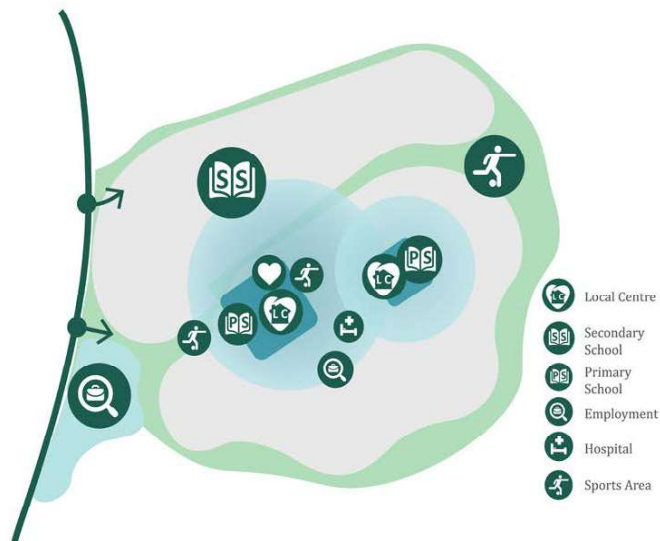


3. Masterplan Principles & Design Parameters

The following series of diagrams explain the key design principles which inform the masterplanning process and underpin some of the key decisions made to inform the design process. These reflect the specific spatial considerations of the Site and the feedback received from the engagement process.

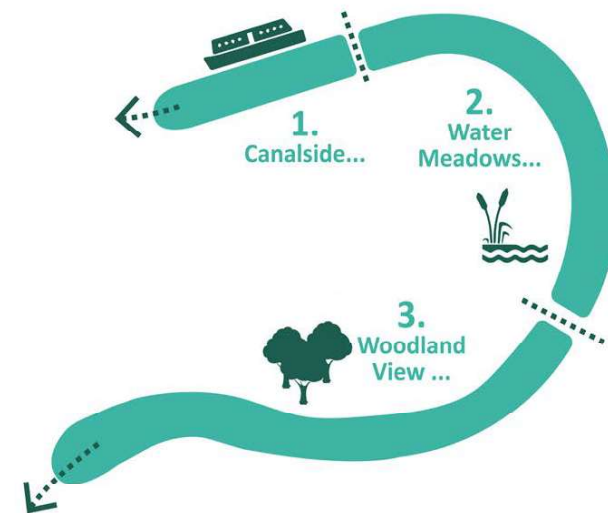
Masterplan Principles & Design Parameters

Community 'Heart'



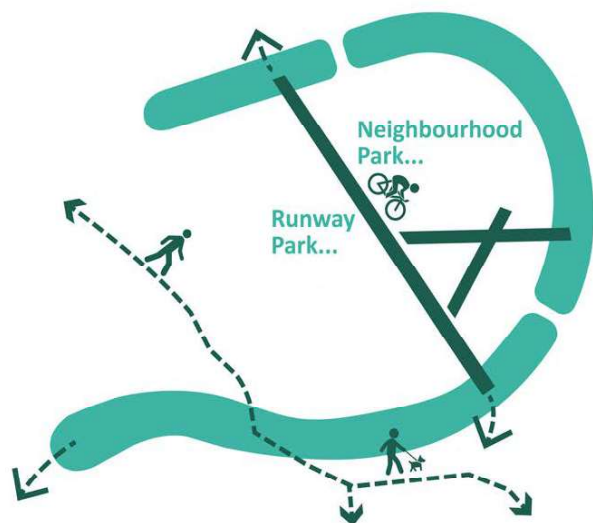
3.1. Creates a 'Heart' at the centre of the development which contains the key social, community and educational facilities required to deliver on the sustainable agenda. It will contain the Neighbourhood centre with retail, healthcare and community uses but is also closely linked to the existing Spire hospital and Employment uses. The two proposed Primary Schools are located to the east and west of the Neighbourhood centre and the Central Sports Park to create a 'dumb-bell' diagram of active uses at the core of the scheme. The proposed Secondary School is also placed in close proximity to the 'heart' of the development rather than in an edge location.

The 'Edges'



3.2. A Landscape framework providing varying types of landscape function and character is a vital part of the overall development strategy. Defining the outer edges of the development through the establishment of three different landscape typologies and setting the development positively within the existing context. Canalside (north), adjacent to the Grantham Canal will have a formalised character picking up on the existing straight canal alignment. Water Meadows (east) which borders the Polser Brook will contain much of the required drainage attenuation features and can therefore deliver a more naturalistic informal 'water based' landscape character that will provide a significant amount of amenity value as well as habitat creation and biodiversity gain value. On the higher ground, the Woodland View (south) will deliver a series of new woodland blocks and connecting hedgerow elements to create a more enclosed but still naturalistic character. This is important in creating visual separation to Tollerton village.

Linear Parks



3.3. The creation of a North-South 'green' connection can be achieved through utilising the existing runway alignments and creating Runway Park, a linear park stretching from the northern boundary to the southern boundary of the site. This is in addition to the retention of the existing public right of way from Gamston through to Tollerton.

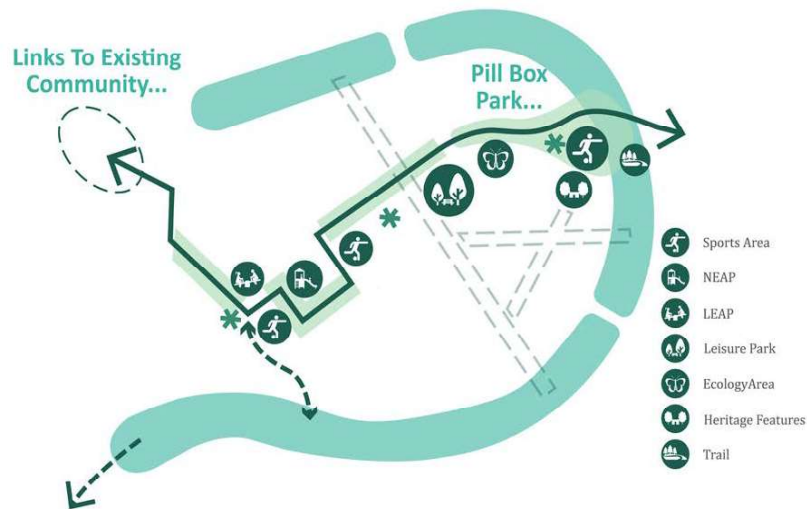
Health & Wellbeing



3.4. One of the stated objectives of the scheme is to deliver Health and Well-being benefits to existing and proposed residents alike. A dedicated footpath and cycleway network will be delivered across all parts of the proposals. This will partly be achieved by the creation of a circular fitness trail around the extremities of the site but also through the delivery of formal sports provision in three separate but linked locations. At the geographic centre of the development a formal Central Sports Park relating to the Neighbourhood centre will be the most intensely used and managed element but will be supported by two further Sports parks to the east and west. The sports facilities within the proposed Secondary School may also be considered as a public resource and may be available at weekends and in the evenings.

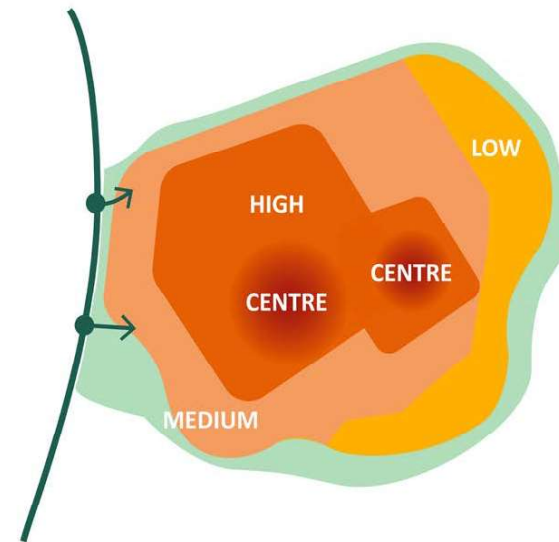
Masterplan Principles & Design Parameters

East-West 'Greenway'



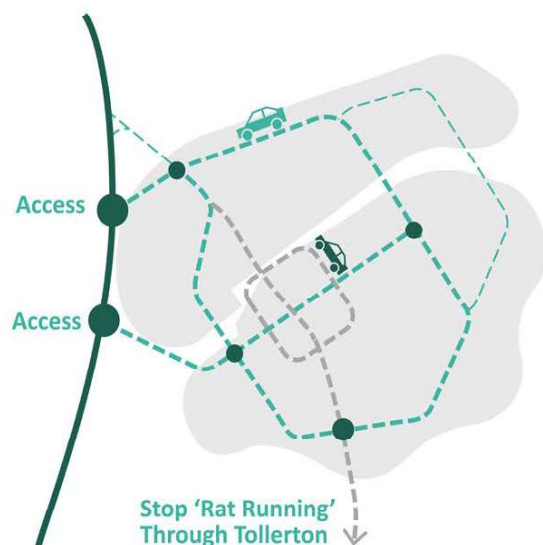
3.5. The creation of an East-West 'green' connection can be achieved by linking the existing community of Gamston to the west of the A52 with the existing public right of way and then working eastwards through the three Sports parks and terminating in the western edge of the development in Pill Box Park. This park will be a large public space containing the heritage assets of the retained WW2 pill boxes which importantly need to be viewed together as one entity.

Density



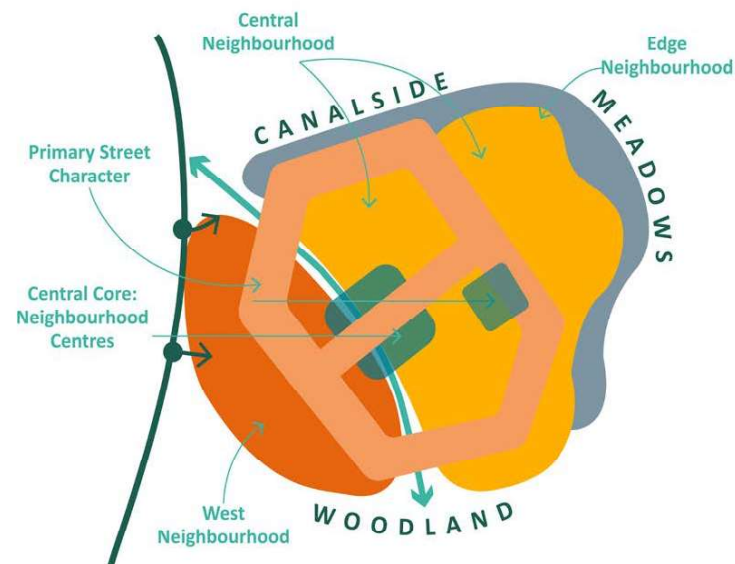
3.6. A Density strategy that concentrates high density living around the Urban core of the neighbourhood centre and spreads outwards to in all directions to deliver the lowest densities adjacent to the most sensitive environmental areas in the eastern edges of the development area.

Movement & Circulation



3.7. The vehicular Movement, connectivity and circulation strategy for the development will be based upon the delivery of two access points from the A52 which then link together with a 'figure of eight' shaped Primary Street Framework which will provide access to all parts of the development area. Importantly Tollerton Lane itself can be downgraded in its southernmost section, south of the Spire hospital entrance and design measures will be implemented to discourage 'rat running' through Tollerton village.

Neighbourhood Areas



3.8. Overlaying the Density strategy and the Primary Street Framework provides the basis for defining the 'Structural Character elements' of the development. These are required in order to deliver a degree of variety and character within the development areas and they help to define the three separate neighbourhoods of Gamston Fields North, Gamston Fields South and Woodland View to the west of Tollerton Lane. The Structural character elements are based upon the Primary Street 'figure of eight' and the lower density edges to the East. The entire Allocation area masterplan is one large character area but the Structural Character elements and the three neighbourhoods give it an organised, navigable and recognisable structure.

Masterplan Principles & Design Parameters

Design Parameter Requirements

3.9. The application includes a series of Parameter Plans which set out the design and planning elements that will be approved within the application and to establish a framework for the reserved matters applications covering Landuse, Building heights, Density, Green & Blue infrastructure and Access & Movement.

3.10. The plans have been created in such a way as to provide flexibility at the submission of reserved matters applications. This is important as some of the more detailed aspects of the design have yet to be submitted.

3.11. The Plans sets out the developable area and number of different uses across the site. The areas have been informed by a detailed appraisal of the site, particularly the POS requirement, landscape edge treatment and utilities constraints.

3.12. Should these need to be adjusted during the reserved matters stage it will still ensure the overall masterplan accords with planning policy.

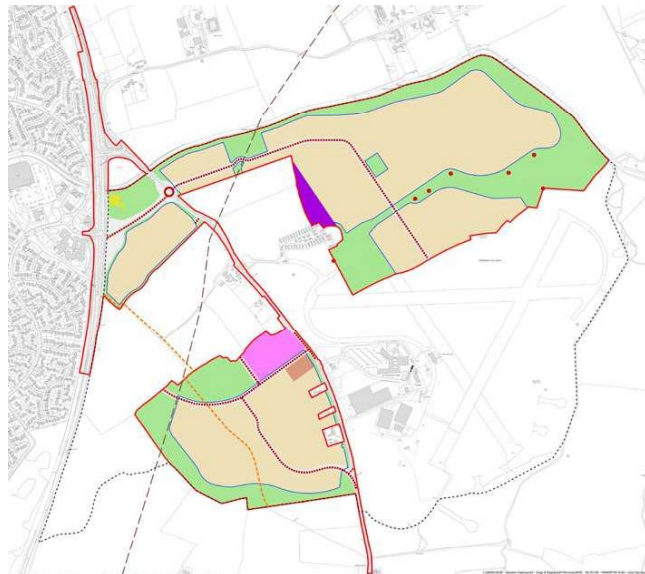


Figure 16. Land Use Parameter Plan



Figure 24. Density Parameter Plan

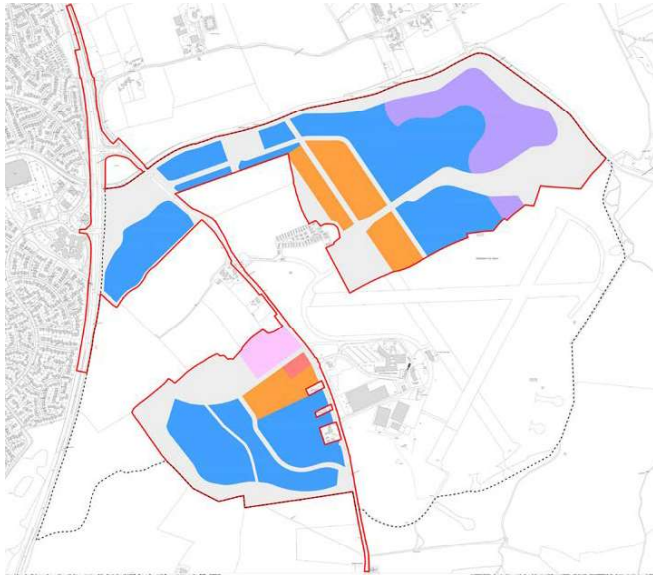


Figure 25. Building Heights Parameter Plan



Figure 26. Green and Blue Parameter Plan

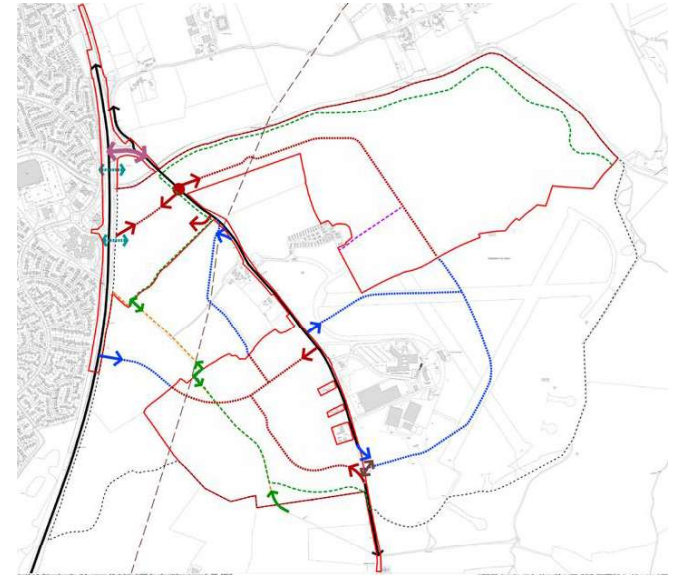


Figure 27. Access & Movement Parameter Plan

Masterplan Principles & Design Parameters

Illustrative Masterplan

The masterplan proposals are landscape focused around a new community heart linked to primary education and sports park set within a liner heritage park which promotes healthy lifestyles and incorporates the historic pillboxes.

3.13. The proposals deliver a strong hierarchy of blocks, streets and places and have been structured around a framework and network of Green infrastructure. The aim of the Illustrative masterplan is to present a robust design response, informed by a series of parameters.

3.14. The masterplan provides the following:

- Approximately 2250 family homes designed and delivered by best practice guidance.
- Primary School and Local Centre providing retail, office, residential and community facilities.
- Primary access via a new roundabout from the A52.
- Safer access into Gamston, with controlled pedestrian and cycle crossings.
- Prior to the roundabout upgrade, Tollerton Lane will provide initial access from the A52 into Gamston Fields .

- Tollerton Lane to the south will be downgraded utilising traffic calming features to improve walking and cycling routes.
- A new bus service and improvements will be supported.
- A fully integrated green infrastructure including significant areas of public open space, play areas, sports pitches, multi-use games areas, public art and SuDs features.
- Grantham Canalside will be enhanced and will accommodate a fitness trail to encourage outdoor activity and enhance wildlife habitats.
- New linear parkland will promote healthy lifestyles and form an appropriate setting for the historic pillboxes.

3.15. The Illustrative Masterplan drawing demonstrates one way in which the Parameters and design instructions that follow could deliver a development of the highest quality.



Figure 28. Illustrative Masterplan

Masterplan Principles & Design Parameters

Land Uses and Amount

Residential

3.16. The first phases of Gamston Fields identified within this application will deliver 2250 new homes, with a mix of unit sizes, tenures and typologies to establish a balanced community which can accommodate a range of house types and tenures. Affordable housing will be located throughout the development. Housing will be arranged in a traditional perimeter block or back to back block style where fronts of properties overlook streets and public spaces to maximise natural surveillance.

Local Centre & Community Heart

3.17. At the heart of the new community and will be the most active and prominent part of Gamston Fields, the Local Centre will provide retail and community space, creating activity located on primary movement routes which benefits from passing trade. The ground floor will consist of a variety of uses to serve the development with apartments located on the upper floors increasing vibrancy and providing continuous natural surveillance. The local centre should be a compact, accessible, and active centre piece of the development.

Primary Education

3.18. Gamston Fields will facilitate land for a 2 FE primary school for new residents. The school will be located to the west of Tollerton Lane and within walking distance of all new residents. The Primary School will be co-located with the local centre and nearby sports park. The school is also located close to the main primary movement corridors.

3.19. The following quantum of development is proposed as part of the application:

OUTLINE APPLICATION TOTALS:	TOTAL	
	Ha	Units
Residential	62.64	2193
Local Centre	0.33	57
Primary School	2.38	
Open Space	33.11	
Road Infrastructure	15.01	
TOTAL	113.82	2250



Figure 29. Land Use Parameter Plan

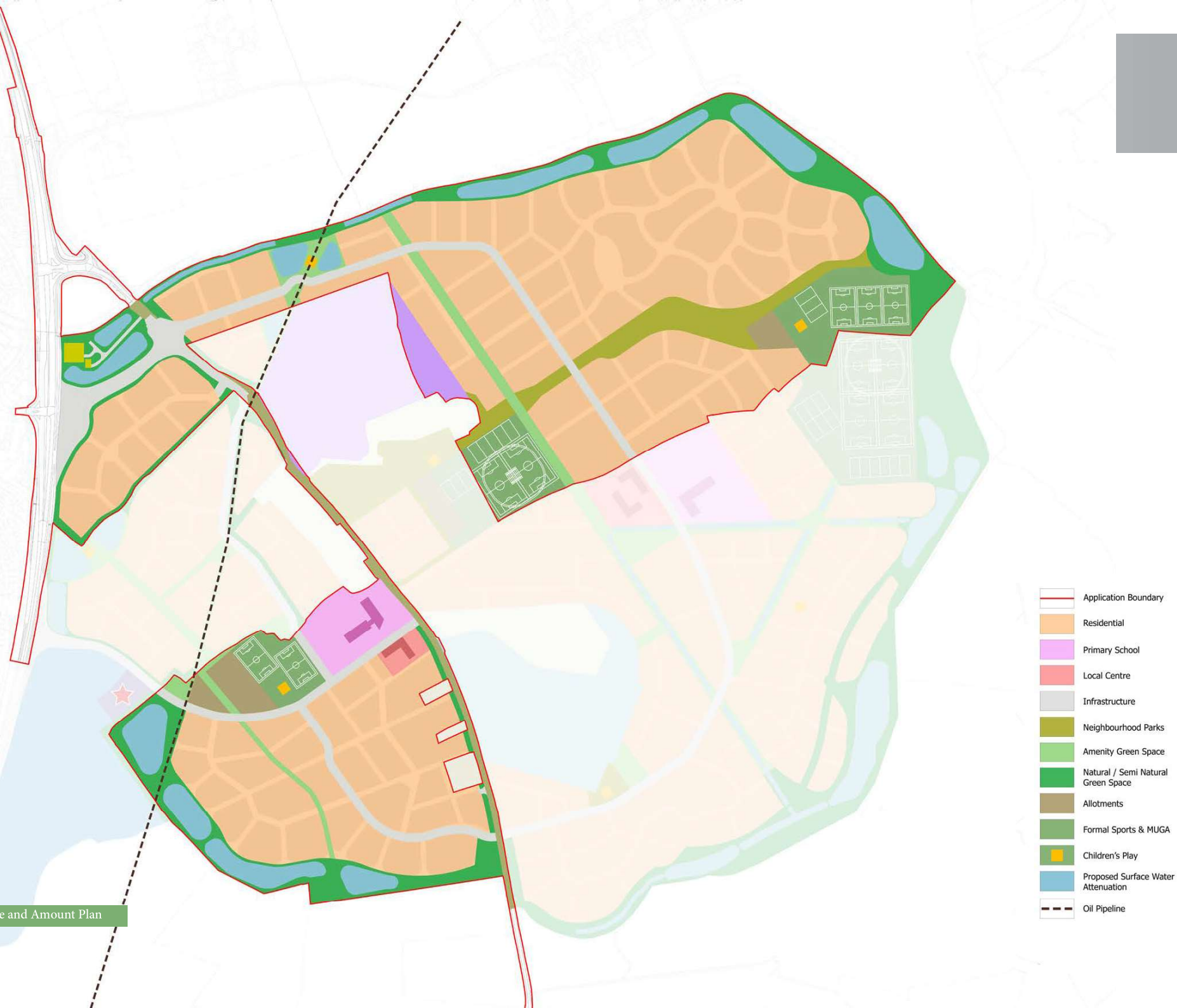


Figure 30. Land Use and Amount Plan

Masterplan Principles & Design Parameters

The Development Scale

3.20. The Density and Heights Parameter Plan sets the scale parameters for the new development.

3.21. A variety of density and scale will be provided within the development which creates unique character areas within the development. The density and scale strategies for Gamston Fields have been developed in parallel to each other and illustrated on the plan opposite.

3.22. Key locations should be identified by increased scale, building height and visible features to aid navigation through Gamston Fields.

3.23. Higher density housing will be provided in areas neighbouring the local centre to maximise use of community facilities and public transport. Lower building heights with a looser building arrangement is set for the development edges towards the east and south to provide a soft transition to the countryside.

3.24. Height parameters are also set for non-residential uses such as local centre and school which allow for a flexibility.



Figure 31. Density Parameter Plan

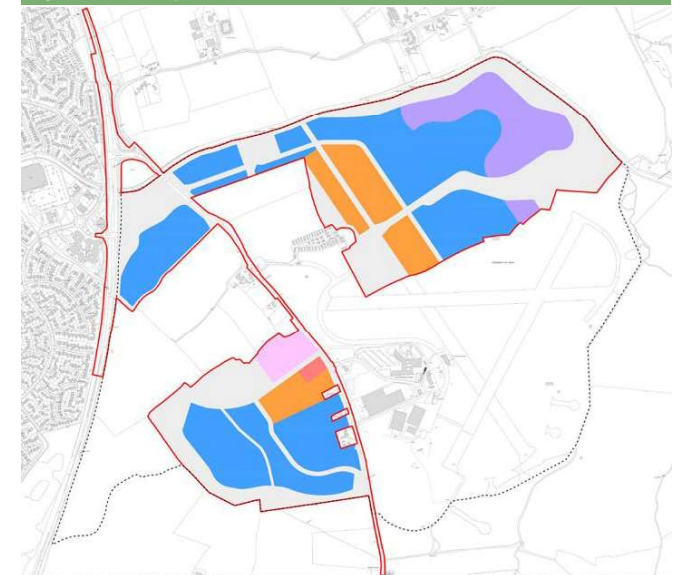


Figure 32. Height Parameter Plan

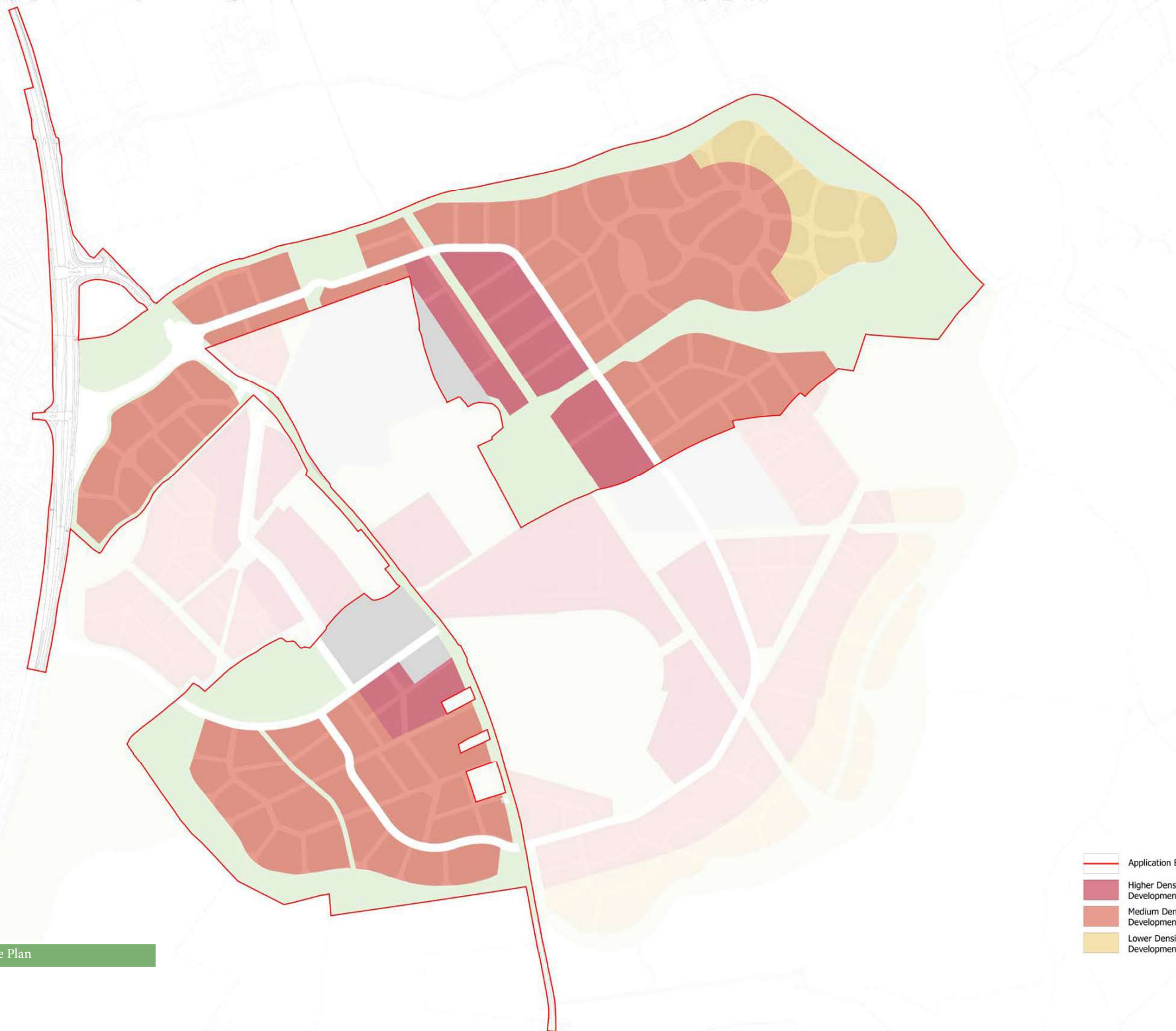


Figure 33. Scale Plan

- Application Boundary
- Higher Density / upto 3 Storey Development
- Medium Density / 2-3 Storey Development
- Lower Density / 2-2.5 Storey Development

Masterplan Principles & Design Parameters

Green Infrastructure

3.25. The Indicative Masterplan comprises a green network that integrates the landscape and water components. This will provide a framework for creating varied landscape typologies which reinforce the local sense of place and transition with the adjoining countryside.

3.26. A key green link is proposed across the middle of the Site linking sports parks and pitches. Further landscape and ecological benefits will be derived from the landscape improvements around the perimeter of the site.

3.27. Additional planting will be added around the perimeter of the Site to create an attractive new habitat which incorporates the surface water attenuation basins within the landscape setting. This will also help create a new ecological connection between the site and the adjoining landscape.

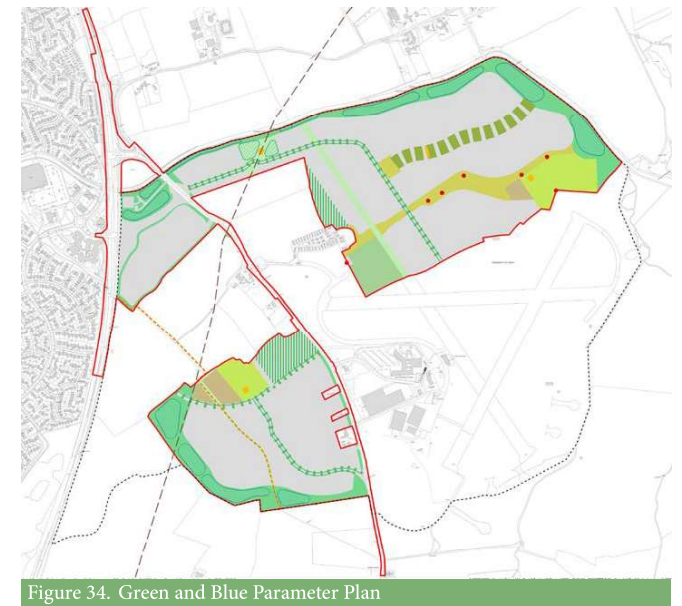


Figure 34. Green and Blue Parameter Plan

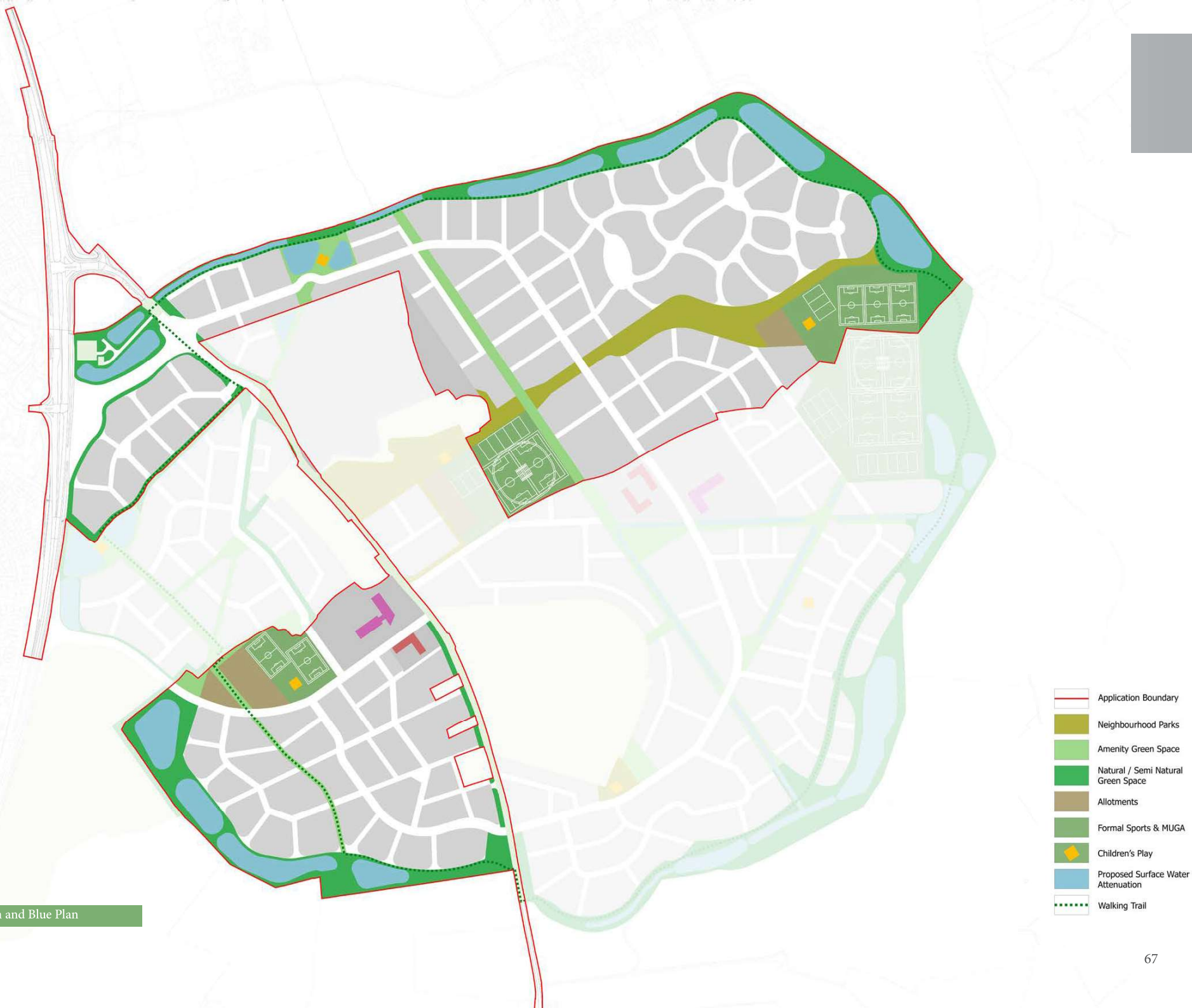


Figure 35. Green and Blue Plan