

GAMSTON FIELDS

PRE APPLICATION CONSULTATION MONDAY 9TH NOVEMBER

HOLME PIERREPONT AND GAMSTON PARISH COUNCIL FEEDBACK

Thank you for your presentation on the proposed Gamston Fields planning application.

As requested, we set out our initial views on the proposal which largely follows our submissions on the current local plan. Unfortunately, it has probably raised more questions than answers.

This project will potentially cause significant disturbance and have an adverse effect on the amenity of all residents in the area during the construction period which is likely to run 10+ years.

Our comments fall into 4 main categories which are:

1. Piecemeal development,
2. Construction / Phasing,
3. Highways / Safety, and
4. The Grantham Canal (green corridor)

1. Piecemeal Development

We expected to receive a presentation on detail relating to the whole of the site or at least an agreement with all landowners on the design / layout of the masterplan. Figure 6 (p.150) of the Local Plan Part 1 only shows an indicative distribution of uses.

Barwood Land and Taylor Wimpey control approximately half of the site. We have no certainty how the remaining half will come forward which we understand is in multiple ownership. 90% of the housing allocation up to 2028 is included in the proposed application. This provides little incentive for the balance of the site to be brought forward in the short term.

There is an urgent need for a new secondary school now not post 2028. We understand this is a higher priority than a primary school. Much was made of the heart of the scheme yet most of this element is outside your control.

How will residents be convinced promises of a masterplan will be delivered?

2. Construction / Phasing.

The presentation contained limited information on these items other than saying the roundabout access would not be constructed until 750 homes had been built (and presumably sold).

When will Lings Bar(A52) be dualled?

Have funds been allocated?

This is a busy road that needs dualling now not after houses are built.

When will the schools, doctors' surgery etc be built?

Para 3.25.12 of the Local Plan Part 1 states highways will dictate phasing.

3. Highways / Safety.

This links into the points above.

No mention was made of the Bassingfield Lane rat run and how this would be controlled. Will Ambleside become a rat run once the roundabout is constructed?

We were told the roundabout would be signal controlled and this has been accepted by Highways England. We found this surprising as they have spent a significant sum on improving junctions in the vicinity to improve, not impede, traffic flows.

The scheme has always been described as an extension to the built-up area. The linkages are just one controlled pedestrian crossing over a busy trunk road. This does not address para 3.25.6 of the Local Plan Part 1.

Would an underpass (possibly following the route of the Canal) or bridge have been more appropriate?

Will the initial occupiers of the scheme be reliant on Gamston Medical Centre and the adjoining shops?

Will the controlled junction result in a build-up of vehicles in both directions along the dual carriageway making it difficult for vehicles to gain access to the A52?

4. The Grantham Canal.

The presentation majored on this aspect and how it would be improved. The brochure merely says it is an intention. Will it happen? This has been particularly important in the current pandemic.

The pedestrian crossing at the top of Old Tollerton Lane linking into Bassingfield Lane provides access to this area and needs to be retained.

It was agreed any development needs to be set back from the canal to ensure it does not become a canyon and allows wildlife to flourish.

We welcome the comments about light pollution, particularly from the floodlit sports provision not having an adverse effect on biodiversity.

How will this area be maintained?

Other ad hoc points have been raised by councillors including:

- How will the Second World War pillboxes be protected?
- Tollerton suffered major flooding in November 2019. How will attenuation ensure it does not happen again due to this development?
- How much will be affordable housing. To date all we have heard is up to 30%. This could be 0%.
- Will the scheme include 2-3 bedroom homes (not apartments) or be more of the same uninspiring 4-5 bedroom suburbia? You talk about low carbon footprints and a very sustainable development; how will this be reflected in the design of the buildings?
- Will the initial concept of a maximum development height of 2 storeys be upheld?

- Will the housing include retirement properties?
- According to NCC 4000 homes will potentially need more than 2 primary schools and one secondary school.
- Occupation of the housing should be delayed until after the highway improvements have been delivered.
- It was unclear from the plans whether the route of the existing pipeline has been protected.

We trust from the above you can understand our areas of concern and look forward to hearing how they will be addressed. The initial step should be for the developers to show you agree and work together to deliver the masterplan.

More points may be raised when further information is available as part of the planning application.