

APPENDIX 1: SCHEDULE OF REPRESENTATIONS RECEIVED REGARDING HOUSING POLICIES

Respondent Name	Organisation	Policy Number	Summary of Comments	Officer Reponse and Recommendation
Mrs Linda Graves		Policy HS1: New Housing Development	Support the policy and with the creation of a bridge over the railway line this will in effect make a ring road-GRAH2.	Comments noted
Mrs Bea Vallance		Policy HS1: New Housing Development	Need to expand the residential areas in the town because the larger Grantham is the more viable retention of A&E hospital services.	Support welcomed and comments noted.
Mr Ryan Bavin	Department For Environment Food & Rural Affairs (D E F R A)	Policy HS1: New Housing Development	Support the policy. No specific objections to these sites but wish to ensure that each proposed development incorporates mitigation measures which will result in some positive outcomes for green infrastructure provision and biodiversity enhancement.	Support welcomed and comments noted. Policy GI 1 made specific provision for investment in green infrastructure networks in new development. This will ensure that proposed development provides enabling environment for an enhanced biodiversity development and green spaces.
Mr Antony Aspbury	Antony Aspbury Associates Limited	Policy HS1: New Housing Development	Object to the policy. The draft GAAP makes inadequate provision for housing and is therefore unsound. The AAP ought to make provision for a substantially larger number of dwellings in residual allocations under Policy HS2 than the draft does at present. The Representor does not consider that the particular site allocations proposed are desirable or deliverable. This could be achieved by the introduction of a larger HS2 allocation such as the land at Manthorpe.	Comments noted.
Mr Tom Gilbert-Wooldridge	English Heritage	Policy HS1: New Housing Development	Support the policy. Welcome the exclusion of the two large sites on the northern edge of Grantham (Site Refs 33 and 34) based on the impact they would have on the character of the surrounding area including the setting of Belton House and Park.	Support welcomed and comments noted.
Mr David Brown		Policy HS1: New Housing Development	Supports Policy HS1: New Housing Development	Support welcomed.
Mr Alan Bryan		Policy HS1: New Housing Development	The only problem with this is where are the people coming from to live in them.	Support welcomed and comments noted.

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Mrs P A Anderson		Policy HS1: New Housing Development	Observations to allocate land for housing at OS Part 164 Somerby Hill (SHLAA Ref: SK/GRA/25.). In the most recent assessment of housing sites carried out for the Grantham Area Action Plan, it has not been allocated. The Southern Quadrant has a far greater and more dominant visual spectacle due to its projected size and cannot help but change the character of the entire area? Therefore it is difficult to see how one site can now be acceptable in this vein and the other not so. An access road into the site already exists. Only a portion of OS Part 164 might have contamination - clearance has taken place here.	Comments noted. The SQ is a Strategic site which have been endorsed and broadly allocated through the adopted Core Strategy. It has been subjected to SA/SEA and found to be sustainable and suitable for housing development and other mix used development including employment.
Mr D F Gray		Policy HS1: New Housing Development	The major development of key sites, the Southern and the North West Quadrants, 7500 more homes but what is the perceived sequence of events and the timescale? Presumably the Southern Relief Road is a priority before the development of the Southern Quadrant, how will this be financed? How will the present economic climate affect these proposals?	Comment noted. In the GAAP document, appendix 5 provides detailed delivery and implementation plan including East-West Relief Road which will form an important part of the Southern Quadrant development.
Mr Owen Walters	Highways Agency	Policy HS1: New Housing Development	Supports the policy. The Agency has been closely involved with the two Sustainable Urban Extensions (SUE's) and their transport infrastructure needs. The Agency has highlighted the importance of taking opportunities to reduce the need to travel and therefore is pleased to see that the AAP contains two new policies for developing sustainable new neighbourhoods for each of the SUE's. The Agency also considers that the proposed sites should be supported by a closely integrated range of travel modes with the policy objective to minimise the need to travel and reduce the reliance on the private car.	Comments noted
Mr Geoffrey Stevens		Policy HS1: New Housing Development	Support for Policy HS1 on New Housing Development noted.	Support welcomed.

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Miss Laura Richardson	Environment Agency	Policy HS1: New Housing Development	The sites identified for housing are all located outside of the flood risk areas. GRAH3 shows a small corner of the site to be located within Flood Zone 2. However, it appears that this small area of Flood Zone 2 can be easily avoided.	Comments noted. The Council's Level 2 Strategic Flood Risk Assessment (January, 2011) carried out by Entec Consultants in consultation with Environment Agency shows that the site reference GRAH3 (Land North of Dysart Road) falls within Flood Zone 1. The GAAP site allocations were influenced by a sequential approach in relation to the level of vulnerability. This means that preference were given to low risk sites (Flood Zone 1).
Mr Alan Hubbard	The National Trust	Policy HS1: New Housing Development	Generally, the approach is supported. The reserve site (GRAH1) is in a sensitive location. The site is identified in the Belton Setting Study as being exceptionally sensitive to medium and major scale developments. If this site should come forward for development careful consideration will need to be given to its impact upon the setting of Belton, in particular the treatment of the northern most part of the site. The location within the setting of Belton should be included in the "Known Constraints" column for Site GRAH1 on page 83 of the document.	Comments noted, The land North of Peachwood Close lies within the 5 KM buffer from the Belton Park as stated in the Belton Setting Study (January, 2010). The scale of development on the site will have less significant impact on the Belton.
	Linden Homes & Jelson Ltd	Policy HS1: New Housing Development	Housing trajectory is unclear and should show existing commitments, windfalls/urban capacity sites, individual allocated sites, the NWQ and the SQ. The housing trajectory taken from the Core Strategy needs to be updated.	The housing trajectory will be remove from page 51 of the document. The trajectory in the Core Strategy will be updated in Housing land Supply and the Annual Monitoring Report on annual basis.This will take on board any future housing land supply issues in Grantham and other parts of the District.
Mr Richard Caley	Grantham Civic Society	Policy HS1: New Housing Development	Housing density needs to be reduced together with more effective and imaginative house design.	Comments noted

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Ken Pratt	Upper Witham Internal Drainage Board	Policy HS1: New Housing Development	Developments should be considered in more holistic manner with due consideration for surface water disposal and flood risk issues. Piecemeal approach to development within sites will be detrimental to flood risk.	Comments noted
E.A. Banks	Campaign to Protect Rural England	Policy HS1: New Housing Development	Support the policy. We have insufficient detailed knowledge of all of the sites allocated, but in principle they appear to offer the desired range of choice of location, density etc.	Comments noted and support welcomed.
	Taylor Wimpey	Policy HS1: New Housing Development	Support in principle the delivery of two sustainable urban extensions in Grantham and a greater range of sites should be identified as potential housing sites. Removing national targets should encourage the Local Planning Authority to be more flexible about a range of sites delivering housing.	Support welcomed and comments noted.
Yelcon Yelcon Limited Yelcon		Policy HS1: New Housing Development	This representation concerns land at Somerby Hill / Bridge End Road, Grantham for inclusion within the GAAP boundary and identified as a housing allocation. The broad justification for inclusion of the site within the GAAP boundary and its allocation for part employment and housing development is that it is well related to existing development and will not result in significant incursion of the open countryside.	Comment noted. The site has been previously assessed but found to be unsuitable for housing allocation. The representation made contained no additional information which would justify its allocation. Development on the site will lead to significant visual impact on character of the area.
Mrs Linda Graves		GRAH 3: Land north of Dysart Road	Support the policy. With the creation of a bridge over the railway line this will in effect make a ring road.(GRAH2)	Comments noted
Mr & Mrs A & M Parkin		GRAH 3: Land north of Dysart Road	Any development of the site would be against Section HE3 of the Action Plan and as such the decision to build in the site should not be proceeded with as HE3 would be violated. Flooding is a major concern. If new housing is built on this site they will be much closer to the A1 and the noise will be proportionately louder. The sewer which plan says on page 83 runs across the site where is a drain which takes excess water from Dysart Road into the Barrowby Beck just after the two streams have joined.	Comments noted. The Grantham Townscape Charater Assessment(2011) has not identified site reference GRAH 3 as a strategic view point affecting St Wulfram's. This means that Policy HE3 is not be violated. The Council's Strategic Flood Risk Assessment (January, 2011) shows that the land North of Dysart Road is sited in Food Zone 1 where residential development would be appropriate.

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Mrs Sandra Wood		GRAH 3: Land north of Dysart Road	Object to the policy. Flooding is an issue. There would be problems with noise from the A1. This is totally unacceptable and unreasonable.	Comment noted. The Council commissioned Entec, (Environment Consultants) to carry out Level 2 Strategic Flood Risk Assessment (January, 2011) for the District including Grantham. The result of the study shows that the Land North of Dysart Road is sited in Flood Zone 1 where residential development will be appropriate.
Mrs Sue Taylor		GRAH 3: Land north of Dysart Road	Object to the allocation. We would ask for the two areas GRAH3 and EM2(a) to be removed. Both areas have been subjects of public enquiries and have been found to be unsuitable for development. We would refer you to a letter sent to you dated January 14th 2010 setting out detailed objections to such proposals	Comments noted. The site assessments on both GRAH3 and EM2 (a) shows that they are suitable and deliverable. There are no much constraints on the sites. Therefore, it will be unjustified not to allocate the sites for fuure development. The Council's Strategic Flood Risk Assessment (January, 2011) for the District including Grantham shows that the Land North of Dysart Road is sited in Flood Zone 1 where residential development will be appropriate.
McCarthy & Stone Retirement Lifestyles Ltd.		GRAH 3: Land north of Dysart Road	Supports the policy and believes the site represents an excellent opportunity for housing in a sustainable location. We feel the site can accomodate a higher density given the site's suitable edge of town centre location. Suggest a change to the title of column 5 Appendix 2. The location of GRAH 7 is eminently suited for the provision of specialised accomodation for the elderly.	Support welcomed and comments noted
Constable Homes	Constable Homes	GRAH 3: Land north of Dysart Road	Support the allocation. It is not possible to say what number, or even proportion, of the housing to be delivered will be affordable. The level of affordable housing can only be assessed through a detailed consideration of the economic viability of the proposed development. GRAH 3 is well located to deliver housing early in the plan period.	Comments noted.

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Victor & Dorothy Moran		GRAH 3: Land north of Dysart Road	Object to the policy. This area has become more susceptible to flooding in recent years. The residential development will be very noisy given the proximity of the A1 and could be close to an industrial area.	Comments noted. The current Level 2 Strategic Flood Risk Assessment (January, 2011) carried out for the Council by Entec (Environment Consultant) suggest that the Land North of Dysart (GRAH 3) is sited in Flood Zone 1 where residential development is appropriate. Development will be required to mitigate run-off from the site to ensure that it does not cause flood risk elsewhere.
Mr Tom Gilbert-Wooldridge	English Heritage	GRAH 4: Stonebridge House	GRAH4 (Stonebridge House) includes a listed building which would need to be retained and its character/setting preserved. This may be difficult to achieve.	Comment noted.
P & B Lely		GRAH 4: Stonebridge House	Object to this allocation. We believe that the densities proposed and the housing numbers which have been provided for are excessive. For example, Stonebridge House, given the listed building and the setting, it is highly unlikely that a density of 40 dwellings per hectare would be achieved.	Comments noted. The housing density of 40 dwellings per hectare as stated in plan is an approximate figure. Previous Planning application, however, proposed development over 50 dwelling per hectare.
P & B Lely		GRAH 4: Stonebridge House	Object to the allocation of this site. Again, a number of constraints are identified, including the impact on the listed property. There are also other known constraints which will affect deliverability and the capacity of the site.	Comments noted
Mr Antony Aspbury	Antony Aspbury Associates Limited	GRAH 6: Vac-u-Lug, Gonerby Hill Foot	Object to this allocation. This allocation is not assured of delivery. There is no greater prospect now of it being delivered, even in the period 2015 to 2021, where the Council has placed it, perhaps in an effort to pre-empt and deflect questions about its genuine availability, than previously.	Comment noted. The site reference GRAH 6, Vac-Lug will be deleted from the GAAP housing allocated. Responses received suggest that the deliverability of the site is questionable even in the long term.

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P & B Lely		GRAH 6: Vac-u-Lug, Gonerby Hill Foot	Object to the allocation. GRAH6 is an active employment site and with the remediation and relocation costs, the deliverability of this site must be questioned.	Comments noted. The site reference GRAH 6, Vacu-Lug will be deleted from the GAAP housing allocations. Responses received suggest that the deliverability of the site is uncertain even in the long term.
P & B Lely		GRAH 6: Vac-u-Lug, Gonerby Hill Foot	Object to this allocation. The capacity, and indeed the deliverability of this site are extremely questionable.	Comment noted. The current consultation on the site reference GRAH 6 (Vacu-Lug) suggest that there is lack of certainty of delivery of the site. The site will not be taken further in the Submission version of the plan. One of the key aim of the GAAP is ensure that sites allocated are delivered within the plan period up to 2026.
Mr Antony Aspbury	Antony Aspbury Associates Limited	GRAH 1: North of Peachwood Close	Object to the allocation. The Representor considers that the site is subject to highway access constraints. The development of the Site would also have implications for the setting of Belton House and Garden. Reserve sites should enjoy the same qualities as primary allocations.	Comment noted. The Land North of Peachwood Close lies within the 5KM buffer from the Belton Park as stated in the Belton Setting Study(January,2010). The scale of development on the site will have less significant impact on the Belton. Reference will be made under the known constraints in page 83 on the site likelihood impact on Belton House and Park.
Mr Tom Gilbert-Wooldridge	English Heritage	GRAH 1: North of Peachwood Close	GRAH1 (Land North of Peachwood Close) is relatively close to Belton Park and development here could harm the setting of and views from the registered park and garden. This needs to be identified as a key constraint and carefully considered before the site is brought forward.	Comments noted. The land North of Peachwood Close lies within the 5 KM buffer from the Belton Park as stated in the Belton Setting Study (January, 2010). The scale of development on the site will have less significant impact on the Belton.

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Trustees of Sir Thomas White's Charity		GRAH 1: North of Peachwood Close	Support the policy. We have noted with interest that part of our clients' landholding (crosshatched) is included within the GAAP and has been identified as a reserve site for residential development. We support the identification of the land as potential residential development land and will take whatever actions are necessary to facilitate the early and effective release of the land for such uses subject to all other general planning policies.	Comments noted. This site was identified in the Preferred Approach consultation as a "reserve" site to come forward in the event that additional housing land was required to delivery planned housing targets during the plan period. Several representations were received regarding this approach in that it did not conform to the approach to release additional housing land, should it be required, set out in the adopted Core Strategy. it is proposed that this site be identified to deliver housing during the period 2015 - 2021
Mr Roger Stafford	Buckminster Estate	GRAH 1: North of Peachwood Close	Support the policy. It is Buckminster Estates's view that the proposed housing supply figures for Grantham are too finely balanced and that an additional reserve site should be allocated. The Buckminster Estate proposed through the SHLAA a housing site adjacent to 205 Bridgend Road/A52 Somerby Hill. By only having one reserve site there is not enough contingency built into the GAAP. The land at Somerby Hill to be added as an additional housing reserve site.	Comments noted. However, the proposed site (land at Somerby Hill) has been assessed and found to be unsuitable for housing development. The site assessment revealed that development on the site will lead to significant visual impact on the character of the area. The representation received has no additional information that will justify its allocation for housing.
Mr John Allen	Commercial Estates Group	GRAH 1: North of Peachwood Close	Object to this allocation. We consider that the provision made for a reserve site at Grantham is unnecessary and highly questionable whether it could achieve its stated purpose. Request that the provision made for a reserve site be deleted.	Comments noted. This site was identified in the Preferred Approach consultation as a "reserve" site to come forward in the event that additional housing land was required to delivery planned housing targets during the plan period. Several representations were received regarding this approach in that it did not conform to the approach to release additional housing land, should it be required, set out in the adopted Core Strategy. it is proposed that this site be identified to deliver housing during the period 2015 - 2021.
P & B Lely		GRAH 1: North of Peachwood Close	Object to the policy. Access is an issue and distance from local services. Obviously expanding the area of GRAH2 would be preferable.	Comments noted

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Mrs Marilyn Campbell		Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	Yet again, please preserve the green horizon on the hills surrounding the town. Do not allow buildings to mask the horizon.	The Grantham Townscape Character Assessment which forms part of the Grantham Urban Design Framework examines the impact of setting and views, and the masterplan SPD for the Northwest Quadrant will also look at this and the landscape structure in more detail.
Mrs Alice de la Rue	Derbyshire Gypsy Liaison Group	Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	Regard should be given to the need to allocate a minimum of 11 pitches for Gypsies and Travellers in South Kesteven by 2017 (see Core Strategy policy H4). It is unlikely that there are opportunities for several small sites as part of the SUE plans (of, for example 3 or 4 pitches each) or a slightly larger site if that is what the Gypsy and Traveller Accommodation Assessment indicated was needed in the district. Consultation should continue to be undertaken with the local Gypsy and Traveller community.	Representations noted. The need for additional pitch accommodation has been met by the granting of planning permission on appeal for the site in Fulbeck.
Mr Ryan Bavin	Department For Environment Food & Rural Affairs (D E F R A)	Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	The main negative impact of building this large development would be the loss of green field land and open countryside. However we acknowledge that the policy does incorporate some positive outcomes.	Concerns surrounding loss of green field land are noted. Every opportunity will be taken to ensure that existing areas of ecological and habitat value are retained and protected. As part of the Councils evidence base for the SPD masterplans, a Green Infrastructure Strategy has been developed which places emphasis on the provision of green infrastructure in the urban extensions.
Mr Antony Aspbury	Antony Aspbury Associates Limited	Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	It is considered that Policy NWQ1 is inadequate in providing a proper planning framework. The Policy is hardly more detailed than Policy H2A in the Core Strategy and as such it does not comply with the guidance in paragraphs 5.4 to 5.6 inclusive of PPS12 and in informal best practice guidance for AAPs.	The Policy NWQ1 is adequate and will give a policy framework for the delivery of North-West Quadrant. The Policy content is compatible with both local and national policies including PPS12 and PPS 1. Figure 12 of the GAAP will give a broad distribution of land uses . The Master Plan for the North West Quadrant will look at the land use distribution in more detail.

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Mr Tom Gilbert-Wooldridge	English Heritage	Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	We support the need to respect local character and architectural styles. Reference to development integrating well with surrounding neighbourhoods etc and respecting views into and out of the site is welcomed. It would be helpful to acknowledge views from Belton House and Park.	The masterplan SPD for the Northwest Quadrant will look at this in more detail. Protection and enhancing the setting of Belton House and Park is dealt with in the GAAP at Policy HE4.
Mr & Mrs A & M Parkin		Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	We have no complaints about the North West Quadrant which we hope will be commenced shortly and the Southern Quadrant Developments.	Representations noted. No further response or action required.
Mr Owen Walters	Highways Agency	Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	The Agency has reviewed the potential traffic impact of this development on the SRN and concluded that its impact does not require any direct mitigation. This policy could also include reference to integrated public transport provisions, including bus stops at key points of activity being an objective under this development.	Representations in support of the scheme noted. Reference to the utilisation of integrated transport measures will be added to the policy wording.
Mr Roger Stafford	Buckminster Estate	Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	Bullet point 2 referring to design is too prescriptive for an AAP and would create lack of flexibility as the Master Plan comes forward.	The Council feels that the AAP is an appropriate place to set out this design detail and ensures that the appropriate materials and colour palettes are set out when it comes down to the detailed masterplanning stage. Furthermore the Council contends that it will not prevent flexibility in the SPD masterplan, as the colour palette is sufficiently broad to enable a wide range of solutions to be found within it. The Council is seeking to avoid the creation of an identikit development which could be found anywhere in the country, and its felt that this helps to achieve a sense of local distinctiveness.

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Mr Geoffrey Stevens		Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	This envisages large scale development, but again unless the East West Relief Road is built the increased traffic in Barrowby Road will be detrimental to any Town Centre revival	Comments noted. A strategic improvements will be made to the network to reduce the impact of development. The Council is actively pursuing the delivery of the East-West Relief Road through the Southern Quadrant Sustainable Urban Extension.
Mr Owen Walters	Highways Agency	Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	The Agency has reviewed the potential traffic impact of this development on the SRN and concluded that its impact does not require any direct mitigation. This policy could also include reference to integrated public transport provisions, including bus stops at key points of activity being an objective under this development.	Representations in support of the scheme noted. Reference to the utilisation of integrated transport measures will be added to the policy wording.

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Miss Laura Richardson	Environment Agency	Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	No reference has been made to sewage treatment capacity solutions for the North West or the Southern Quadrant extensions. We therefore have serious concerns as to how the proposed growth will be delivered. It is our understanding that AWS plan to have their Urban Pollution Management study completed by the end of June which the Environment Agency will need to feed into. Until this study is completed it is premature to determine site allocations and phasing of development within Grantham. We consider that the AAP should not be adopted until a thorough evidence base is available which identifies solutions to the lack of foul drainage capacity and shows the plan to be deliverable.	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 manner. Anglian Water Services are due to publish their Urban Pollution Management Study in summer 2011 which will set out the overall high level solution for dealing with foul water drainage in Grantham. This is likely to feature a series of early stage solutions which will enable development to come forward without prejudicing the overall high level solution. The Council understands that the work that AWS are producing in their UPM Study will be sufficiently detailed to enable us to determine a strategic solution to foul water drainage. Its understood that the UPM is largely complete with the only remaining obstacle being that AWS require confirmations from the EA before they can sign off the study. Once this has been done the study will be used to develop a Stage 2c Water Cycle Study that will be added to the GAAP evidence base as a means of setting out the drainage solution.
P & B Lely		Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	We object to the exclusion of our clients land at Gonerby Hill Foot, which is the area which is shown edged red on the attached plan from GRAH2. The area edged in red should be included in the Grantham North West SUE and as part of the area shown as GRAH2. The area is presently shown as being excluded from the allocation identified on the plan at page 79.	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 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 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).

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P & B Lely		Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	The area edged in red should be included in the Grantham North West Sustainable Urban Extension (SUE) and as part of the area shown as GRAH2. The area is presently shown as being excluded from the allocation identified on the plan at page 79 of the Plan.	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 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 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).
P & B Lely		Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	In the context of GRAH5 there are significant surface and foul drainage issues relating to the development of the Grantham South SUE. There will inevitably be run-off and potential pollution from this area which will have an impact on the River. The importance of this should not be underestimated. This pointâ€™s to the need to maximise the land included within the two large urban extensions, particularly GRA2 in order to provide greater flexibility and certainty to deliver much needed family housing in sustainable locations at Grantham	Comments noted
Mr Alan Hubbard	The National Trust	Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	Particular consideration needs to be given to the landscape structure for the site, especially in the vicinity of its north/east boundary and to the scale of development proposed. The location, massing and detailed design of any blocks of communal accommodation would require particularly careful consideration. At present this Policy does not state which Objectives it will contribute towards.	The Grantham Townscape Character Assessment which forms part of the Grantham Urban Design Framework examines the impact of setting and views, and the masterplan SPD for the Northwest Quadrant will also look at this and the landscape structure in more detail. Protection and enhancing the setting of Belton House and Park is dealt with in the GAAP at Policy HE4.

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P & B Lely		Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	We object to the exclusion of our clients land at Gonerby Hill Foot, which is the area which is shown edged red on the attached plan from GRAH2. The area edged in red should be included in the Grantham North West SUE and as part of the area shown as GRAH2. The area is presently shown as being excluded from the allocation identified on the plan at page 79.	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 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 in the future due to the town's planned population growth. This is in conformity with both local and national policies (Policy EN1 of teh Core Strategy and Planning Policy Guidance Note 17).
	Linden Homes & Jelson Ltd	Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	Core Strategy Policy H2 states that the GAAP will establish criteria to guide the preparation of masterplans, however GAAP Policy NWQ 1 and the accompanying plan (Appendix 2) do not sufficiently clarify key development principles.	The points concerning Policy NWQ1 and the fact that it does not sufficiently clarify key development principles (including those in the Poplar Farm S106) are noted and the policy will be amended to better reflect this. With regard to concerns about the GAAP setting out phasing requirements for the entire NWQ, this is something that will be addressed in more detail in the SPD Masterplan. The point concerning the highest standard of sustainable construction and design being too prescriptive is accepted, and will be amended so as to be more appropriately worded. It will not however be omitted completely as suggested. The Council is aiming to deliver Sustainable Urban Extensions rather than just large housing estates, therefore sustainable design and construction must remain at the top of the agenda.

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	Linden Homes & Jelson Ltd	Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	As the NWQ is not a strategic allocation in the adopted Core Strategy, just an indicative location, there is a need for the GAAP to allocate the NWQ (site GRAH 2) and to specify the number of dwellings proposed (3,500). The same principle also applies to the Southern Quadrant. This could be done by introducing a new Policy HS2 (Sustainable Urban Extensions) and renumbering the current Policy HS2 as Policy HS3.	The GAAP allocates the NWQ (site GRAH2) and the SQ (GRAH5) and defines their development boundaries. The number of dwellings that each site is anticipated as being able to accommodate is set out in the Core Strategy and Policy H1 of the GAAP.
Ken Pratt	Upper Witham Internal Drainage Board	Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	Surface water disposal is problematic and must remain high on the developers' considerations and not be left to reserved matters decisions or allowed to be considered piecemeal within sub-development sites.	Concerns over surface water disposal are noted. This will be dealt with in more detail in the masterplan SPD for the Northwest Quadrant.
	Taylor Wimpey	Policy NWQ1: Developing Sustainable New Neighbourhoods (North)	Supportive in principle of the NWQ. We also consider that other sites in Grantham should be considered as capable of accomodating much needed housing	Representations noted. No further response or action required.
Mrs Marilyn Campbell		Policy SQ1: Developing Sustainable New Neighbourhoods (South)	Preserve the green horizon on the hills surrounding the town. Do not allow buildings to mask the horizon.	Comments noted.

APPENDIX 1: SCHEDULE OF REPRESENTATIONS RECEIVED REGARDING HOUSING POLICIES

Respondent Name	Organisation	Policy Number	Summary of Comments	Officer Reponse and Recommendation
Mr Ryan Bavin	Department For Environment Food & Rural Affairs (D E F R A)	Policy SQ1: Developing Sustainable New Neighbourhoods (South)	We would like further assurance that no harm will be caused to the biodiversity value of this site. Until we are satisfied that impact on biodiversity has been fully considered we will make an objection to this policy. We are particularly concerned with the impact of the proposed development on the River Witham because part of the proposed site falls within a Site of Nature Conservation Importance (SNCI) which is acknowledged in the Core Strategy. It also supports a population of white clawed crayfish which is of national importance. In the sustainability appraisal we do not consider that this site has been given sufficient consideration. Natural England would like Policy SQ1 to show that more detailed ecological research has taken place .	The wording of the policy will be amended to better illustrate that the River and its nationally important White Clawed Crayfish population together with the SNCI and other significant biodiversity values and natural landscape features within and surrounding the site will be protected. Further ecological work is currently being undertaken to inform the development of the masterplan SPD for the Southern Quadrant, and detailed ecological research would be required to be undertaken to inform any planning application following the adoption of the masterplan SPD.
Mr Antony Aspbury	Antony Aspbury Associates Limited	Policy SQ1: Developing Sustainable New Neighbourhoods (South)	Continue to have reservations about the capacity of this SUE to deliver the requisite quantum of housing development over the Plan Period. It is considered that Policy SQ1 is inadequate in providing a proper planning framework, appropriate to an AAP. The Policy is hardly more detailed than Policy H2B in the Core Strategy and as such it does not comply with the guidance in paragraphs 5.4 to 5.6 inclusive of PPS12 and in informal best practice guidance for AAPs.	The points concerning the capacity of this SUE to deliver the requisite quantum of development over the plan period is not accepted. There is a high commitment and credible evidence in support of the delivering of the site. The Policy provision in SQ1 is adequate to deliver the development in Southern Quadrant. It conforms with the Council's adopted Core Strategy and is robust, sound and credible. However, the broad distribution of land uses will be illustrated in the GAAP. The Master Plan for the Southern Quadrant will look at the land use distribution in more detail.
Mr Tom Gilbert-Wooldridge	English Heritage	Policy SQ1: Developing Sustainable New Neighbourhoods (South)	We support the need to respect local character and architectural styles provided it does not result in pastiche development and/or prevent innovative new design. The list of bullet points needs to include the need to preserve and enhance the historic environment.	The masterplan SPD for the Southern Quadrant will look at this in more detail. Protection and enhancing the setting of Belton House and Park is dealt with in the GAAP at Policy HE4.

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Respondent Name	Organisation	Policy Number	Summary of Comments	Officer Reponse and Recommendation
Mr Owen Walters	Highways Agency	Policy SQ1: Developing Sustainable New Neighbourhoods (South)	Discussions have taken place between the Highways Agency and the developer regarding the design of the proposed new Grade Separated Junction (GSJ) and a design for a GSJ to be implemented as part of the development has been agreed by the Agency.	Representations are noted. No further action required.
Mr Owen Walters	Highways Agency	Policy SQ1: Developing Sustainable New Neighbourhoods (South)	The Agency notes the intention to secure the East-West Relief Road as part of this SUE. The Agency supports the intention in the Plan to secure safe, direct and convenient pedestrian and cycle routes between the site and the town centre and employment areas, and the intention to secure a shift away from the private car and towards the use of public transport, walking and cycling.	Support welcomed.
Mr Roger Stafford	Buckminster Estate	Policy SQ1: Developing Sustainable New Neighbourhoods (South)	In September 2010 the Department of Transport issued the "Manual for Streets 2" Wider Application of the Principles a Companion Guide to Manual for Streets. For clarity, the bullet point should be amended to make clear that it is not just the 2007 guidance that will be used to guide the detailed design of the development. Design and layout makes reference to Grantham's unique character and draws inspiration from the wider area, using local materials wherever possible. To be deleted: (Colours should take the predominant brick and pantile range and introduce the colour blue, in reference to the Blue pubs which were a symbol of Whig support in the town and endures in public house and street names). The context of the site and its surroundings should be taken into consideration.	Representation relating to the lack of inclusion of reference to Manual for Streets 2 is accepted, the text will be amended to reflect this change. The Council feels that the AAP is an appropriate place to set out this design detail and ensures that the appropriate materials and colour palettes are set out when it comes down to the detailed masterplanning stage. Furthermore the Council contends that it will not prevent flexibility in the SPD masterplan, as the colour palette is sufficiently broad to enable a wide range of solutions to be found within it. The Council is seeking to avoid the creation of an identikit development which could be found anywhere in the country, and its felt that this helps to achieve a sense of local distinctiveness.
Miss Laura Richardson	Environment Agency	Policy SQ1: Developing Sustainable New Neighbourhoods (South)	The Southern Quadrant contains land that is located within Flood Zone 3 "high probability". In order to meet CS policy EN2 and objective 11 we recommend that no built development is located in the flood risk area. Your Authority may wish to include this within Policy SQ1 or provide further clarity of this within the Supplementary Planning Document detailing the Southern Quadrant Masterplan.	Concerns about built development being located within flood zone 3 are noted, the Council does not intend for any built habitable or commercial development to occur within flood zone 3.

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Respondent Name	Organisation	Policy Number	Summary of Comments	Officer Reponse and Recommendation
E.A. Banks	Campaign to Protect Rural England	Policy SQ1: Developing Sustainable New Neighbourhoods (South)	CPRE objects to the inclusion of that part of the site which lies south of the A52 and west of the B6403 as far as the minor north/south road that lies to the west. This portion of the site should be left clear of development as it forms part of the rural corridor.	Concerns about this parcel of land forming part of the rural corridor along the B6403 are noted, however inclusion of this land enables the possibility of the East-West relief road to branch off the existing A52 roundabout (subject to improvements) which could create a better highways solution to the A52 connection than creating a new roundabout further west along the A52.
	Taylor Wimpey	Policy SQ1: Developing Sustainable New Neighbourhoods (South)	We are supportive in principle of this urban extension. We also consider that other sites in Grantham should be considered as capable of accomodating much needed housing.	Support welcomed and comments noted.