

SOUTH KESTEVEN COUNCIL MEETING 24TH MAY 2018

ITEM 12 DRAFT LOCAL PLAN - ADDENDUM TO REPORT

1. Amendments to two policies contained in the draft Local Plan are recommended for consideration and approval at the Council meeting. These are set out below.

Policy H3: Self and Custom Build Housing

2. This policy as set out in the draft Local Plan as submitted to full Council states:

“H3: Self and Custom Build Housing

On sites of 400 or more units, up to 2% of the plots will be provided for self and custom build housing. Provision shall consist of serviced plots located in accordance with the site masterplan. Plots should be made available to purchase by individuals on the Self and Custom Build register, held by the District. Where it is demonstrated that a plot has been marketed for at least 12 months but has not sold as a self-build /custom build plot the developer may seek to have that plot returned to normal market use. Evidence that the plot has been marketed at a local market value and that marketing has included, but not been limited to, direct contact with those on the Councils Self build and Custom Build register and the National Custom and Self-build Association (NaCSBA) portal or similar will be required.

The requirement for self and custom build housing shall be incorporated into the masterplanning of the following allocations;

- Stamford North
- The Deepings East
- Grantham – Northwest Quadrant Phase 3
- Grantham – Spitalgate Heath Garden village
- Corby Glen Allocation”

3. It is proposed to amend this in order that the policy is not specifically restricted to the named proposed allocations, but can apply all development proposals on sites of more than 400 units. The proposed wording therefore omits the final paragraph of the policy so that it reads:

“H3: Self and Custom Build Housing

On sites of 400 or more units, up to 2% of the plots will be provided for self and custom build housing. Provision shall consist of serviced plots located in accordance with the site masterplan. Plots should be made available to purchase by individuals on the Self and Custom Build register, held by the District. Where it is demonstrated

that a plot has been marketed for at least 12 months but has not sold as a self-build /custom build plot the developer may seek to have that plot returned to normal market use. Evidence that the plot has been marketed at a local market value and that marketing has included, but not been limited to, direct contact with those on the Councils Self build and Custom Build register and the National Custom and Self-build Association (NaCSBA) portal or similar will be required”.

Policy GR2: Sustainable Transport in Grantham

4. This policy as set out in the draft Local Plan as submitted to full Council states:

“Policy GR2: Sustainable Transport in Grantham

All major development proposals within the Grantham Transport Strategy should make an appropriate contribution to necessary transport improvements and the delivery of the objectives of the Grantham Transport Strategy, either directly where appropriate (such as the provision of infrastructure or through the contribution of land to directly enable a scheme to occur) or indirectly (such as through appropriate developer contributions to an identified scheme).”

5. It is proposed to amend this in order that appropriate development schemes which are proposed in this Local Plan but lie outside the study area of the Grantham Transport Strategy which was originally published in 2007 will be captured by this policy. The proposed revised wording for this policy is:

“Policy GR2: Sustainable Transport in Grantham

All major development proposals within the Grantham Transport Strategy area, and additionally proposals for development on site reference GR.SE1 under Policy E1, site reference GR3-H1 under Policy GR3 and any other land in proximity to the Grantham Southern Relief Road, should make an appropriate contribution to necessary transport improvements and the delivery of the objectives of the Grantham Transport Strategy, either directly where appropriate (such as the provision of infrastructure or through the contribution of land to directly enable a scheme to occur) or indirectly (such as through appropriate developer contributions to an identified scheme).”

6. Recommendation:

Full Council is requested to consider and approve the policy wording changes set out above for inclusion in the Proposed Submission Local Plan.

Councillor Mike King

Cabinet Member for Economy and Development

22nd May 2018