recommendation**

Comments noted. Section 3 of Level 2 Strategic Flood Risk Assessment (Jan. 2011) provides an update to Section 7 of the Level 1 SFRA (2009). All development proposals will be subject to normal planning policies which include any potential flood risk and in particular policy EN2: Reduce the Risk of Flooding in the adopted Core Strategy. Therefore it is considered that the issue raised on the GAAP is already dealt with sufficiently at policy level in the adopted Core Strategy thus it is not necessary to repeat it in the Grantham Area Action Plan.

Consultee

514578 Mr David Brown

CommentID: GPPA159**Policy SA 1: Station Approach****Summary of Comment**

The consultee supports Policy SA1 on Station Approach

Agent**Officer's Recommendation**

Support welcomed.

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

CommentID: GPPA129**Policy SA 1: Station Approach****Summary of Comment**

Object to the policy. Policy to be consistent with the adopted development brief for Station Approach and Grantham Townscape Assessment. Policy needs to refer to conservation area and undesignated heritage assets within and surrounding the site. Suggested rewording of policy for emphasis. It is surprising that the Sustainability Appraisal identified no relationship between this policy and SA Objective K on the historic environment.

Agent**Officer's Recommendation**

Comments noted. The policy will be amended to incorporate the conservation area and other heritage assets within the overall development scheme thus incorporating evidence outlined in the Grantham Townscape Assessment. Appropriate section of the Sustainability Appraisal will be amended.

Consultee

490730 Mr Alan Hubbard
The National Trust

CommentID: GPPA306**Policy SA 1: Station Approach****Summary of Comment**

SA1 - it is recognised that the area around the Station is of the highest quality notwithstanding the ambition for Grantham and the fact that it is on the East Coast Mainline. In general terms the proposals are therefore supported, especially steps to improve the public realm, provide a more welcoming approach to the town including a civic square and to improve the setting of heritage assets.

Agent**Officer's Recommendation**

Support welcomed and comments noted.

Consultee

533580
Campaign to Protect Rural England

CommentID: GPPA371**Policy SA 1: Station Approach****Summary of Comment**

Support the policy. The 4 regeneration areas are greatly in need of the policies set out in the Action Plan. Successful implementation of these particular policies will be central to the successful reshaping and uplift of the town centre as a whole, and will be essential if Grantham is to prosper.

Agent**Officer's Recommendation**

Support welcomed.

Consultee

514578 Mr David Brown

CommentID: GPPA160**Policy WP1: Wharf Place****Summary of Comment**

Bus Station should be near Rail Station.

Agent**Officer's Recommendation**

Comments noted. The Station Approach policy refers to the promotion of Station Road as a pedestrian and bus priority route including the provision of a bus interchange.

Consultee

510715 Mrs Linda Houtby

Agent**CommentID: GPPA8****Policy WP1: Wharf Place****Summary of Comment**

This will greatly enhance the aesthetic appeal of the area and modernise the tired look of the Issac Newton Centre.

Officer's Recommendation

Comments noted and support welcomed.

Consultee

527827 Mr Richard Caley
Grantham Civic Society

Agent**CommentID: GPPA337****Policy WP1: Wharf Place****Summary of Comment**

The realisation that the Isaac Newton centre has little to recommend it is overdue. Again redevelopment here has to be carefully and imaginatively planned.

Officer's Recommendation

Comments noted. The Wharf Place policy recommends a refurbishment of all existing retail floor space including the opening up and appropriate landscaping of the internal malls of Isaac Newton Centre.

Consultee

519491 Revd Dr Tim Mountain

Agent**CommentID: GPPA85****Policy WP1: Wharf Place****Summary of Comment**

Understand and support the desire to improve access from the station into town across Wharf Road, as well as the area's visual appearance, and agree that the bus station might be better moved. Wharf Road Baptist Church not attractive or inviting and if retained would be out of keeping. The church would be prepared to consider a rebuild or move to a nearby location that is central to the town. Any new build would be multi-purpose.

Officer's Recommendation

Support welcomed and comments noted. However, Wharf Road Baptist Church is considered a heriatge asset to Grantham as identified in the Council's Grantham Townscape Assessment.

Consultee

490730 Mr Alan Hubbard
The National Trust

Agent

CommentID: GPPA307
Policy WP1: Wharf Place

Summary of Comment

The consultee is unsure about Policy WP1.

Officer's Recommendation

Comment noted.

Consultee

517507 Mrs Bea Vallance

Agent

CommentID: GPPA64
Policy WP1: Wharf Place

Summary of Comment

The consultee is unsure of Policy WP1: Wharf Place.

Officer's Recommendation

Comment noted.

Consultee

27101 Mr D F Gray

Agent

CommentID: GPPA190
Policy WP1: Wharf Place

Summary of Comment

References made towards the development brief options for Wharf place and Greyfriars. Difficult to understand some of the jargon used in the documents. it is difficult to comprehend in a clear way what is actually feasible and realistic for the programme of future developments over the next 15 years.

Officer's Recommendation

Comments noted.

Consultee

515854 Mrs Linda Graves

Agent**CommentID: GPPA46****Policy WP1: Wharf Place****Summary of Comment**

Bus Station needs improving with public wc's.

Officer's Recommendation

Comments noted and support welcomed.

Consultee

514085 Mrs Marilyn Campbell

Agent**CommentID: GPPA27****Policy WP1: Wharf Place****Summary of Comment**

The bus station should not be too far from the town centre. People are carrying shopping to the bus.

Officer's Recommendation

Comments noted.

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

Agent**CommentID: GPPA130****Policy WP1: Wharf Place****Summary of Comment**

Policy must demonstrate consistency between development briefs and Grantham Townscape Assessment. Current reference to the Baptist Church possibly contradicts what is in the development brief in terms of recognising the heritage qualities of that building. The reference to the provision of a "landmark building" in the first bullet point may need clarification, as it may infer the provision of a tall building that might not be sympathetic to the character and appearance of the town centre. A "high quality building" may be a better form of words without prejudicing the scale or height of any structure and still emphasises the need for something to act as a gateway into the town centre. The Sustainability Appraisal identified no relationship between this policy and SA Objective K on the historic environment.

Officer's Recommendation

Comments noted.. Section 3.4.3.2 Paragraph 3 P.36 will be amended to read as:
"It is recognised that the Grantham Baptist Church located on the corner of Wharf Road and Bath Street has some architectural and "heritage" value with scope for development potential".
Also, in Page 37 bullet point 1 : Delete landmark building and insert building of high quality architectural response to this important corner site.
Additional bullet point will be inserted to read as :
"For the setting of the historic environment, including heritage assets within and surrounding the site".

Consultee

533580

Campaign to Protect Rural England

CommentID: GPPA372**Policy WP1: Wharf Place****Summary of Comment**

The consultee support Policy WP1: Wharf Place.

Agent**Officer's Recommendation**

Support welcomed.

Consultee

521755 Miss Laura Richardson

Environment Agency

CommentID: GPPA275**Policy WP1: Wharf Place****Summary of Comment**

Summary of Comments Made on 18th March 2011 (See attached)

Welcome the redevelopment of brownfield sites and support the ambition to ensure redevelopment actively promotes the aims and objectives of the Core Strategy (CS). There will be a need for any developer to undertake a desk top study. Welcome the inclusion of Sustainable Urban Drainage Systems and note the need to manage surface water on the site e.g. Greyfriars site is in close proximity to where the culverted section of the Mow Beck/Barrowby Stream goes under the centre of Grantham. There is the potential for any development above this culvert to damage its structure and therefore its exact location could have an impact on the site layout. The 2009 SFRA recommends that a return to the greenfield runoff rates should be sought wherever possible. In addition to policy EN2 of the Core Strategy it is recommended that reduction of surface water run-off rates form part of the design principles.

Agent**Officer's Recommendation**

Comments noted. In respect of the comments made dated 18th March 2011 it is deemed that the issues raised can be dealt with at planning application stage and the wording of the policies are sufficient to support this process including policy EN2 of the adopted Core Strategy.

Consultee

522007 Mr Alan Bryan

Agent**CommentID: GPPA177****Policy WP1: Wharf Place****Summary of Comment**

If developed these areas should not impact on anyones space.

Officer's Recommendation

Comments noted. Redevelopment proposals will be subject to normal planning policies which include consideration of impacts on adjoining properties, public and private open spaces.

Consultee

469272 Mrs Gill Noon
Great Gonerby parish Council

Agent**CommentID: GPPA217****Policy WP1: Wharf Place****Summary of Comment**

Relocation of the Post Office to the Market Place(where it once was) could help to retalised the area.

Officer's Recommendation

Comments noted.

Consultee

510715 Mrs Linda Houtby

Agent**CommentID: GPPA9****Policy GF 1: Greyfriars****Summary of Comment**

This is good if it builds on the historic value of the town. I am unclear about how access would work in practice.

Officer's Recommendation

Support noted. Access issues will be addressed in co-operation with the Highway Authority and during the planning application process. It is also noted that access is also addressed in the Greyfriars development brief options which will contribute towards the finalised Grantham Area Action Plan.

Consultee

527827 Mr Richard Caley
Grantham Civic Society

CommentID: GPPA338**Policy GF 1: Greyfriars****Summary of Comment**

The recognition of the historic importance of this area with its medieval layout of shops and yards to the rear will be helpful to some redevelopment here with the plan to include residential use so avoiding the centre becoming “dead” at night.

Agent**Officer's Recommendation**

Comments noted and support welcomed.

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

CommentID: GPPA131**Policy GF 1: Greyfriars****Summary of Comment**

Consistency with development brief and Grantham Townscape Assessment. The site is of considerable historic significance and reference to development being of a high design quality is welcomed. It will be important for development of this site to be integrated with the existing shopping area and the creation of new routes/connections will need to be sympathetic to the historic environment. the creation of new routes/connections will need to be sympathetic to the historic environment. The Sustainability Appraisal identified no relationship between this policy and SA Objective K on the historic environment.

Agent**Officer's Recommendation**

Support is welcomed and comments noted.

Consultee

490730 Mr Alan Hubbard
The National Trust

CommentID: GPPA308**Policy GF 1: Greyfriars****Summary of Comment**

The consultee is unsure of Policy GF1: Greyfriars.

Agent**Officer's Recommendation**

Comment noted.

Consultee

514578 Mr David Brown

Agent

CommentID: GPPA161

Policy GF 1: Greyfriars

Summary of Comment

The consultee supports Policy GF1: Grefriars

Officer's Recommendation

Support welcomed.

Consultee

533580

Campaign to Protect Rural England

Agent

CommentID: GPPA373

Policy GF 1: Greyfriars

Summary of Comment

The consultee supports Policy GF1 : Greyfriars

Officer's Recommendation

Comments noted.

Consultee

522007 Mr Alan Bryan

Agent

CommentID: GPPA178

Policy GF 1: Greyfriars

Summary of Comment

If developed these areas should not impact on anyones space.

Officer's Recommendation

Comments noted. Redevelopment proposals will be subject to normal planning policies which include consideration of impacts on adjoining properties, public and private open spaces.

Consultee

517507 Mrs Bea Vallance

Agent**CommentID: GPPA65****Policy GF 1: Greyfriars****Summary of Comment**

The Station both bus and train should be upgraded as Greyfriars because I feel that traders should be encouraged to come into Grantham. The Canal Basin policies could be great for leisure interests, suggest a hotel and spa.

Officer's Recommendation

Comments noted

Consultee

514085 Mrs Marilyn Campbell

Agent**CommentID: GPPA28****Policy GF 1: Greyfriars****Summary of Comment**

The maps used for these regeneration areas, particularly of the GF1, were impossible to read. No landmarks to show where the map area was.

Officer's Recommendation

Comments noted.

Consultee

521755 Miss Laura Richardson
Environment Agency

Agent**CommentID: GPPA274****Policy GF 1: Greyfriars****Summary of Comment**

(Summary of attached letter dated 18th March 2011) - Welcome redevelopment of the brownfield sites. There will be a need to undertake a desk top study and the inclusion of SUDs within development principles is welcomed. Section 7.2.4 of the 2009 Strategic Flood Risk Assessment recommends that a return to the greenfield run off rates should be sought wherever possible.

Officer's Recommendation

Support welcomed and comments noted. In respect of the comments made dated 18th March 2011 it is deemed that the issues raised can be dealt with at planning application stage and the wording of the policies are sufficient to support this process including policy EN2 of the adopted Core Strategy.

Consultee

515854 Mrs Linda Graves

Agent**CommentID: GPPA47****Policy GF 1: Greyfriars****Summary of Comment**

The consultee is unsure of Policy GF1: Greyfriars

Officer's Recommendation

Comment noted.

Consultee

26094

Upper Witham Internal Drainage Board

Agent**CommentID: GPPA358****Policy CB1: Canal Basin****Summary of Comment**

The Canal itself is linked to Mow Beck and into the River Witham. Nothing should be allowed to increase the Flood Risk from any development proposals.

Officer's Recommendation

Comments noted. Any proposal submitted to the Council will be assessed against the relevant policies including policy EN2 of the adopted Core Strategy which outlines as follows "Planning permission will not normally be granted, nor sites allocated for development in areas identified in the South Kesteven Strategic Flood Risk Assessment (SFRA) as at risk of flooding from any sources".

Consultee

490730 Mr Alan Hubbard

The National Trust

Agent**CommentID: GPPA309****Policy CB1: Canal Basin****Summary of Comment**

CB1 - the canal is at present an under-utilised asset and it is anticipated that there is a significant tourism and heritage led regeneration opportunity around the unique assets of the canal basin. Accordingly in general terms the proposals are supported.

Officer's Recommendation

Support welcomed and comments noted.

Consultee

533580
Campaign to Protect Rural England

CommentID: GPPA374
Policy CB1: Canal Basin

Summary of Comment

Supportive of the policy.

Agent**Officer's Recommendation**

Support welcomed.

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

CommentID: GPPA132
Policy CB1: Canal Basin

Summary of Comment

Welcome reference to the preservation of the area's sense of identity and significant views, this could be expanded to include heritage assets and archaeology. The Grantham Townscape Assessment provides some analysis of the Canal Basin area and it is important that its historic environment is properly understood and conserved. Surprising that the Sustainability Appraisal identified no relationship between this policy and SA Objective K on the historic environment.

Agent**Officer's Recommendation**

Support for the policy is welcomed. Bullet point 3 refers to the preservation of the area's sense of identity this would include the site's historic environment (heritage assets and archaeology). Furthermore, development or redevelopment of this site will require appropriate planning permissions. All proposals will be assessed in relation to the criteria in Policy EN1 of the adopted Core Strategy. It is felt that these criteria, which include (among others) consideration of historic assets and the historic landscape will ensure that any further development of this site does not adversely impact upon the historic environment. Appropriate amendments will be made to the Sustainability Appraisal.

Consultee

521616 Mr Ian Dickinson
British Waterways

CommentID: GPPA121**Policy CB1: Canal Basin****Summary of Comment**

Supportive of the policy in principle. Delivery could be achieved through a flexible approach which allows for incremental delivery of appropriate development. Concerns over how far Policy CB1 will satisfy the necessary test of soundness when submitted for examination. BW would not wish to see Policy CB1 limiting the opportunity for appropriate small-scale developments within the area. Facilities for boaters would be dependent on re-establishing the link with the rest of the canal, which would be a significant undertaking in itself as well as the future restoration of the canal along the rest of its length.

Consultee

524945 Mr Geoffrey Stevens

CommentID: GPPA246**Policy CB1: Canal Basin****Summary of Comment**

CB1:
Where are these "Boaters" going to come from or go to? The Basin to the A1, this is hardly a tourist attraction.

Consultee

527827 Mr Richard Caley
Grantham Civic Society

CommentID: GPPA339**Policy CB1: Canal Basin****Summary of Comment**

Canal Basin. The rejuvenation of another area with important historical ties in this case the canal is to be encouraged. The restoration of waterway use (perhaps with a tunnel through the A1) and residential building could make this a most attractive area.

Agent**Officer's Recommendation**

Support welcomed. It is recognised in the Grantham Area Action Plan in paragraph 3.4.5.1 and 3.4.5.2 that the proposal for the Canal Basin is a long term opportunity area. The wording of the policy and supporting text will be reviewed and amended to re-emphasise the possibilities for the site over the life span of the document including the opportunity for small scale appropriate developments to come forward as suggested in your comments.

Agent**Officer's Recommendation**

Comments noted. The Canal Basin regeneration site is a long term opportunity as referenced in paragraph 3.4.5.2. A major restoration programme is required to reinstate the canal which could link Grantham, through Vale of Belvoir on to Nottingham, the River Trent and the national waterways network.

Agent**Officer's Recommendation**

Comments noted and support welcomed.

Consultee

517507 Mrs Bea Vallance

Agent**CommentID: GPPA72****Policy CB1: Canal Basin****Summary of Comment**

I think I have covered everthing but this is a suggestion I'd like to put to the Council and that is to set up a small police office in a supermarket or shopping centre as it would be easier and more convenient for people to report crime etc.

Officer's Recommendation

Comments noted

Consultee

515854 Mrs Linda Graves

Agent**CommentID: GPPA48****Policy CB1: Canal Basin****Summary of Comment**

This would be a huge improvement for both business and leisure.

Officer's Recommendation

Support welcomed and comments noted.

Consultee

517507 Mrs Bea Vallance

Agent**CommentID: GPPA67****Policy CB1: Canal Basin****Summary of Comment**

The Station both bus and train should I feel be upgraded as should Greyfriars because I feel that traders should be encouraged to come into Grantham. The Canal Basin policies could be great for leisure interests, suggest a hotel and spa.

Officer's Recommendation

Support welcomed and comments noted.

Consultee

26028 Mr S Bickford-Smith
JB Planning Associates Ltd

CommentID: GPPA347**Policy CB1: Canal Basin****Summary of Comment**

We support the principle of such a development, which can help to diversity and strengthen Grantham's economy. There are a number of issues particularly the need to reconnect the site with the remainder of the canal to the west of the A1. We have put forward in our other representations the opportunity for a new marina or canal basin on the land adjacent to the canal and the A1. The GAAP should be amended to include a new employment allocation for a business park on our Clients' land at Harlaxton road.

Consultee

521333 Mr Antony Aspbury
Antony Aspbury Associates Limited

CommentID: GPPA110**Policy CB1: Canal Basin****Summary of Comment**

Support the policy however concerns regarding the many challenges of regenerating this area e.g. reclamation costs, land assembly and business relocation.

Consultee

514085 Mrs Marilyn Campbell

CommentID: GPPA29**Policy CB1: Canal Basin****Summary of Comment**

A most exciting project which may not happen for a long time. Do not allow "creeping development" to destroy the site. Could volunteers start uncovering the actual canal and side paths soon, to show the project will go ahead?

Agent

25971 Mr J Boyd
JB Planning Associates Limited

Officer's Recommendation

Support welcomed and comments noted.

Agent

521323 Mr Antony Aspbury

Officer's Recommendation

Support welcomed. The text adjoining the Canal Basin policy (CB1) at paragraph 3.4.5.2 recognises that the Canal Basin site is a long term opportunity area reserved for future regeneration and development for Grantham.

Agent**Officer's Recommendation**

Support welcomed.

Consultee

514578 Mr David Brown

Agent**CommentID: GPPA162****Policy CB1: Canal Basin****Summary of Comment**

Supportive of the policy. However, CB1 is a long term.

Officer's Recommendation

Support welcomed.

Consultee

510715 Mrs Linda Houtby

Agent**CommentID: GPPA10****Policy CB1: Canal Basin****Summary of Comment**

These are ambitious plans which if implemented could provide the town with an amenity and value similar to the Burton Water development just outside the City of Lincoln

Officer's Recommendation

Comments noted and support welcomed.

Consultee

521755 Miss Laura Richardson
Environment Agency

Agent**CommentID: GPPA277****Policy CB1: Canal Basin****Summary of Comment**

We note that small areas of the Canal Basin regeneration site are located within Flood Zone 2 'medium probability' or Flood Zone 3 'high probability'. We recommend that no built development is located within Flood Zone 2 or 3 and this be included within Policy CB1.

Officer's Recommendation

Comments noted. Applications for development must also comply with the relevant policies within the adopted Core Strategy such as Policy EN2: Reduce The Risk of Flooding. Furthermore planning permission will not be given for any development which is contrary to the provisions of PPS25.

Consultee

522007 Mr Alan Bryan

Agent

CommentID: GPPA179

Policy CB1: Canal Basin

Summary of Comment

If developed these areas should not impact on any ones space.

Officer's Recommendation

Comments noted and support welcomed. Redevelopment proposals will be subject to normal planning policies which include consideration of impacts on adjoining properties, public and private open spaces.

Consultee

519558 Mr Ryan Bavin

Department For Environment Food & Rural Affairs (D E F R A)

Agent

CommentID: GPPA89

Policy OSS 1: Open Space Provision

Summary of Comment

Policy OSS1 is supported but would draw your attention to our own open space standards. Natural England's Accessible Natural Greenspace Standards (ANGSt) advocate that every home should be within 300m of accessible.

Officer's Recommendation

Support welcomed. Policy OSS1 on accessibility standard is derived from Open, Sport and Recreational audit report carried out for the Council by Leisure and the Environment Consultant in 2009. This standards reflects on local needs and took into consideration various standards including Natural England's Accessibility Natural Greenspace Standards (ANGSt).

Consultee

515854 Mrs Linda Graves

Agent

CommentID: GPPA49

Policy OSS 1: Open Space Provision

Summary of Comment

All typologies of open space should be retained and maintained. It is important for human health and biological diversity.

Officer's Recommendation

Comments noted

Consultee

26094

Upper Witham Internal Drainage Board

CommentID: GPPA359**Policy OSS 1: Open Space Provision****Summary of Comment**

Where open space contains watercourses, consideration should be given to maintenance of the system. Associated facilities needs to be provided with consultation with appropriate authority.

Agent**Officer's Recommendation**

Comments noted

Consultee

517507 Mrs Bea Vallance

CommentID: GPPA68**Policy OSS 1: Open Space Provision****Summary of Comment**

Parks and Public gardens should have associated facilities.

Agent**Officer's Recommendation**

Noted

Consultee

490730 Mr Alan Hubbard

The National Trust

CommentID: GPPA310**Policy OSS 1: Open Space Provision****Summary of Comment**

Para 3.5.4 refers to Fig 10 showing a range of open space typologies, including allotments; however, these do not appear to be shown at present - this should perhaps be addressed by a cross reference in the text or on Figure 10 to Figure 11.

Agent**Officer's Recommendation**

Comments noted.

Consultee

260922
Constable Homes

CommentID: GPPA341**Policy OSS 1: Open Space Provision****Summary of Comment**

The sentence 'Open space provision should be centrally located within the development should be deleted. Centrally located Open space is not justified as there is no evidence to say that is the most appropriate design.

Agent

260960 JB Planning Associates

Officer's Recommendation

The consultee comments is acceptable. Page 46 Paragraph 2, first sentence will be amended. The statement which reads as:"be centrall located within development" will be deleted and replaced by should form an intergral part of the development layout".

Consultee

26149 Miss Elizabeth Biott
Lincolnshire Wildlife Trust

CommentID: GPPA151**Policy OSS 1: Open Space Provision****Summary of Comment**

Wildlife Trust supports this policy. Natural greenspace is vital for both humans and wildlife. This should be accessible to residents.

Agent**Officer's Recommendation**

Support welcomed

Consultee

527827 Mr Richard Caley
Grantham Civic Society

CommentID: GPPA327**Policy OSS 1: Open Space Provision****Summary of Comment**

The lack of recreational open space needs to be addressed with the help of public money with firm enforceable undertakings by developers.

Agent**Officer's Recommendation**

Comments noted.

Consultee

514085 Mrs Marilyn Campbell

Agent**CommentID: GPPA30****Policy OSS 1: Open Space Provision****Summary of Comment**

Please preserve the green rim of the bowl shape of the town, even though it is outside the town boundary.

Officer's Recommendation

Comments noted.

Consultee

497391 Mr Tony Aitchison
Sport England

Agent**CommentID: GPPA221****Policy OSS 1: Open Space Provision****Summary of Comment**

GAAP Policy OSS1 and 2 is supported. It is important that the document makes it clear that this relates to indoor as well as outdoor facilities for sport and active recreation.

Officer's Recommendation

Comments noted and Support welcomed

Consultee

26149 Miss Elizabeth Biott
Lincolnshire Wildlife Trust

Agent**CommentID: GPPA152****Policy OSS2: Protecting Existing Open Spaces, Sports and Recreational Facilities****Summary of Comment**

The Lincolnshire Wildlife Trust supports this policy to protect existing open space including natural open space and corridors.

Officer's Recommendation

Support welcomed.

Consultee
514578 Mr David Brown

Agent

CommentID: GPPA163
Policy OSS2: Protecting Existing Open Spaces, Sports and Recreational Facilities

Summary of Comment

Policy OSS2 is supported. This policy seeks to protect and enhance existing open spaces.

Officer's Recommendation

Support welcomed

Consultee
522007 Mr Alan Bryan

Agent

CommentID: GPPA181
Policy OSS2: Protecting Existing Open Spaces, Sports and Recreational Facilities

Summary of Comment

The consultee supports Policy OSS2

Officer's Recommendation

Support welcomed.

Consultee
510715 Mrs Linda Houtby

Agent

CommentID: GPPA11
Policy OSS2: Protecting Existing Open Spaces, Sports and Recreational Facilities

Summary of Comment

I Support Policy OSS2

Officer's Recommendation

Support noted

Consultee
372928 Mr Tom Gilbert-Wooldridge
English Heritage

Agent

CommentID: GPPA133
Policy OSS2: Protecting Existing Open Spaces, Sports and Recreational Facilities

Summary of Comment

English Heritage welcomed the policy wording to protecting existing open space. However, the policy would benefit from inclusion of a bullet point regarding the need to preserve natural and historic environment features.

Officer's Recommendation

Noted

Consultee

490730 Mr Alan Hubbard
The National Trust

CommentID: GPPA311**Policy OSS2: Protecting Existing Open Spaces, Sports and Recreational Facilities****Summary of Comment**

Supportive. Open spaces within the urban area are precious resources for all users - those living, working and visiting the area - and once lost it is usually impossible to replace them within a built up area. It is therefore essential that the existing open spaces are cherished and protected.

Agent**Officer's Recommendation**

Support welcomed and comments noted.

Consultee

517507 Mrs Bea Vallance

CommentID: GPPA69**Policy OSS2: Protecting Existing Open Spaces, Sports and Recreational Facilities****Summary of Comment**

Open space in trade and commerce premises should also be protected. It provides relax environment and welbeing of residents in Grantham.

Agent**Officer's Recommendation**

Noted

Consultee

533580
Campaign to Protect Rural England

CommentID: GPPA375**Policy OSS2: Protecting Existing Open Spaces, Sports and Recreational Facilities****Summary of Comment**

The consultee supports Policy OSS2 which seeks to protect and enhance all existing open space

Agent**Officer's Recommendation**

Support welcomed

Consultee

519558 Mr Ryan Bavin
Department For Environment Food & Rural Affairs (D E F R A)

CommentID: GPPA90**Policy OSS2: Protecting Existing Open Spaces, Sports and Recreational Facilities****Summary of Comment**

Natural England supports this policy as these areas make an important contribution to the green infrastructure network and provide valuable areas for outdoor recreation. They also make an important contribution to the character and appearance of settlements and encourage a strong sense of place within communities.

Agent**Officer's Recommendation**

Support welcomed.

Consultee

26094
Upper Witham Internal Drainage Board

CommentID: GPPA360**Policy OSS2: Protecting Existing Open Spaces, Sports and Recreational Facilities****Summary of Comment**

Watercourses should be protected. Biodiversity lost should be replaced with similar one.

Agent**Officer's Recommendation**

Comments noted

Consultee

524945 Mr Geoffrey Stevens

CommentID: GPPA247**Policy OSS2: Protecting Existing Open Spaces, Sports and Recreational Facilities****Summary of Comment**

The consultee support Policy OSS2: Protecting Existing Open Spaces

Agent**Officer's Recommendation**

Support welcomed

Consultee

515854 Mrs Linda Graves

Agent**CommentID: GPPA50****Policy OSS2: Protecting Existing Open Spaces, Sports and Recreational Facilities****Summary of Comment**

Open space of all typology should be protected. It is important for human health and wildlife.

Officer's Recommendation

Comments noted and support welcomed.

Consultee

514085 Mrs Marilyn Campbell

Agent**CommentID: GPPA31****Policy OSS2: Protecting Existing Open Spaces, Sports and Recreational Facilities****Summary of Comment**

It is a sign of a civilised society to maintain green areas - good for the psychy. Greenery also plays its part in the ecological health of the town and community

Officer's Recommendation

Noted

Consultee

527735

Agent

527734 Mr Dan Mitchell

Barton Willmore

CommentID: GPPA286**Policy AT1: Allotment Provision****Summary of Comment**

We object to inclusion of California Garden into Policy AT1 and Fig.11. There is no evidence to suggest to safeguard existing allotment sites. Currently, there is oversupply of allotments in the area. The policy is not justified or consistent with national policy.

Officer's Recommendation

Policy AT1 and Fig 11 is consistent with national policy. PPG17 emphasises that planning permission will not be granted for redevelopment of allotments simply because they have been allowed to fall out of use and become derelict or that poor use or quality of a facility should be taken as necessarily indicating an absence of need in the area.

Also, Grantham is a growth point and anticipated growth for the town will increase the future demand for allotments. The North West Quadrant development will generate an additional demand for the use of the allotment site at California Garden.

Consultee
522007 Mr Alan Bryan

Agent

CommentID: GPPA182
Policy AT1: Allotment Provision

Summary of Comment

If people want this.

Officer's Recommendation

Noted

Consultee
514578 Mr David Brown

Agent

CommentID: GPPA164
Policy AT1: Allotment Provision

Summary of Comment

The consultee is unsure of Policy AT1: Allotment Provision.

Officer's Recommendation

Noted

Consultee
514085 Mrs Marilyn Campbell

Agent

CommentID: GPPA32
Policy AT1: Allotment Provision

Summary of Comment

Many people do value and understand home grown food.

Officer's Recommendation

Noted

Consultee
515854 Mrs Linda Graves

Agent

CommentID: GPPA51
Policy AT1: Allotment Provision

Summary of Comment

The consultee is unsure of Policy AT1 :Allotment Provision

Officer's Recommendation

Noted

Consultee

517507 Mrs Bea Vallance

Agent**CommentID: GPPA70****Policy AT1: Allotment Provision****Summary of Comment**

Allotment should be protected. There are many keen gardeners in Grantham. Gardening is healthy occupation.

Officer's Recommendation

Support noted

Consultee

490730 Mr Alan Hubbard

The National Trust

Agent**CommentID: GPPA312****Policy AT1: Allotment Provision****Summary of Comment**

Demand for allotments is increasing in the urban areas in recent years. This is likely to continue at least into the immediate future. The policy wording is considered appropriate.

Officer's Recommendation

Comments noted

Consultee

510715 Mrs Linda Houtby

Agent**CommentID: GPPA12****Policy AT1: Allotment Provision****Summary of Comment**

The consultee supports Policy AT1: Allotment Provision that aimed at protecting allotments from loss to development.

Officer's Recommendation

Support welcomed.

Consultee

524945 Mr Geoffrey Stevens

Agent**CommentID: GPPA248****Policy AT1: Allotment Provision****Summary of Comment**

Support the policy.

Officer's Recommendation

The Consultee support is welcomed.

Consultee

26470 Mr Roger Stafford
Buckminster Estate

Agent

260782 Mr Andrew Russell-Wilks
Ancer Spa Midlands Ltd

CommentID: GPPA224**Policy AT1: Allotment Provision****Summary of Comment**

The northern two-thirds of the Barrowby Road allotments as shown on the plan have not been used since 1990's due to lack of demand. The land is covered by the Poplar Farm planning application.

Also, the plan showing the Huntington Tower Road allotments north of Springfield Road is incorrect. The southern third of the site is no longer in use since 2003/2004 due to demand issue.

Officer's Recommendation

Comments noted. Figure 11 and page 49 of the plan showing existing allotment sites will be amended to take on board comment raised by the consultee on Barrowby Road Allotment. Specifically, about half of northern part of the Borrowby Road Allotment will form part of green infrastructure network to conform with Poplar Farm Design Code. The southern part of the site will be retained as an allotment.

Consultee

518123 Mr Percy Hunt
Bridge End Road Allotments Association Ltd

Agent

518061 Mr Percy Hunt
Bridge End Road Allotments Association Ltd

CommentID: GPPA79**Policy AT1: Allotment Provision****Summary of Comment**

Allotment sites should be protected against loss to development, particularly given planned increase in population.

Officer's Recommendation

Comments noted

Consultee

26470 Mr Roger Stafford
Buckminster Estate

CommentID: GPPA223**Policy AT1: Allotment Provision****Summary of Comment**

The Buckminster Estate supports Policy OSS1 that set out that allotments should be provided at a rate of 0.2 hectares per 1,000 population. We believe that the underlined word 'lower' is a typographical error and it should say 'higher'?) (section 3.5.2.3 first line).

It would not be justified to require a private landowner on one side of Grantham to provide allotments for another scheme on the other side of Grantham more than 480 metres.

Agent

260782 Mr Andrew Russell-Wilks
Ancer Spa Midlands Ltd

Officer's Recommendation

Comments noted. Section 3.5.2.3, the first line the word 'lower' will be replaced with 'higher'. See appendix 2. Redevelopment of allotments simply because they have been allowed to fall out of use and become derelict or that poor use or quality of a facility should not be taken as necessarily indicating an absence of need in the area. The position of the Council is to protect all allotment sites from loss to alternative development, both active and inactive sites, in order to meet the demand for allotments both now and that which may arise in the future due to the town's planned population growth. This is in conformity with both local and national policies (Policy EN1 of the Core Strategy and Planning Policy Guidance Note 17 respectively).

Consultee

524484 Hazelton Homes Limited Hazelton Homes Limited
Hazelton Homes Limited

CommentID: GPPA218**Policy AT1: Allotment Provision****Summary of Comment**

Site reference SK/GR/24 as in the SHLAA have been assembled/secured by Hazelton Homes Limited. But within the GAAP document Policy AT1 is protecting the site for Allotment use. The site is currently not in use. The site is subjected to tipping, alien habitation and storage. Alternative development will resolve many negative impact affecting the site. Smaller development can incorporate some forms of controlled garden.

Agent

260264 Mr Frederic Chadburn
Frederic Chadburn

Officer's Recommendation

Redevelopment of allotments simply because they have been allowed to fall out of use and become derelict or that poor use or quality of a facility should not be taken as necessarily indicating an absence of need in the area. The position of the Council is to protect all allotment sites from loss to alternative development, both active and inactive sites, in order to meet the demand for allotments both now and that which may arise in the future due to the town's planned population growth. This is in conformity with both local and national policies (Policy EN1 of the Core Strategy and Planning Policy Guidance Note 17 respectively).

Consultee

26094

Upper Witham Internal Drainage Board

CommentID: GPPA361**Policy AT1: Allotment Provision****Summary of Comment**

Where allotments lie adjacent to watercourses, access arrangements to allow future maintenance of those watercourses need to be considered at any change of use or layout.

Agent**Officer's Recommendation**

Comments noted

Consultee

514085 Mrs Marilyn Campbell

CommentID: GPPA36**Policy EM1: Existing Employment Areas****Summary of Comment**

Support the policy. We need good areas of commercial development to offer employment to all these new housing occupiers!

Agent**Officer's Recommendation**

Support welcomed and comments noted.

Consultee

514578 Mr David Brown

CommentID: GPPA167**Policy EM1: Existing Employment Areas****Summary of Comment**

Unsure about the identification of these sites.

Agent**Officer's Recommendation**

Noted

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

CommentID: GPPA139**Policy EM1: Existing Employment Areas****Summary of Comment**

Policy EM1 is mainly about safeguarding existing employment areas, it does refer to re-development and re-use of existing sites for other employment related purposes. This may have potential impact on historic environment.

Agent**Officer's Recommendation**

Comments noted

Consultee

533580
Campaign to Protect Rural England

CommentID: GPPA378**Policy EM1: Existing Employment Areas****Summary of Comment**

Support in principle.

Agent**Officer's Recommendation**

Support welcomed.

Consultee

517507 Mrs Bea Vallance

CommentID: GPPA73**Policy EM1: Existing Employment Areas****Summary of Comment**

Existing employment sites needs to be maintain whilst creating more jobs and living opportunities.

Agent**Officer's Recommendation**

Comments noted

Consultee

510715 Mrs Linda Houtby

Agent**CommentID: GPPA14****Policy EM1: Existing Employment Areas****Summary of Comment**

We have current training provision at Alma Park and this creates employment for staff but facilitates the employment of local residents. We are seeking similar or larger site

Officer's Recommendation

Comments noted

Consultee

490730 Mr Alan Hubbard
The National Trust

Agent**CommentID: GPPA315****Policy EM1: Existing Employment Areas****Summary of Comment**

Generally the sites are appropriate locations within the urban area and it is reasonable for future development. Although the sites are all within the settings of Belton, the AAP did not acknowledge it. However, there are no significant impacts since the sites in question are not sensitive to development and/or impact will be reduced by tree screens.

Officer's Recommendation

Comments noted

Consultee

518264
B&Q

Agent

188973 Mr Paul Aldridge

CommentID: GPPA81**Policy EM1: Existing Employment Areas****Summary of Comment**

We strongly object to application reference EEP7. The policy fails to recognise that site EEP7 is an existing retail use (retail warehouse park) including BBQ store. The site is not an employment use as defined by the policy. Though its retail use generates employment opportunities.

Also, reference made to policy RT2 of the AAP can not be found in the document.

Officer's Recommendation

Site reference EEP7 to be amended. This should exclude retail uses including the B&Q store along the eastern boundary of the site.

Also, reference made to policy RT2 in page 60 of the last paragraph of the plan was an error. This will be deleted from the text.

Consultee
524945 Mr Geoffrey Stevens

Agent

CommentID: GPPA252
Policy EM1: Existing Employment Areas

Summary of Comment

The consultee supports Policy EM1:Protecting existing employment sites

Officer's Recommendation

Support welcomed.

Consultee
522007 Mr Alan Bryan

Agent

CommentID: GPPA185
Policy EM1: Existing Employment Areas

Summary of Comment

Many suitable commercial/development sites are already available which will not be required for decades. Many businesses are leaving the town.

Officer's Recommendation

Comment noted.

Consultee
522007 Mr Alan Bryan

Agent

CommentID: GPPA184
Policy EM1: Existing Employment Areas

Summary of Comment

Ref No. EM2(a)
I feel that this large area of green belt land, in todays climate of recession will never be required.

Officer's Recommendation

Comments noted.

Consultee
515854 Mrs Linda Graves

Agent

CommentID: GPPA54
Policy EM1: Existing Employment Areas

Summary of Comment

Existing employment sites needs to be protected. This will secure existing jobs.

Officer's Recommendation

Support welcomed

Consultee
490730 Mr Alan Hubbard
The National Trust

Agent

CommentID: GPPA316
EEP1

Summary of Comment

Officer's Recommendation

Consultee
523529 Mr & Mrs A & M Parkin

Agent

CommentID: GPPA201
EEP1

Summary of Comment

Protection of existing employment sites should not only be focused on Grantham but the wider District for "true" employment (manufacturing).

Officer's Recommendation

Comments noted. The Council's Site Allocations DPD provides policy support to protect existing employment sites in the rest of the District.

Consultee
518264
B&Q

Agent
188973 Mr Paul Aldridge

CommentID: GPPA82
EEP7

Summary of Comment

The site is in an active retail use as a retail park including B&Q DIY store. As defined by policy EM1 it is not an employment use. There is no prospect of the B&Q store being used in the foreseeable future for 'employment use'.

Officer's Recommendation

Comments noted

Consultee

533602 Autumn Park Limited Autumn Park Limited Autumn Park Limited

Agent

25974 Mr Nick Grace

Savills

CommentID: GPPA382**EEP8****Summary of Comment**

We do not consider that the Autumn Park Industrial Estate has been inaccurately reported in the GAAP. This should be amended to reflect on the map in appendix 2 as attached.

Area 1: The area adjacent to the railway and St Augustin Way (not within the ownership of Autumn Park Ltd.).

Area 2: The area within the ownership of our clients as identified in Appendix 2.

Autumn Park clearly has the potential to be redeveloped and accommodate a range of uses.

Consideration of housing development along the western boundary could potentially improve local residents' amenity.

Also, we propose that site EEP8 :Autumn Park Industrial Estate be identified as having a mix potential employment uses including retail, leisure(cinema) and housing.

Officer's Recommendation

Comments noted. The site description of EEP8 in page 62 will be amended. Autumn Park, Industrial Estate, Dysart Road will be replaced by Land North of Dysart Road.

Consultee

518043

Agent

25974 Mr Nick Grace

Savills

CommentID: GPPA78**EEP9****Summary of Comment**

We consider the site is located in a primary residential area. The representations we are making relate to :1. Policy EM1: Existing Employment Areas 2. Site EEP9: Factory at North End of Trent Road. This site in its local area is potentially non-conforming use which could have a significant impact on local residents' amenities (by way of noise, fumes and smells, etc).

Officer's Recommendation

As a policy stand we will protect locally important existing employment sites to conform to Policy E1 of Core Strategy. Though, the Former AAH Distribution Centre in Trent Road is currently vacant, the long term use for site is very important to help provide employment opportunities for the residents of Earlsfield which is a deprived neighbourhood.

Consultee

527827 Mr Richard Caley
Grantham Civic Society

CommentID: GPPA329**Policy EM 2: New Employment Allocations****Summary of Comment**

The cost of starting up new businesses needs to be reduced and this should be spearheaded by SKDC purchasing land to offer at low rentals

Agent**Officer's Recommendation**

Comment noted

Consultee

514578 Mr David Brown

CommentID: GPPA168**Policy EM 2: New Employment Allocations****Summary of Comment**

Unsure about the allocation of sites identified for employment.

Agent**Officer's Recommendation**

Noted.

Consultee

26470 Mr Roger Stafford
Buckminster Estate

CommentID: GPPA228**Policy EM 2: New Employment Allocations****Summary of Comment**

The Buckminster Estate supports policy EM2. However, there appears to be some inconsistency in the plans throughout the AAP in the definition of the site boundaries of EM2 (b) and its relationship to the boundaries of the Southern Quadrant SUE.

Agent

260782 Mr Andrew Russell-Wilks
Ancer Spa Midlands Ltd

Officer's Recommendation

Support welcomed and comments noted.

Consultee
533580
Campaign to Protect Rural England

CommentID: GPPA379
Policy EM 2: New Employment Allocations

Summary of Comment

Support welcomed

Agent

Officer's Recommendation

Support noted

Consultee
26028 Mr S Bickford-Smith
JB Planning Associates Ltd

CommentID: GPPA349
Policy EM 2: New Employment Allocations

Summary of Comment

The GAAP will not provide the required land for employment development, even with the inclusion of the reserve employment site. This is because the Council have incorrectly calculated the capacity of two of their sites, the land south of Barrowby Road, and the land at Tollemache Road.

Agent
25971 Mr J Boyd
JB Planning Associates Limited

Officer's Recommendation

The new employment allocations as specified in EM2 are based on gross figures up to 90ha as set out in the Core Strategy. The GAAP employment allocations are sufficient to meet the needed employment requirements.

Consultee
515854 Mrs Linda Graves

CommentID: GPPA55
Policy EM 2: New Employment Allocations

Summary of Comment

More housing mean a bigger population. This will also require employment.

Agent

Officer's Recommendation

Noted

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

Agent**CommentID: GPPA140****Policy EM 2: New Employment Allocations****Summary of Comment**

As part of the allocations within the GAAP, such as the Station Approach Area, the Canal Basin and Southern Quadrant, historic environment policies such as SA1, CB1 and SQ1 should apply equally to these sites and should be acknowledged in appendix 3.

Officer's Recommendation

Noted

Consultee

514085 Mrs Marilyn Campbell

Agent**CommentID: GPPA37****Policy EM 2: New Employment Allocations****Summary of Comment**

Supportive of the allocations.

Officer's Recommendation

Support noted.

Consultee

26094
Upper Witham Internal Drainage Board

Agent**CommentID: GPPA364****Policy EM 2: New Employment Allocations****Summary of Comment**

Surface water disposal is critical constraint on all the new employment allocated sites.

Officer's Recommendation

Noted

Consultee

26028 Mr S Bickford-Smith
JB Planning Associates Ltd

CommentID: GPPA345**Policy EM 2: New Employment Allocations****Summary of Comment**

Our Clients land at Harlaxton Road should be allocated for employment development, and for a new marina or canal basin on Gratham canal. The site was assessed as unsuitable for employment allocation as it will create an unacceptable visual intrusion into the countryside that could not be mitigated and high sensitive to development. The Council's preferred sites for employment development will not meet the requirements of Policy E1 of the Core Strategy, failing to provide the amount or type of employment development required by the Core Strategy. Particularly, they may fail to provide a high quality business park at all, and if it is to be delivered, it will be too late in the plan period to achieve the Core Strategy's vision.

Agent

25971 Mr J Boyd
JB Planning Associates Limited

Officer's Recommendation

The site has been previously assessed but found to be unsuitable for an employment allocation and the representation made contained no additional information which would justify its allocation. The proposal for canal related development does not overcome the identified constraints.

Consultee

490730 Mr Alan Hubbard
The National Trust

CommentID: GPPA317**Policy EM 2: New Employment Allocations****Summary of Comment**

The proposed allocations do not raise any issue for National Trust in terms of its interest at Belton and Grantham. However, new development should ensure that existing tree screens are retained and structures with heights that will have impact on Belton are addressed e.g EM2a, EM2c and EM2f. Reference should be made to Belton Setting Study.

Agent**Officer's Recommendation**

Comments noted

Consultee
517507 Mrs Bea Vallance

Agent

CommentID: GPPA75
Policy EM 2: New Employment Allocations

Summary of Comment

The current employment need for Grantham is greater than any other time. The larger the town the higher the chances of retaining our hospital and health services.

Officer's Recommendation

Noted

Consultee
524945 Mr Geoffrey Stevens

Agent

CommentID: GPPA253
Policy EM 2: New Employment Allocations

Summary of Comment

Any Development plan should maintain the status of Barrow Gate as a "sought after" area. At least a green belt/ribbon park should be incorporated between existing houses and the proposed development.

Officer's Recommendation

Comments noted

Consultee
524966 Mrs Sandra Wood

Agent

CommentID: GPPA245
EM2 (a)

Summary of Comment

I object to the Barrowby Road employment site. The site is home for a wide variety of Wildlife including foxes, rabbits, hedgehogs, birds of prey, a large variety of common british birds and more importantly bats. The next area of concern is flooding.

Officer's Recommendation

Noted.

Consultee

527629 Mrs Sue Taylor

Agent**CommentID: GPPA272****EM2 (a)****Summary of Comment**

We proposed that two areas GRAH3 and EM2(a) be removed. Both sites were subjected to public enquiries and found unsuitable for development.

Officer's Recommendation

Noted

Consultee

262346

Springfield Park Properties - The Skinner Family

Agent

26011 Mr Mike Sibthorp

Mike Sibthorp Planning

CommentID: GPPA254**EM2 (a)****Summary of Comment**

Reference being made to the site as suitable for B1(a) office is considered to be restrictive and not flexible. We proposed for a mixed use including residential. The residential element should be delivered at the early part of the development process. The site should be extended to include land west of Sheepwash Lane up to the A1. Surface water drainage issue could be managed through attenuation.

Officer's Recommendation

There is no substantive evidence provided in the representation to suggest that the current employment allocation is undeliverable. However, the request to incorporate the land by Sheep Wash Lane into the Barrowby Road employment site is considered appropriate. This is a logical extension to the A1 and will help integrate landscape into the development and act as a buffer from the A1.

Consultee

521747 Mr

Agent

521744 Mr David Shaw

CommentID: GPPA150**EM2 (a)****Summary of Comment**

I support the employment allocation. However, a single B1 use is unlikely to be viable. Residential use be included to support the B1 uses.

Officer's Recommendation

Comment noted. However, there is no substantive evidence provided in the representation to suggest that the current employment allocation is undeliverable.

Consultee

522007 Mr Alan Bryan

Agent**CommentID: GPPA186****EM2 (a)****Summary of Comment**

Object to the allocation of this site.

Officer's Recommendation

Objection noted.

Consultee

522047 Mr & Mrs M Pettman

Agent**CommentID: GPPA187****EM2 (a)****Summary of Comment**

We received detail new proposals for the land known as Fairview Farm and Beeden Park on Barrowby Gate side. However we are disappointed that public investigation into the Structure Plan of last year was ignored.

Officer's Recommendation

Noted.

Consultee

26068 Mrs Susan Bealby

Agent**CommentID: GPPA390****EM2 (a)****Summary of Comment**

We would like to include the 9 acres of land adjacent to the A1 to the proposed EM2(a), land south of Barrowby road and west to the A1.

Officer's Recommendation

A request to incorporate the land by Sheep Wash Lane to the Barrowby Road employment site is acceptable.
This is a logical extension to the A1 and will help act as a buffer from the A1. A minor amendment is required.

Consultee

527877

Agent**CommentID: GPPA351****EM2 (a)****Summary of Comment**

Development in the area is not acceptable. Traffic levels in Grantham is high. More development will make the situation much worse. If the site is allocated for employment, protect the land between Sheep Wash Lane and the A1 to serve as buffer to reduce noise level.

Officer's Recommendation

Noted

Consultee

262346

Springfield Park Properties - The Skinner Family

Agent

26011 Mr Mike Sibthorp

Mike Sibthorp Planning

CommentID: GPPA257**EM2 (a)****Summary of Comment**

There should be a flexibility in the delivery of Barrowby Road employment site. The site should be allocated for mixed use including residential. Also revision of the GAAP boundary to include land to the west of Sheepwash Lane up to the A1.

Officer's Recommendation

There is no substantive evidence provided in the representation to suggest that the current employment allocation is undeliverable. However, the request to incorporate the land by Sheep Wash Lane into the Barrowby Road employment site is considered appropriate. This is a logical extension to the A1 and will help integrate landscape into the development and act as a buffer from the A1.

Consultee

348677 Mrs Bridget Warne

Agent**CommentID: GPPA236****EM2 (a)****Summary of Comment**

Part of the proposed site be used up so that there is plenty of green belt left for natural habitats of wildlife and the absorption of rain in a green area. Flooding and Noise levels are in question. The site will generate additional traffic.

Officer's Recommendation

Noted

Consultee

524753 Mr & Mrs M & E Hobbs

Agent**CommentID: GPPA235****EM2 (a)****Summary of Comment**

Bats are regularly sighted each summer in the gardens that back onto the proposed development site. Is a home to many wildlife. The site has a historical records on flooding. The developer should address flooding problems. The issue of noise from the A1 should be looked into.

Officer's Recommendation

Noted

Consultee

523529 Mr & Mrs A & M Parkin

Agent**CommentID: GPPA203****EM2 (a)****Summary of Comment**

There is a proliferation of wildlife on the field with colonies of Bats. We disagree with the assessment that there is a high market demand for sites, as there have been vacant warehouses on Trent and Swingbridge Road for the last 3 or 4 years.

Officer's Recommendation

Noted.

Consultee

534025 Mr Ken Bilington

Agent**CommentID: GPPA234****EM2 (a)****Summary of Comment**

The site at Sheep Wash Lane is the last Green Belt which continue to separate Grantham from Barrowby. My particular concern is the significantly higher risk of flooding. Development will generate higher noise levels close to the A1.

Officer's Recommendation

Noted

Consultee

524709

Agent**CommentID: GPPA233****EM2 (a)****Summary of Comment**

At least two hotels have been closed. I fail to reason why another hotel and conference rooms are needed. A lot of wildlife are in danger if the site is developed. Traffic problems may also occur.

Officer's Recommendation

Noted.

Consultee

519187 Mrs Jenny Lewis

Agent**CommentID: GPPA84****EM2 (a)****Summary of Comment**

The site has important wildlife particularly birds. If the land is built over there is the potential for flooding. There is a flood history in the area.

Officer's Recommendation

Noted

Consultee

514085 Mrs Marilyn Campbell

Agent**CommentID: GPPA38****Policy HE1: Townscape Character****Summary of Comment**

Grantham has "hidden its history well". We do not need to be the sore thumb between Stamford and Newark. We have very beautiful historical/park/and river areas. Tourism could be encouraged.

Officer's Recommendation

Comments noted.

Consultee

519558 Mr Ryan Bavin
Department For Environment Food & Rural Affairs (D E F R A)

CommentID: GPPA94**Policy HE1: Townscape Character****Summary of Comment**

Natural England strongly supports these policies as they aim to encourage distinctiveness and a sense of place

Agent**Officer's Recommendation**

Support welcomed.

Consultee

533580
Campaign to Protect Rural England

CommentID: GPPA380**Policy HE1: Townscape Character****Summary of Comment**

Commitment will be needed to a specific action plan, supported by finance, if the historic environment and townscape is to be given adequate recognition.

Agent**Officer's Recommendation**

Comments noted.

Consultee

490730 Mr Alan Hubbard
The National Trust

CommentID: GPPA318**Policy HE1: Townscape Character****Summary of Comment**

Suggest it sensible to use different prefixes for the Policies to avoid confusion with the Policies in PPS5. Policy HE4 appears to be text missing from the end of the second paragraph: "...and how through their location, scale, design, landscaping and materials". It is suggested that the following words are added "...account has been taken of the setting of Belton and any adverse impacts have been removed and/or mitigated". It might be useful to provide some succinct background to the Setting Study and its applicability over an area beyond the chosen AAP boundary.

Agent**Officer's Recommendation**

Comments noted and support welcomed. This comments are relation to Policy HE4. Paragraph 2 Page 68 insert at the end of the paragraph the following text...." account has been taken of the setting of Belton and any adverse impacts have been overcome or mitigated".

Consultee
515854 Mrs Linda Graves

Agent

CommentID: GPPA56
Policy HE1: Townscape Character

Summary of Comment

We have to protect the past we have lost too much already with previous town "improvements".

Officer's Recommendation

Comments noted.

Consultee
372928 Mr Tom Gilbert-Wooldridge
English Heritage

Agent

CommentID: GPPA141
Policy HE1: Townscape Character

Summary of Comment

We strongly support Policy HE1. It would be helpful to explain what is meant by the council's "statutory powers". It might be advisable to rename the HE policies of the GAAP as HET policies. Concerned regarding the absence of any reference to Grantham's archaeology. There needs to be a clearly stated policy on how archaeological issues will be addressed within the town.

Officer's Recommendation

Support welcomed and comments noted.

Consultee
514578 Mr David Brown

Agent

CommentID: GPPA169
Policy HE1: Townscape Character

Summary of Comment

All should have a high priority.

Officer's Recommendation

Support welcomed.

Consultee

527827 Mr Richard Caley
Grantham Civic Society

CommentID: GPPA330**Policy HE1: Townscape Character****Summary of Comment**

The local character of the town's buildings needs to be retained and developments need to reflect old Grantham architectural style.

Agent**Officer's Recommendation**

Comments noted.

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

CommentID: GPPA142**Policy HE2: Development affecting Heritage Assets of Local Interest****Summary of Comment**

We greatly welcome Policy HE2 and the council's commitment to the production of a list of heritage assets of local interest. Local groups such as the Grantham Civic Society could assist with its production and consultation with the local community as a whole is essential.

Agent**Officer's Recommendation**

Support welcomed and comments noted.

Consultee

519558 Mr Ryan Bavin
Department For Environment Food & Rural Affairs (D E F R A)

CommentID: GPPA95**Policy HE2: Development affecting Heritage Assets of Local Interest****Summary of Comment**

Natural England strongly supports these policies as they aim to encourage distinctiveness and a sense of place.

Agent**Officer's Recommendation**

Comments noted and support welcomed.

Consultee

26277

Heritage Trust for Lincolnshire

Agent**CommentID: GPPA232****Policy HE2: Development affecting Heritage Assets of Local Interest****Summary of Comment**

The term Historic Asset is all encompassing including historic buildings, archaeological remains and landscapes. Para 2 should refer to all heritage assets whether they are on a local list or not. Any planning applications should be accompanied with a Heritage Impact Assessment in accordance with PPS5.

Officer's Recommendation

Comments noted.

Consultee

523529 Mr & Mrs A & M Parkin

Agent**CommentID: GPPA198****Policy HE3: The setting of St Wulfram's Church****Summary of Comment**

The various policies in the Townscape section are all welcomed especially HE3 provided they are all adhered to.

Officer's Recommendation

Support welcomed.

Consultee

519558 Mr Ryan Bavin

Department For Environment Food & Rural Affairs (D E F R A)

Agent**CommentID: GPPA96****Policy HE3: The setting of St Wulfram's Church****Summary of Comment**

Natural England strongly supports these policies as they aim to encourage distinctiveness and a sense of place

Officer's Recommendation

Support welcomed and comments noted.

Consultee

524966 Mrs Sandra Wood

Agent**CommentID: GPPA270****Policy HE3: The setting of St Wulfram's Church****Summary of Comment**

My final point is that views of St Wulframs Spire would be affected by the proposed developments and this goes against Policy HE3, again this is not acceptable and I will not allow this to happen without a fight!

Officer's Recommendation

Comments noted.

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

Agent**CommentID: GPPA143****Policy HE3: The setting of St Wulfram's Church****Summary of Comment**

Welcome a specific policy on St Wulfram's Church. The policy wording only refers to views of the spire.

Officer's Recommendation

Support welcomed and comments noted. It is agreed that the wording of the policy will be altered replacing reference "to the spire" with "St. Wulfram's Church".

Consultee

490730 Mr Alan Hubbard
The National Trust

Agent**CommentID: GPPA320****Policy HE4: Protecting and Enhancing the Setting of Belton House and Park****Summary of Comment**

No specific comments to make at this stage.

Officer's Recommendation

Comments noted.

Consultee

521333 Mr Antony Aspbury
Antony Aspbury Associates Limited

Agent

521323 Mr Antony Aspbury

CommentID: GPPA116**Policy HE4: Protecting and Enhancing the Setting of Belton House and Park****Summary of Comment**

The Representor supports this Policy

Officer's Recommendation

Support for this policy is welcomed.

Consultee

519558 Mr Ryan Bavin
Department For Environment Food & Rural Affairs (D E F R A)

Agent**CommentID: GPPA97****Policy HE4: Protecting and Enhancing the Setting of Belton House and Park****Summary of Comment**

Natural England strongly supports these policies as they aim to encourage distinctiveness and a sense of place.

Officer's Recommendation

Support welcomed.

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

CommentID: GPPA144**Policy HE4: Protecting and Enhancing the Setting of Belton House and Park****Summary of Comment**

We greatly welcome a specific policy on the setting of Belton House and Park given its historic significance and its prominent position above the town. Reference to the Belton Setting is welcomed as the study provides a helpful aid to understanding the setting of Belton, particularly with regards to potential visual impact. The GAAP policies only applies to GAAP boundary, however, the setting of Belton goes beyond GAAP boundary.

Agent**Officer's Recommendation**

Comments noted and support welcomed. A new section will be created after 3.8.7 at page 67 to read as:

The grade 1 listed Belton House and its grade 1 Registered Historic Park and Garden are heritage assets of international importance.

Protecting and enhancing the character of Belton House and Park and their setting is a key objective for the District Council. In recognition of this objective the District Council, jointly with the National Trust, commissioned the Belton House and Park Setting Study to define the extent of the setting of these heritage assets and inform policy formulation and decision making on development proposals within the defined area.

The Belton House and Park Setting Study will be a material consideration when assessing what impact of development proposals that fall within the defined extent of the setting of Belton House and Park and within the area covered by the Grantham Area Action Plan will have on the internationally significant heritage assets.

Consultee

527827 Mr Richard Caley
Grantham Civic Society

CommentID: GPPA331**Policy HE5: Public Realm****Summary of Comment**

There is a need to protect far more effectively hedgerows and trees in any developments as these give a local character and recognition of the area

Agent**Officer's Recommendation**

Comments noted.

Consultee

519558 Mr Ryan Bavin
Department For Environment Food & Rural Affairs (D E F R A)

CommentID: GPPA98
Policy HE5: Public Realm

Summary of Comment

Natural England strongly supports these policies as they aim to encourage distinctiveness and a sense of place.

Agent**Officer's Recommendation**

Support welcomed.

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

CommentID: GPPA145
Policy HE5: Public Realm

Summary of Comment

We welcome this policy and the emphasis placed on public realm enhancements within the town. It will be important to ensure coherence throughout the town centre and avoid a mix of difference schemes and styles.

Agent**Officer's Recommendation**

Support welcomed.

Consultee

523529 Mr & Mrs A & M Parkin

CommentID: GPPA200
RE2

Summary of Comment

In RE2 we feel that the Bus Station should be relocated from this area to a site near the station with a suitable pick up bay located somewhere along Wharf Road, which of course will become much quieter when the Relief Road is built. Another alternative would be to make the buses exit the bus station down Station Road and along London Road with a pick up point on St Peter's Hill.

Agent**Officer's Recommendation**

Comments noted.

Consultee

523529 Mr & Mrs A & M Parkin

Agent**CommentID: GPPA199****RE4****Summary of Comment**

RE4 in the document is especially welcome as it will improve the entrance to Grantham from the North.

Officer's Recommendation

Support welcomed.

Consultee

497285 Mr Owen Walters
Highways Agency

Agent**CommentID: GPPA266****Appendix 5: Implementation/Delivery of GAAP****Summary of Comment**

Given the considerable amount of transport infrastructure required to support delivery of the AAP, the Agency considers that the delivery mechanism for this could be more clearly explained in the AAP, possibly through a section on delivery and an accompanying policy. The appendices include detail of the highways infrastructure required to support the two urban extensions including estimated costs, phasing and potential funding sources. It is noted that the HA is listed as a delivery agency/partner for the East-West Relief Road to support the Southern Quadrant. The Agency would point out that this partnership role is expected to principally relate to its regulatory function rather than direct provision of infrastructure.

Officer's Recommendation

The Highways Agencies comments relating to their regulatory role rather than taking any infrastructure provision role are noted.

Consultee

26094
Upper Witham Internal Drainage Board

Agent**CommentID: GPPA365****Appendix 5: Implementation/Delivery of GAAP****Summary of Comment**

Other Authorities may be considered as responsible Agencies in a number of areas including the Environment Agency and Internal Drainage Boards, particularly where watercourses lie within or adjacent to sites and areas.

Officer's Recommendation

The Council accepts that the EA and Upper Witham IDB may have some areas of responsibility as delivery agencies or partners and will amend the table to reflect this.

Consultee

490730 Mr Alan Hubbard
The National Trust

Agent**CommentID: GPPA319****Appendix 5: Implementation/Delivery of GAAP****Summary of Comment****Officer's Recommendation****Consultee**

497285 Mr Owen Walters
Highways Agency

Agent**CommentID: GPPA211****Appendix 5: Implementation/Delivery of GAAP****Summary of Comment****Officer's Recommendation**

Given the considerable amount of transport infrastructure required to support delivery of the AAP, the Agency considers that the delivery mechanism for this could be more clearly explained in the AAP, possibly through a section on delivery and an accompanying policy. The appendices include detail of the highways infrastructure required to support the two urban extensions including estimated costs, phasing and potential funding sources. It is noted that the HA is listed as a delivery agency/partner for the East-West Relief Road to support the Southern Quadrant. The Agency would point out that this partnership role is expected to principally relate to its regulatory function rather than direct provision of infrastructure.

The Highways Agencies comments relating to their regulatory role rather than taking any infrastructure provision role are noted.

Consultee

527808 Linden Homes & Jelson Ltd Linden Homes & Jelson Ltd Linden Homes & Jelson Ltd Linden Homes & Jelson Ltd

CommentID: GPPA325

Appendix 5: Implementation/Delivery of GAAP**Summary of Comment**

Highways Scheme (Pennine Way Link): In the phasing column it is stated that the bridge over the railway is to be delivered before the 751st dwelling (with but with no indicative timescale), although in the risk column it (correctly) states that delivery relies on the (Poplar Farm East) developer building more than 750 dwellings out of a permitted total of 1,800; which is not the same thing.

GP Services: The delivery of this facility is not secured as it is stated that the land reservation is only until the completion of the 1500th dwelling.

Education: There is uncertainty over the delivery of the primary school as, although there is a threshold in terms of dwelling completions for the transfer of the school site, no timescale is set for this or the build programme. It should also be acknowledged that when negotiating developer contributions towards infrastructure and affordable housing, the Council will take into account development viability to ensure the delivery of the NWQ as a whole.

Agent

25981 Mrs J Gardener
SSR Planning

Officer's Recommendation**Highways Scheme**

The Council considers that it is incorrect to say that there is no mechanism in place to deliver the Pennine Way Link Road. The Poplar Farm development site has a Section 106 Agreement attached to it limiting the development to 750 dwellings before the bridge is to be delivered. Furthermore, it secures a bond in the form of staged Section 106 payments (payable upon completion of each 20 dwellings) up until this point therefore ensuring that if the developer fails to continue building dwellings to trigger the requirement for the bridge, then Council will have a sum of money that can be used towards the implementation of the bridge and unlock the remainder of the NWQ.

GP Services

Discussions are already underway between the landowner, PCT and GP Cluster Commissioning Group in order to move forward the delivery of the GP Facilities on site. The funding shortfall is not identified in the document as the Section 106 Agreement which sets this out was not signed and completed at the time of going to print and its content was therefore still confidential. Funding shortfall is anticipated as being met by the PCT/GP Cluster Commissioning Group. The timescale for delivery of the GP facilities is expected to be clarified over the coming months as the PCT takes a steer from the GP Cluster Commissioning Group.

Education

The Council considers that it is incorrect to say that there is uncertainty over the delivery of the primary school. The funding shortfall is anticipated as being met by Lincolnshire County Council as the statutory education providers for the District. In addition to this, the Council intends to have its CIL in place by 2014 following which funding could be drawn from the CIL towards the implementation of the school. The timescale for delivery of the school itself will be dependant upon the rate at which development is built out on site, as there will need to be a balance between ensuring that there is a critical mass of pupils to support the school, whilst not overloading existing primary schools in the surrounding area.

With reference to the point concerning planning obligations and their impact on development viability, particularly with regard to affordable housing, the issues raised here will be dealt with in the Councils emerging Affordable Housing SPD and Planning Obligations SPD.

Consultee

527827 Mr Richard Caley
Grantham Civic Society

CommentID: GPPA340**Appendix 5: Implementation/Delivery of GAAP****Summary of Comment**

Overall the GAAP has a constructive and encouraging feel about it. Its criteria for different areas of development, protection of the environment, traffic management open space and other categories are laudable. When developments progress these controls should be applied firmly irrespective of the size of the development. Whether all these aims are achievable by 2016 is debatable.

Agent**Officer's Recommendation**

Support welcomed and comments noted.

Consultee

533580
Campaign to Protect Rural England

CommentID: GPPA381**Appendix 5: Implementation/Delivery of GAAP****Summary of Comment**

Pleased to note what will be monitored, and how.

Agent**Officer's Recommendation**

Comments noted. No further response or action required.

Consultee

527735

CommentID: GPPA297**Appendix 5: Implementation/Delivery of GAAP****Summary of Comment**

There are key constraints relating to the larger sites and in particular, Grantham South. There are major water and foul drainage issues. The viability to this scheme is extremely questionable, given the infrastructure costs and the Bypass.

Agent

527734 Mr Dan Mitchell
Barton Willmore

Officer's Recommendation

The water and foul drainage issues are identified known constraints that the Council is working with the landowners and Anglian Water Services to deal with in the most appropriate and financially viable manner. Furthermore, both SKDC and LCC are working with the landowner and financial viability specialists to develop a viability model for the site which builds upon work already undertaken in this area and provides further insight into the most appropriate delivery mechanisms for the relief road and other infrastructure associated with the site. The Council is confident that there will not be unreasonable delay in funding being made available for the provision of key infrastructure despite the cuts in public funding that the respondent refers to.

Consultee

497285 Mr Owen Walters
Highways Agency

CommentID: GPPA267**Appendix 6: Monitoring Framework****Summary of Comment**

The Agency supports the inclusion of a Monitoring Framework within the AAP containing the indicators and associated targets for the Plan's policies. In relation to Policy MOV1 (movement and accessibility), it is not considered that that HA would be an agency responsible for monitoring the progress towards this policy.

Agent**Officer's Recommendation**

Comments noted and amendments will be made as suggested.

Consultee

497285 Mr Owen Walters
Highways Agency

CommentID: GPPA212**Appendix 6: Monitoring Framework****Summary of Comment**

The Agency supports the inclusion of a Monitoring Framework within the AAP containing the indicators and associated targets for the Plan's policies. In relation to Policy MOV1 (movement and accessibility), it is not considered that that HA would be an agency responsible for monitoring the progress towards this policy.

Agent**Officer's Recommendation**

Where reference is made to the HA being an agency responsible for the delivery of policy MOV1 this will be removed. On page 110 under MOV1, Highways Agency will be deleted from the list of Responsible Agencies and also on Page 101 of the delivery plan.

Consultee

372928 Mr Tom Gilbert-Wooldridge
English Heritage

CommentID: GPPA146**Appendix 6: Monitoring Framework****Summary of Comment**

Appendix 6: Monitoring Framework
We note that all of the historic environment policies have yet to be allocated indicators or targets. We would be happy to advise on appropriate indicators/targets and our guidance on Sustainability Appraisals contains a list of suggestions.

Agent**Officer's Recommendation**

Comments noted.
