

GRANTHAM AREA ACTION PLAN (GAAP) DPD: SCHEDULE OF PROPOSED CHANGES TO HOUSING POLICIES & ALLOCATIONS

Section/ Policy	Suggested Change	Commentary
3.6 HOUSING DELIVERY and ALLOCATIONS		
Paragraph 3.6.1. Page (P). 50	From end of second sentence delete and replace with: <u>Between April 2006 and the 31st March 2011 1392 houses had been built in the town. The remaining requirement, therefore, is for 6,288 houses over the 15 year period to 2026. In addition a further 759 houses had planning permission leaving 5,529 houses to be provided for.</u>	For clarity and to reflect the most up-to-date figures available.
Paragraph 3.6.2	At end of second sentence delete: as set out in the Core Strategy housing trajectory.	For consistency.
Paragraph 3.6.4	At end of first sentence delete appropriate and deliverable and replace with <u>suitable, available and deliverable</u> At end of second sentence add: <u>In addition Station Approach and Greyfriars, which have been identified by the GAAP as key town centre regeneration sites, are expected to provide an element of new housing as part of redevelopment proposals.</u>	For clarification
Paragraph 3.6.5	In first sentence delete Policy HS2 and replace with <u>Policy HS1</u> In second sentence after 'an assessment of' add ' <u>a number of</u> ' At end of paragraph add: <u>A summary of the assessment for each site can be found in the background evidence to this Plan.</u>	To reflect proposed change to include allocation of sites in Policy HS1 and deletion of Policy HS2. To provide clarification
New paragraph to follow 3.6.5	Add new text: <u>In addition to the allocated housing sites, a certain amount of new housing will come forward during the plan period through the redevelopment of sustainable and deliverable brownfield sites and</u>	

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	<u>small infill sites within the built up area of the town in accordance with Policy SP1 of the Core Strategy.</u>	
Paragraph 3.6.6	In second sentence after 'development' add ' <u>of the allocated sites</u> '	For clarification
Paragraph 3.6.7	<p>Delete paragraph and replace with: <u>If during the plan period it is clearly demonstrated that insufficient housing development has taken place, that allocated housing sites have not been delivered in accordance with the phasing strategy and that there is not a five year supply of deliverable housing land, consideration will be given to re-prioritising the phasing of sites.</u></p> <p><u>In accordance with the Core Strategy, if insufficient allocated housing land is available to be re-prioritised to provide a five year supply, consideration will be given to granting planning permission for additional housing sites which meet the locational requirements of PPS3 and Core Strategy policies SP1 and H1. The Council will, therefore, continue to monitor the amount of development that is coming forward from all sources and report on this through the AMR.</u></p>	To reflect approach to housing delivery established in the Core Strategy
New paragraph to follow 3.6.7	<p>Add new text: <u>In bringing forward proposals for the allocated sites, development will need to comply with policies in the Development Plan. This includes issues that may need to be considered early on in the process (e.g. access or flood risk issues) that may impact on the scale, layout and/or design of development proposals.</u></p> <p><u>Planning proposals will need to comply with policies that address issues including but not restricted to:</u></p> <ul style="list-style-type: none"> • <u>Flood risk and surface water management identified in the current Strategic Flood Risk Assessment</u> • <u>Sustainable design and construction and</u> 	To make clear that development of allocated sites will need to meet requirements of the Development Plan

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	<p><u>incorporation of energy from low carbon technology sources</u></p> <ul style="list-style-type: none"> • <u>Preservation and enhancement of the historic environment including listed buildings and archaeology</u> • <u>Preservation and enhancement of biodiversity</u> • <u>Provision of social and physical infrastructure</u> 	
<p>Paragraph 3.6.8</p>	<p>Delete paragraph and replace with: <u>The Core Strategy establishes a high need for affordable housing in the District. The Affordable Housing Viability Assessment (2010) (AHVA) indicated that because of variations in local land and sales values, Grantham was one area of the District where it may be challenging to achieve a higher proportion of affordable housing on market schemes. The AVHA indicated that only 21% affordable housing is likely to be achievable for much of the plan period. This will be the minimum level of provision that qualifying development sites will be expected to deliver, in accordance with Core Strategy Policy H3. However, to ensure that over the lifetime of the Plan the maximum amount of affordable housing possible is delivered the Council will review the viability of this level annually and publish any changes in the Annual Monitoring Report. This will allow changes in house prices, cost of construction and alternative land use values to be reflected in the affordable housing contribution to be sought over the plan period.</u></p> <p><u>An indicative amount of affordable housing allocated sites will be expected to deliver against the anticipated site capacity, based on 21% provision, is set out in Policy HS1.</u></p>	
<p>HOUSING TRAJECTORY</p>		
<p>Housing Trajectory for Grantham Table P. 51 & 52</p>	<p>Table to be deleted in full.</p>	<p>To ensure consistent approach with the Core Strategy and the Site Allocation and Policies DPD.</p>

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HS2: HOUSING ALLOCATED SITES		
Policy HS2 : Housing Allocated Sites GRAH 7 P.53	Delete in full the proposed housing allocation GRAH 7 49 ST. Catherine's House, St. Catherine Road, Grantham (see Map 1 & 3)	To reflect that a planning application (Reference S11/0967) for retirement accommodation, communal facilities and landscaping on the site has been submitted and likely to be determined in the next few months and that the site could, in any case, come forward for development without allocation.
Policy HS2: Housing Allocated Sites GRAH 6 P.53	Delete in full the proposed housing allocation GRAH6 Vac u-Lug, Gonerby Hill Foot, Grantham (see Map 1 & 2)	To reflect the deliverability of the site during plan period is uncertain.
Policy HS2: Housing Allocated Sites GRAH 1 P.53	Delete If annual monitoring indicates that the housing requirement is not being achieved and additional housing land is required to maintain a housing land supply the following reserve site will be brought forward. Extend allocation to include small triangle of land to the south east of the site	The reserve site allocation is to be removed and replaced with full housing allocation on Site GRAH 1 (Land North of Peachwood Close).
HS1: NEW HOUSING DEVELOPMENT & HS2: HOUSING ALLOCATED SITES	Combine into single policy as set out on page 12 of this appendix	To provide clarification.
SUSTAINABLE URBAN EXTENSIONS (SUE's)		
Paragraph 3.6.2.1	Replace with: <u>An outline application for 1,800 dwellings and associated community facilities covering the NWQ East was approved in June 2011. A condition of the planning permission requires the development of a master plan for the NWQ East which will give an indication of how the site will function as a new neighbourhood.</u>	To reflect that the planning permission for Poplar Farm has now been issued.
North West Quadrant To follow Section 3.6.1.7 P.54	Inset the following new paragraph: <u>3.6.1.8 Figure 12 shows a broad distribution of some of the land uses in the NWQ. The broad locations reflect the Design Code for Poplar Farm and will help shape the masterplan for the entire North West Quadrant.</u>	For clarity.

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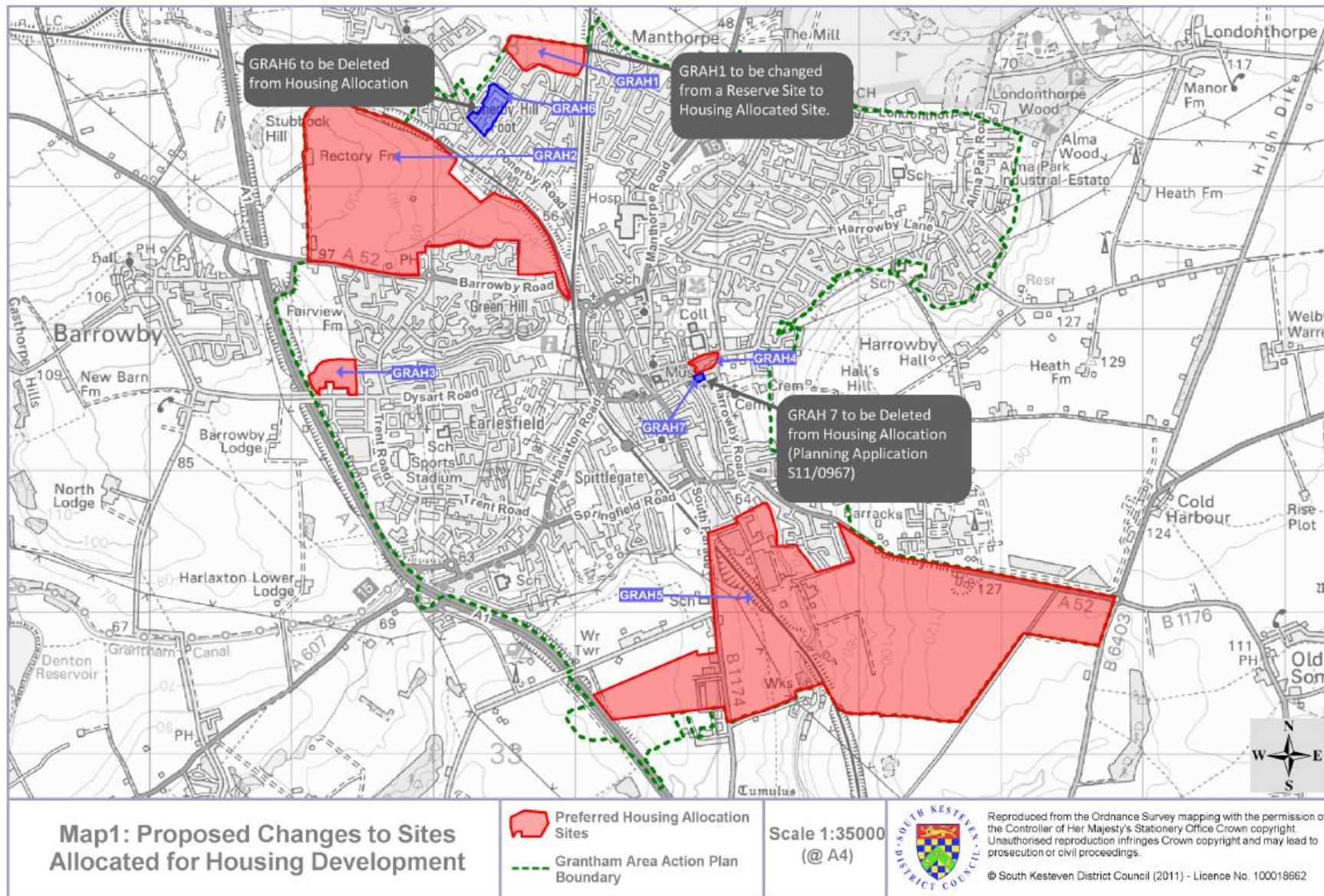
Figure 12: North West Quadrant P. 55	Amend to illustrate the broad distribution of land uses on the site (subject to master planning) See Map 4.	For clarity and to comply with Policy H2 of the Core Strategy.
Policy NWQ1: Developing Sustainable New Neighbourhoods (North) P.56	At beginning of first paragraph delete The Northwest Quadrant and add: <u>The Northwest Quadrant, as identified on the proposals map, is allocated as a Sustainable Urban Extension. It</u>	To clarify the allocation of the site and that the boundaries of the allocation are as defined on the Proposals Map.
Policy NWQ1: Developing Sustainable New Neighbourhoods (North) Bullet Point 1 P.56	Amend to read: <u>The design and layout responds to the following issues, as identified in the Grantham Townscape Assessment:</u> <ul style="list-style-type: none"> • <u>Strategic views into and from the site</u> • <u>Encroachment of development along ridgelines</u> • <u>The use of colour and materials palettes to reinforce local identity</u> • <u>The integration of the built edge of development with the landscape fringe</u> 	To clarify some of the key design/layout issues development will need to address
Policy NWQ1: Developing Sustainable New Neighbourhoods (North) Bullet Point 6 P.56	Amend to read: <ul style="list-style-type: none"> • <u>A high standard of sustainable design and construction is provided in all residential, commercial and community buildings.</u> 	For clarity.
Policy NWQ1: Developing Sustainable New Neighbourhoods (North) P.56	Insert the following additional bullet point: <ul style="list-style-type: none"> • <u>Provision is made for an integrated public transport network including bus stops at key points within the site.</u> 	To incorporate the requirement for an integrated public transport system as recommended by the Highways Agency
Policy NWQ1: Developing Sustainable New Neighbourhoods (North) P.56	Insert the following additional bullet point: <ul style="list-style-type: none"> • <u>A neighbourhood centre together with facilities to serve the new community delivered on site including a new primary school, community centre, health centre, retail facilities, sports pitches and open space</u> 	For clarity.
Policy NWQ1: Developing Sustainable New Neighbourhoods (North) P.56	Insert the following Additional Text: <u>This policy contributes towards achieving objectives 1,2,7,8,9 and 10</u>	For clarity.
Paragraph 3.6.2.2	In first sentence delete outline and replace with <u>full</u>	For accuracy.

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<p>Southern Quadrant To follow Section 3.6.2.4 P.56</p>	<p>Insert the following new paragraph: <u>Figure 13 gives an indication of the possible distribution of some of the land uses in the Southern Quadrant. Clarification and further detail will be delivered in the masterplan for the area.</u></p>	<p>For clarity.</p>
<p>Figure 13: Southern Quadrant P. 57</p>	<p>Amend map to illustrate the broad distribution of land uses on the site (subject to masterplanning) See Map 5.</p>	<p>For clarity and to comply with Policy H2 of the Core Strategy.</p>
<p>Policy SQ1: Developing Sustainable New Neighbourhoods (South) P.57</p>	<p>At beginning of first paragraph delete The Southern Quadrant and add: <u>The Southern Quadrant, as identified on the proposals map, is allocated as a Sustainable Urban Extension. It</u></p>	<p>To clarify the allocation of the site and that the boundaries of the allocation are as defined on the Proposals Map.</p>
<p>Policy SQ1: Developing Sustainable New Neighbourhoods (South) Bullet Point 1 P.57</p>	<p>Amend to read: <u>The design and layout responds to the following issues, as identified in the Grantham Townscape Assessment:</u></p> <ul style="list-style-type: none"> • <u>Strategic views into and from the site</u> • <u>Encroachment of development along ridgelines</u> • <u>The use of colour and materials palettes to reinforce local identity</u> • <u>The integration of the built edge of development with the landscape fringe</u> 	<p>To clarify some of the key design/layout issues development will need to address</p>
<p>Policy SQ1: Developing Sustainable New Neighbourhoods (South) Bullet Point 3 P.57</p>	<p>Amend to read:</p> <ul style="list-style-type: none"> • <u>The River Witham is protected and enhanced including the population of white clawed crayfish together with other significant biodiversity values and natural landscape features within and surrounding the site.</u> 	<p>For clarity.</p>
<p>Policy SQ1: Developing Sustainable New Neighbourhoods (South) Bullet Point 4 P.57</p>	<p>Amend to read:</p> <ul style="list-style-type: none"> • <u>A high standard of sustainable design and construction is provided in all residential, commercial and community buildings.</u> 	
<p>Policy SQ1: Developing Sustainable New Neighbourhoods (South) Bullet Point 9 P.58</p>	<p>Delete Bullet Point 9 and replace as follows:</p> <ul style="list-style-type: none"> • <u>Provision is made for an integrated public transport network including bus stops at key points within the site.</u> 	<p>For clarity and to incorporate the requirement for an integrated public transport system as recommended by the Highways Agency</p>

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Policy SQ1: Developing Sustainable New Neighbourhoods (South) Bullet Point 11 P.58	Insert the following Additional Text: <u>as supplemented by Manual for Streets 2</u>	For clarity.
Policy SQ1: Developing Sustainable New Neighbourhoods (South) P.58	Insert the following additional text to the policy: <u>This policy contributes towards achieving objectives 1,2,7,8,9 and 10</u>	For clarity.



GRAH6 to be Deleted from Housing Allocation

GRAH1 to be changed from a Reserve Site to Housing Allocated Site.

GRAH 7 to be Deleted from Housing Allocation (Planning Application S11/0967)

Map1: Proposed Changes to Sites Allocated for Housing Development

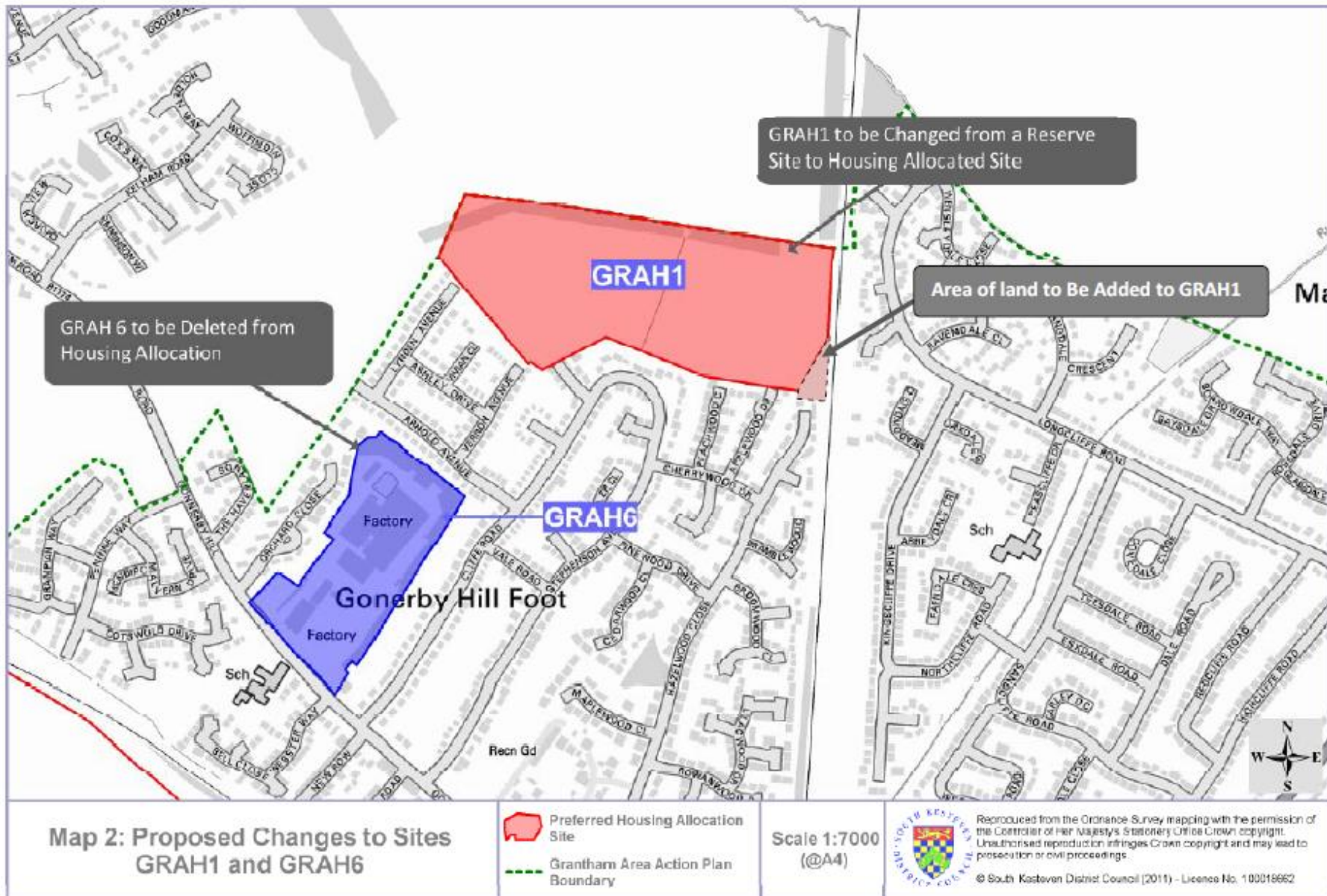
Preferred Housing Allocation Sites
Grantham Area Action Plan Boundary

Scale 1:35000 (@ A4)



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GRAH 6 to be Deleted from Housing Allocation

GRAH1 to be Changed from a Reserve Site to Housing Allocated Site

Area of land to Be Added to GRAH1

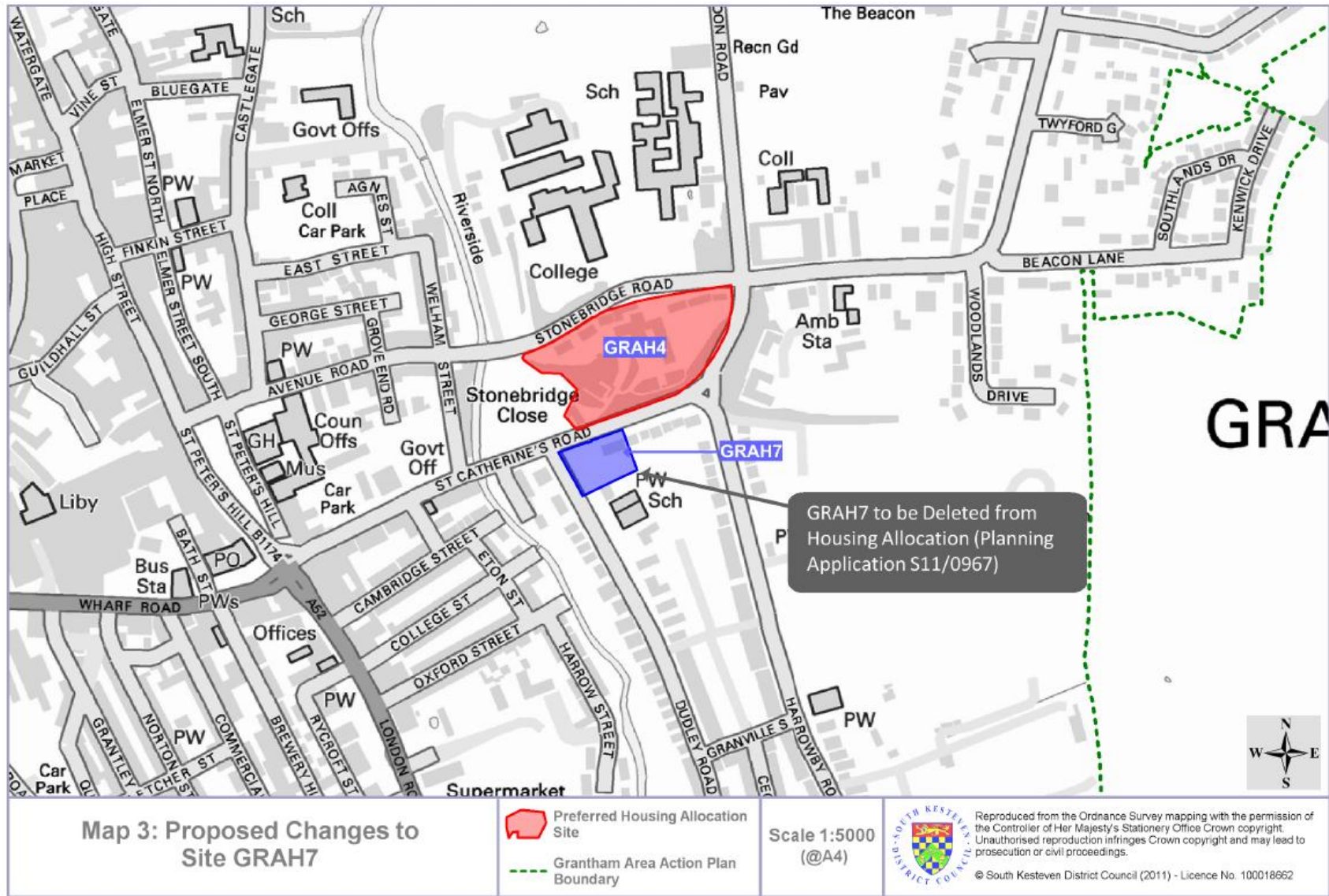
Factory
Gonerby Hill Foot
Factory

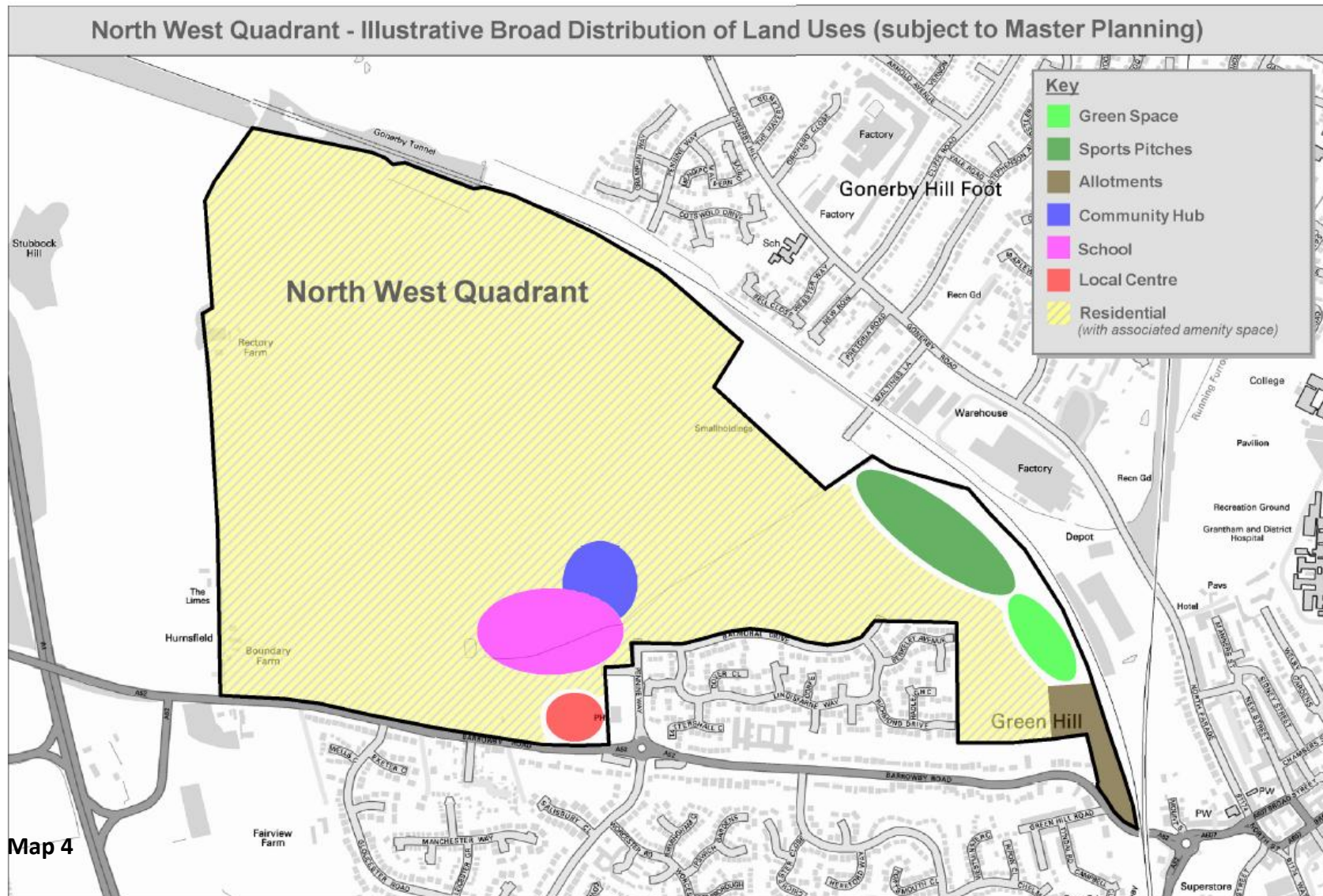
GRAH6

GRAH1

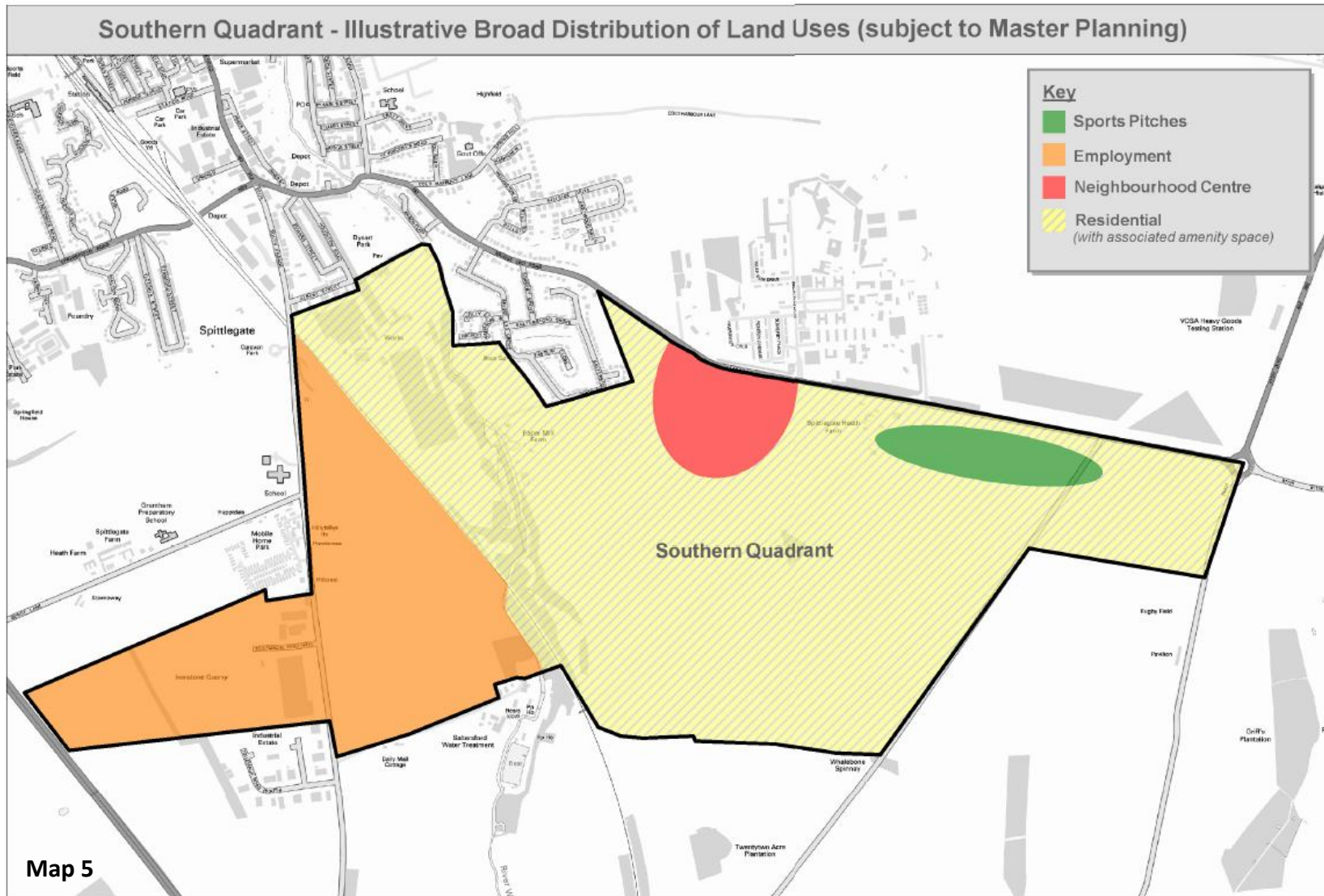
Recn Gd







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Policy HS1: New Housing Development

New homes will be provided to meet the future needs of residents in Grantham. At least 5,529 houses will be built during the plan period to 2026 in a way that will create sustainable communities.

The sites listed below, as identified on the Proposals Map, are allocated for housing development,

Site specific proposals will need to be developed in accordance with policies in the development plan and national planning guidance unless material considerations determine otherwise.

Site Ref	Site Location	Indicative Number of Dwellings	Indicative Minimum Number of Affordable Dwellings*	Phase
GRAH1	Land north of Dysart Road	240	50	2011 – 2016
GRAH2	Stonebridge House	69	15	2011 – 2016
GRAH3	Land north of Peachwood Close	400	84	2016 – 2021
SA1	Station Approach	60	13	2016 – 2021
GF1	Greyfriars	50	10	2016 – 2021
NWQ	North West Quadrant	3500	735	2011 – 2026
SQ	Southern Quadrant	1600	336	2011 – 2026

* based on a contribution of 21%. This level will be updated annually and published in the Annual Monitoring Report.

This policy contributes towards achieving Objectives 1 and 2.