



# AGENDA

## CABINET

**MONDAY, 4 DECEMBER 2006**

**11.00 AM**

**COUNCIL CHAMBER, COUNCIL OFFICES, ST PETERS HILL,  
GRANTHAM**

Duncan Kerr, Chief Executive

<b>CABINET MEMBERS:</b>	Councillor Mrs. Linda Neal (Leader/ Portfolio: Strategic Partnerships & Community Safety), Councillor Ray Auger (Portfolio: Healthy Environment), Councillor Teri Bryant (Portfolio: Resources & Assets), Councillor Paul Carpenter (Deputy Leader & Portfolio: Access and Engagement), Councillor Mrs Frances Cartwright (Portfolio: Organisational Development & Housing) and Councillor John Smith (Portfolio: Economic Development)
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Cabinet Support Officer:	Jo Toomey 01476 406152 e-mail: <a href="mailto:j.toomey@southkesteven.gov.uk">j.toomey@southkesteven.gov.uk</a>
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**Members of the public are entitled to attend the meeting of the Cabinet at which key decisions will be taken on the issues listed on the following page. Key decisions are marked \*.**

**1. APOLOGIES**

**2. MINUTES**

To approve the record of the Cabinet meeting held on 6<sup>th</sup> November 2006.

**(Attached)**

**3. DECLARATIONS OF INTEREST (IF ANY)**

**CATEGORY A PRIORITY ISSUES:**

- 4. CONSULTATION ON SUSTAINABLE WASTE MANAGEMENT STRATEGY**  
Report number CEX360 by the Chief Executive. (Attached)
- 5. \*FEES AND CHARGES PROPOSED STRATEGY**  
Report number CHFR24 by the Service Manager, Finance & Risk Management. (Attached)

**CATEGORY M ISSUES:**

- 6. \*LOCAL DEVELOPMENT FRAMEWORK: CORE STRATEGY: PREFERRED OPTIONS FOR PUBLIC CONSULTATION (PART2)**  
Report PLA626 by the Economic Development Portfolio Holder. (Attached)
- 7. LOCAL DEVELOPMENT FRAMEWORK: SUMMARY OF PREFERRED OPTIONS FOR CORE STRATEGY - CONSULTATION RESPONSES, SUMMER 2006**  
Report PLA627 by the Economic Development Portfolio Holder. (Attached)
- 8. LOCAL DEVELOPMENT FRAMEWORK: ANNUAL MONITORING REPORT**  
Report number PLA628 by the Economic Development Portfolio Holder. (Attached)
- 9. \*DRAFT EAST MIDLANDS REGIONAL PLAN (28 SEPTEMBER 2006)**  
Report number PLA629 by the Economic Development Portfolio. (Attached)

**CHANGE MANAGEMENT ACTION PLAN ISSUES:**

- 10. \*COUNCIL TAX BASE 2007/2008**  
Report by the Corporate Head of Finance and Resources. (To follow)
- 11. MATTERS REFERRED TO CABINET BY THE COUNCIL OR THE DEVELOPMENT & SCRUTINY PANELS**
- 12. ITEMS RAISED BY CABINET MEMBERS INCLUDING REPORTS ON KEY AND NON KEY DECISIONS TAKEN UNDER DELEGATED POWERS.**
- 13. REPRESENTATIONS RECEIVED FROM MEMBERS OF THE PUBLIC ON MATTERS WITHIN THE FORWARD PLAN (IF ANY)**
- 14. REPRESENTATIONS RECEIVED FROM NON CABINET MEMBERS**
- 15. ANY OTHER BUSINESS WHICH THE CHAIRMAN, BY REASON OF SPECIAL CIRCUMSTANCES, DECIDES IS URGENT**



## **MEETING OF THE CABINET** **6 November 2006 - 11:00 – 11:44**

### **PRESENT:**

**Councillor Ray Auger  
Councillor Terl Bryant  
Councillor Paul Carpenter  
Councillor Mrs Frances Cartwright  
Councillor John Smith**

**Councillor Mrs. Linda Neal – Leader / Chairman**

**Chief Executive  
Service Manager, Legal Services (Monitoring Officer)  
Service Manager, Housing Solutions  
Service Manager, Planning Policy  
Business Management Services Project Officer  
Management Accountant  
Cabinet Support Officer (Jo Toomey)  
Public Relations Officer (Joan Reed-Aspley)**

### **CO60. MINUTES**

The minutes of the Cabinet meeting held on 9<sup>th</sup> October 2006 were approved as a correct record subject to the following amendments:

- Officers with generic job titles should also be referred to by name on the attendance list;
- Decision 4 at minute item CO55 should be amended to read:

*“Send a letter to the Department for Communities and Local Government and copied to the Government Office for the East Midlands expressing concern over the lack of sufficient guidance from central government and the implicit costs of unexpectedly having to extend the consultation period and re-do work.”*

### **CO61. DECLARATIONS OF INTEREST**

No declarations were made.

## CO62. 101 SINGLE NON-EMERGENCY NUMBER PARTNERSHIP BID: UPDATE

### **DECISION:**

#### **The Cabinet:**

- 1. Notes the contents of report SD7 and accepts the update provided at the meeting on the suspension of the rollout of Wave 2 of the scheme.**
- 2. Thanks staff members involved and congratulates them on the bid getting put forward for ministerial approval.**

#### Considerations/Reasons for Decision

- (1) Report number SD7 by the Strategic Director which provided an update on the partnership bid from Lincolnshire local authorities and police to the home office for implementation of 101, the single non-emergency number in Wave 2 of the roll out;
- (2) The decision made by Cabinet on 8<sup>th</sup> May 2006 when the Cabinet supported a partnership bid;
- (3) The 101 project aligned with corporate priorities: anti-social behaviour, street scene and access to services;
- (4) The total cost of the bid was £1.8M which included funding to cover the costs of integration of the system to the partners' CRM, change management, business process re-engineering and training;
- (5) The update provided at the meeting: Lincolnshire's bid was one of 7 that was put forward for ministerial approval when the roll out of Wave 2 was suspended for analysis of Wave 1 data;
- (6) Work done in preparation for the project could be useful to other service areas. It could be possible to incorporate groundwork for the 101 service within the shared services agenda.

## CO63. RE-INSPECTION OF STRATEGIC HOUSING SERVICES

### **DECISION:**

#### **The Cabinet:**

- 1. Notes report number HST10 and acknowledges the improvements identified by the inspection team;**
- 2. Congratulates and thanks staff members involved and looks forward to continued improvement within the strategic housing service.**

#### Considerations/Reasons for Decision

- (1) Report number HST10 by the Organisational Development and Housing Service Portfolio Holder on the findings of the Audit Commission's re-inspection of the Council's Strategic Housing Services in July 2005 (appended to the report);
- (2) The inspection conducted by the Audit Commission of the council's strategic housing function in February 2005, which identified 37 weaknesses, five strengths and scored the service as zero starts with uncertain prospects for improvement;
- (3) The decision made by Council on 26<sup>th</sup> May 2005 where an improvement

programme was approved, which included: an improvement plan for the strategic housing service, extra capacity and resources to deliver improvements and ensure their continuation and a programme of review to bring about improvement in the Council's Housing Landlord Service;

- (4) The re-inspection of the strategic housing function in July 2006 which identified 7 strengths and 10 weaknesses. The service was scored as one star with promising prospects for improvement;
- (5) The Council's category A priority: affordable housing and the category B priority: housing management.

CO64. \*LOCAL DEVELOPMENT FRAMEWORK: CORE STRATEGY PREFERRED  
OPTIONS FOR PUBLIC CONSULTATION (PART 1)

**DECISION:**

**The Cabinet:**

- 1) Endorses the general approach set out in report PLA623 for the preparation of the Revised Core Strategy Preferred Options;**
- 2) Agrees the proposed policy content of the Core Strategy Preferred Options as summarised in paragraphs 3.8 of report PLA623;**
- 3) Wishes to include the addition of policies covering flood risk, energy efficiency in new buildings and renewable energy schemes as set out in paragraphs 3.6 and 3.9 of report PLA623.**

Considerations/Reasons for Decision

- (1) Report number PLA623 by the Economic Development Portfolio Holder on the preparation of the Local Development Framework (LDF) Core Strategy based on recent advice of the Department of Communities and Local Government (DCLG) and the Planning Inspectorate;
- (2) The decision made by Cabinet on 9<sup>th</sup> October 2006, which established a new way forward for the development of the district's LDF;
- (3) DCLG guidance that the Core Strategy should be clear, concise and consist only of the overarching planning framework having considered different options available to best meet the needs of the local area;
- (4) DCLG and GOEM stated a typical core strategy should include: settlement hierarchy based on broad locations for development in the district, housing strategy and affordable housing, employment land strategy, transport, town centres and rural policies where appropriate;
- (5) Policy areas considered to be of local importance included: gypsies and travellers, landscape character areas and Section 106 planning obligations;
- (6) Each policy area would present the council with a range of options for addressing the issues in the local context. The Core Strategy Preferred Options would need to demonstrate options that had been considered and why the preferred option was selected. This should be supported by background evidence;
- (7) DCLG advised that policies which largely reflected national and regional planning policy should not be included in the Core Strategy because they did not offer alternative options to consider;
- (8) While flood risk, energy efficiency in new buildings and renewable energy schemes were rooted in national guidance and provided little opportunity for the consideration of a variety of alternative options, they related to issues which had arisen since the adoption of the Local Plan (1995) and would fill a policy gap;

- (9) The first preferred options document had been approved by the Planning Inspectorate; this would provide a model for the council to work to.

Other options considered and assessed:

1. To progress the Core Strategy with the same (or revised version of the same) policy topics included in the previous draft version. It was felt that some of the policies tended to repeat national guidance and were therefore inappropriate in the Core Strategy in light of DCLG advice.
2. To include only the six policy topics suggested by the DCLG. It was considered that this would present a very narrow Core Strategy which would fail to address all of the key local issues which are required if the Core Strategy is to effectively provide the overarching policy framework for the district.

**CO65. ITEMS RAISED BY CABINET MEMBERS INCLUDING REPORTS ON KEY AND NON KEY DECISIONS TAKEN UNDER DELEGATED POWERS.**

Councillor Frances Cartwright: Portfolio – Organisational Development and Housing Services.

DECISION:

That approval is granted that the land at the rear of Tennyson Avenue, Grantham outlined on plan 'A' attached to report HST007 be transferred to Longhurst Housing to develop affordable housing in partnership with South Kesteven district council. The council to have 100% nomination rights to the affordable housing prescribed in the nomination agreement for this site. The transfer of the land to Longhurst Housing at district valuer's valuation with the district council granting the association financial assistance in respect of the whole purchase price in accordance with S25. of the Local Government Act, 1988 and the General Disposal Consent 2005. The transfer of the land to take place following planning approval for the affordable housing units and associated car parking for the new affordable housing units, demolition of the former Scout building and the removal of the compound.

[Decision made on 06.11.06]

**DATE DECISIONS EFFECTIVE**

All decisions as made on 6<sup>th</sup> November 2006 can be implemented on 15<sup>th</sup> November unless subject to call-in by the Chairman of the relevant Development and Scrutiny Panel or five members of the Council.

**South Kesteven District Council, Council Offices, St. Peter's Hill, Grantham,  
Lincolnshire NG31 6PZ**

**Contact: Cabinet Support Officer-**

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## REPORT TO CABINET

REPORT OF: Chief Executive

REPORT NO.: CEX360

DATE: 4<sup>th</sup> December 2006

<b>TITLE:</b>	<b>Consultation on Sustainable Waste Management Strategy</b>
<b>FORWARD PLAN ITEM:</b>	Yes
<b>DATE WHEN FIRST APPEARED IN FORWARD PLAN:</b>	15 <sup>th</sup> November 2006
<b>KEY DECISION OR POLICY FRAMEWORK PROPOSAL:</b>	Key Decision

<b>COUNCIL AIMS/PORTFOLIO HOLDER NAME AND DESIGNATION:</b>	Councillor Ray Auger Healthy Environment Portfolio Holder	
<b>CORPORATE PRIORITY:</b>	Waste Management	
<b>CRIME AND DISORDER IMPLICATIONS:</b>	N/A	
<b>FREEDOM OF INFORMATION ACT IMPLICATIONS:</b>	This report is publicly available on the Council's website <a href="http://www.southkesteven.gov.uk">www.southkesteven.gov.uk</a> via the Local Democracy link.	
<b>INITIAL EQUALITY IMPACT ASSESSMENT</b>	<b>Carried out and appended to report?</b>  <b>Not Applicable (at this stage)</b>	<b>Full impact assessment required?</b>  <b>Yes/No</b>
<b>BACKGROUND PAPERS:</b>	Draft Waste Management Strategy for South Kesteven District Council.	

## **1. BACKGROUND**

In the light of the commencement of the rollout of the authority's wheeled bins it is now an appropriate time to review the Council's Waste Strategy and set a new strategy to cover the period from 2007 through to 2015.

The attached strategy has therefore been prepared as a consultation draft and has been brought to Cabinet for their approval as a draft following which it would be then subject to consultation with the following groups:-

All Parish and Town Councils  
District Compacts  
Environment Agency  
Lincolnshire County Council  
All Districts in Lincolnshire  
Government Office in the East Midlands  
Friends of the Earth  
All Town Centre Management Partnerships  
Grantham Business Club  
Stamford Chamber of Commerce

In order to demonstrate good environmental practice in the consultation process, it is proposed that instead of sending out the 35 page strategy a simple "Strategy in a Nutshell" is sent out with the questionnaire and respondents are directed to the website where a full version of the Strategy will be available.

In order to provide a focus for this consultation it is proposed that feedback be sought on the following questions:-

1. Do you support the Council's aspiration to become a leading authority nationally for recycling?
2. Do you support the Council's commitment to reducing carbon emissions and other greenhouse gases as part of its improved waste and management strategy?
3. Does the Strategy strike the right balance between the measures necessary to improve waste management practices for the benefit of our environment and the expectations of individual residents?
4. Do you think the Council will achieve the targets included in this document?
5. Could you identify any adverse policies regarding the accessibility of the Waste Management service in terms of ethnicity, race, disability, age, sex, sexual orientation or religion?
6. Do you have any ideas as to how local parish council communities or ourselves could make a greater contribution to sustainable waste management solutions?



7. Would you be willing to make a personal pledge to become a zero waste household or community if the resulting savings were redirected into local products of benefit to your community?

## **2. RECOMMENDATIONS**

That the attached draft Waste Strategy Document be issued for consultation, with the results thereof going back to the Cabinet meeting on 8th January 2007.

## **3. COMMENTS OF SECTION 151 OFFICER**

I am assuming the costs of undertaking this consultation exercise can be met from existing budgetary provision for 2006/07. Any financial implications arising from the consultation will need to be taken into consideration as part of service planning.

## **4. CONTACT OFFICER**

Duncan Kerr  
Chief Executive

**Sustainable Waste Strategy for**  
**South Kesteven District Council**  
**2007 – 2015**

## **INDEX**

The Strategy in a nutshell	4
Executive Summary	6

### **Chapter 1**

A shared commitment to improving performance	9
Purpose of the Strategy	10
Who the plan applies to	10
Municipal Solid Waste arisings	11
Household waste	11
Household waste arisings and composition	11
Compositional analysis of waste arisings	13
Bulky waste	15
Street sweepings	16
Trade waste	17
Green (Garden) waste	17
Other Municipal Waste	18
Bring sites	18

### **Chapter 2**

#### **Drivers for Change**

Legislative drivers	20
Abandoned vehicles	21
Fridges and freezers	21
Waste electrical and electronic equipment (WEEE)	22
Tyres	22
Hazardous wastes	22
Clinical wastes	22
Flytipped wastes	23
Statutory targets	23

#### **Partnership Drivers**

Lincolnshire County Council	23
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### **Chapter 3**

#### **How We Are Managing Our Waste Now**

Refuse and recycling services	25
Carbon emissions and climate change	28

Chapter 4  
Principals, Targets and Costs

Introduction	30
Key principles	30

# **A Sustainable Waste Strategy for South Kesteven 2007-2015**

## **The Strategy in a nutshell**

This Strategy sets out the council's proposals for managing household and other waste from now until 2015. The Council wants to deliver brilliant services in this as well as in other areas.

The Strategy therefore sets out a very ambitious target which means that by 2015 over 70% of our waste will be diverted from landfill making us the leading authority in the country. Recycling is important not just because the current landfill sites are filling up, but because these sites emit a vast amount of methane. As a greenhouse gas it is twenty times more damaging than carbon dioxide. More recycling means less waste being landfilled, reducing the likelihood of climate change.

To achieve this level means a small sacrifice for us all. In particular we need to learn to minimise our waste by throwing away less and recycling more. The council believes that by making these small changes to our lifestyle now, we can actively avert the need for much more drastic changes that would result from climate change.

The Strategy set out in this document builds upon the council's investment in electronically tagged wheeled bins and uses the information derived from this technology to develop recycling incentives that will boost performance from 50 to 60% by 2011. The final push to 70% in 2015 is dependent upon an investment by Lincolnshire County Council in a plant that can derive heat and create energy from the waste stream.

The council will also be exploring ways of recycling the waste it collects as a result of street sweeping, considering alternatives to its disposal. The council will also consider the other recycling facilities it provides, including the recycling bring bank service and the popular green bin system. Both will be retained and extended as seen necessary. It is also recognised within this Strategy that the council needs to also turn the spotlight on its own waste and how this is dealt with.

The council has made high levels of investment already, and these outcomes should become a reality with a little commitment by the council, its residents and a small level of investment between now and

2015. Over time, the council sees opportunities to be developed to gain an income from offering a recycling service to local businesses and seeking sponsorship from private businesses to incentivise householders and maximize the benefit of the services used.

The proposals have been carefully considered to be equitable to all residents in the district. For the first time in many years all residents will receive exactly the same quality of service wherever they live. Special provision will continue to be made for the disabled and infirm.

We hope the proposals will have your full support, either way please let us know what you think of them by completing the enclosed pro-forma.

## Executive Summary

Over the past three years waste arisings in South Kesteven have grown by 10%. Although enabling us to make a step change in our recycling performance, the introduction of wheeled bins, starting in the autumn of 2006, along with our garden waste collection service that started in 2004, is bringing additional pressure to bear on waste airings. Coupling this with the fact that South Kesteven has a fast growing population, which is likely to continue for years to come with Grantham becoming a designated growth point for the region, it will be very difficult for future waste arisings to be contained. A Strategy is therefore needed to ensure we can manage our waste in the most environmentally advantageous manner whilst ensuring that we maximise the environmental benefit of the considerable investment already made by the council. The Strategy must be both deliverable and affordable.

This Waste Strategy will form the framework for waste management service delivery within South Kesteven for the next 8 years, subject to regular review and legislative updates as required.

The Government expects all authorities to reduce their reliance on landfill for waste disposal, aiming to landfill only 75% of the biodegradable municipal waste (BMW) landfilled in 1995 by 2010, 50% of the 1995 level by 2013 and 35% by 2020. This must be supported and achieved in conjunction with increasing the amount of waste recycled. If we do not meet these targets there could be financial as well as environmental penalties to bear for all our communities.

To meet these targets the council proposes to work in partnership with Lincolnshire County Council. Together with all other Lincolnshire authorities, we aim to deliver more recycling and waste recovery services in the region. In 2006 the council started the phased implementation of our new kerbside recycling service based on micro-chipped wheeled bins. The authority believes that this substantial investment and the use of new technology will enable the council to double its recycling rate from 26% to 50% by 2008/9, making the authority one of the best recyclers in the country. This Strategy reviews the successes that has been achieved to date, and sets out a proposal for the future provision of waste management services in collaboration with our key partners.

By delivering the policies and principals set out in this document, Street Scene Services will contribute directly to the councils' vision to

be recognised by its customers as providing "brilliant" service and working towards two of its major "category A" (Step-change) priorities, namely recycling and demonstrating the effective use of resources.

After the full implementation of our micro-chipped wheeled bin service the council believes that the technology embedded in this system will assist the authority in optimizing participation. This will be via the education of residents about the scheme and the environmental drivers to the change, and by offering incentives to celebrate the achievements of active recyclers. For those households not achieving this high recycling rate, the council will be able to offer help, assistance, and if necessary intervention, on those householders who are not making their contribution to environmental good practice. The authority believes that this technology will enable us to "squeeze" a further 10% in recycling performance over the following 3 to 4 years. Continued vigilance will also be needed to ensure that the capacity made available through the provision of wheeled bins is not used to generate additional refuse. Specifically our policies on green waste will need to be kept under careful review. At the same time, in partnership with the county council, the authority will be actively exploring the potential for recovering energy from the remaining elements taken to landfill and has set a target for 2015 on the basis that this partnership bears fruit. This will be informed by an array of waste arisings when the wheeled bin system is fully operational. In the longer term, the authority could achieve an even higher standard if the calorific value of the material being taken for disposal permits it to be used as a feed for energy from waste.

The Strategy also recognises that the Council must lead by example, ensuring that waste management makes a full contribution to the Council's emerging policies regarding climate change. Specific targets are set within the policy for carbon emissions from vehicles and from the reduction in the release of methane (turned into carbon equivalents) as a result of taking less BMW to landfill.

If the authority is to secure its aspirations it will also need to address the recycling of commercial waste and street sweepings. The treatments of these waste streams are also stated within this Strategy.

The Strategy will be subject to comprehensive consultation with our communities before being adopted and will be underpinned by a comprehensive and dedicated education and publicity campaign to



encourage all of us to act responsibly when it comes to managing our rubbish.

## Chapter One

### *A shared commitment to improving performance*

The Community Strategy for South Kesteven approved by the Local Strategic Partnership (LSP) sets out a vision to ensure that by 2020 our residents live in one of the top ten most desirable locations in the country. It also aims to make residents feel proud that they have the skills and opportunities necessary to participate in sustainable communities that are safe, healthy and economically vibrant.

The concept of sustainability is therefore at the heart of the agenda for both the LSP and the council, and this is reflected in the council's own priorities. The council's priorities were established following extensive consultation with residents during the winter of 2003/4. This led to the council adopting, and reviewing each year, a clear classification of all services into the following areas:

Category A services: - Areas where the council intends to deliver a step-change in services to our customers over the next three years.

Category B services: - Areas where the council is committed to deliver incremental year on year improvements in service delivery to customers.

Category M services: - Areas where the council pledges to maintain service minimums.

Category Z services: - Areas where the council has identified non-priorities and will manage a programme of disinvestment.

In April 2004, recycling was set as one of only five category A priorities, along with street scene. In the annual reviews since that time, recycling has remained a category A priority and has recently been joined by the effective use of resources.

The council's priorities, along with its core values and vision based on the concept of delivering brilliant services, are set out in the Corporate Plan which was approved by the council in October 2006.

The purpose of this document is to set out the Strategy and action plan by which the council will deliver on its ambitions for recycling and

sustainable waste management. It also makes contributions to the priorities for both effective use of resources and street scene.

### *Purpose of the Strategy*

The Strategy explains how we will work with others to move waste up the “waste hierarchy” of reduction, re-use, recycling, composting, and energy recovery to ensure that waste is managed in ways that protect human health and the environment and in particular:

- Without risk to water, air, soil, plants and animals;
- Without causing a nuisance through noise or odours;
- Without adversely affecting the countryside or places of special interest;
- Disposing of waste at the nearest appropriate installation, by means of the most appropriate methods and technologies.

The Strategy seeks to do this by investigating and making recommendations in respect of future waste management services in South Kesteven, in the light of the financial resources available to the council.

### *Who this plan applies to*

South Kesteven is the second largest district in Lincolnshire covering approximately 93,950 hectares with 56,000 dwellings. The population in South Kesteven is around 127,700 with approximately 38,000 living in Grantham, 20,000 in Stamford, 12,000 in Bourne, and 13,000 in the Deepings. The remaining residents (approximately 35% of the district) are spread over nearly a hundred villages of varying size.

The population density is 1.3 people per hectare, which is lower than the national average of 3.45 people per hectare.

The population of the district is expected to increase by approximately 22% between 2001 and 2021 as a result of a number of propositions and plans for the area including the Local Plan which made provision for 11,800 new dwellings to be built between 1988 and 2001, the Draft Regional Plan (RSS8) which proposed a new housing figure for the district of 15,750 new dwellings to be built between 2001 and 2026, and the new Local Development Framework for South Kesteven (LDF) which will be prepared to allocate sites to meet this target, the vast majority of which will be in the urban areas.

Added to this, Grantham has recently been accepted as a New Growth Point, and whilst the full implications of this national initiative are not known at the time of writing, it is anticipated that over the period from 2006 to 2016 a growth of 3,000 properties and approximately 6,600 people will take place in Grantham alone, potentially making the total household growth for the district over the period of the LDF (2001-2026) approximately 17,000 dwellings.

The vast majority of dwellings are low rise and the district has a lower percentage of flats and shared housing than the UK average. There are major differences in the domestic architecture within the District and the presence of extensive conservation areas such as Stamford (the first conservation area in the country) does pose some challenges in the selection of containers for both on-street and domestic waste.

### *Municipal Solid Waste arisings*

The Waste Strategy focuses on *municipal solid waste* (MSW), which is waste which comes under the council's direct control either by collection from householders (*household waste*) and through the Council's own municipal activities, such as litter collections, street sweeping or bulky item collections. In the future, this waste will also include trade waste (*trade waste*) as the council develops a trade waste recycling service.

At the time of preparing the Strategy the council was balloting its tenants on the potential for stock transfer of council housing, and as a result of this, the scope of the Strategy does not include the waste material produced by South Lincolnshire Homes.

### *Household waste*

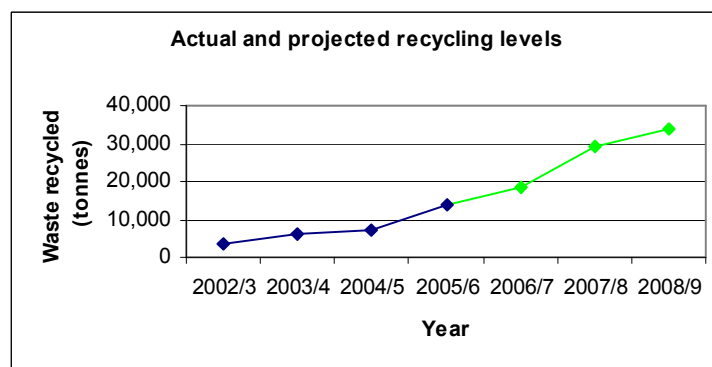
The council has a statutory duty as a Waste Collection Authority (WCA) to collect household waste from domestic properties and to make arrangements to recycle proportions of this waste. As a Principal Litter Authority it also has responsibility for maintaining a standard of cleanliness for all relevant land within its district by removing fly tipping, litter and detritus from public highways and council owned land. This waste is also classed as household waste.

### *Household waste arisings and composition*

Historical data shows that household waste arisings have increased between 2003 and 2006 by almost 2,800 tonnes per annum. In 2005-

6 the district collected 52,492 tonnes of household waste, or 411 kilograms per household. Of this, 7,535 tonnes was collected for recycling and 6,210 tonnes for composting, making a total of 13,745 tonnes being diverted from landfill. Within this 1,495 tonnes were collected as street sweepings.

The council has not traditionally been at the forefront of recycling. In 2002/3 we recycled just 7.4% of our waste. Our progress since then, and particularly when it became a priority of the council, has been very rapid indeed and the council is confident that the investment currently being deployed will place the authority as one of the top ten recyclers in the country.



In September 2006 the council began the introduction of an alternate weekly collection of residual and co-mingled dry recyclable wastes by providing microchips wheeled bins replacing the previous black sack collection system. These wheeled bins are being distributed in phases with the last phase set to be delivered in June 2007. The rollout has proceeded smoothly and the council is currently on track to meet this target.

National data demonstrates quite clearly that waste arising from a wheeled bin system can generate up to 25% more waste than a sack system. In recognition of this, the council has taken a number of steps to minimise the impact on waste arisings that would otherwise results from such a change of policy. These include:

1. Introducing the alternative weekly collection
2. Introducing rigorous control over the collection of side waste on collection of materials destined for landfill disposal
3. Placing microchips in the wheeled bins in order to collect and collate information on waste arisings and identify trends easily

4. Phasing out the collection of garden waste in sacks as part of the material being taken for landfill disposal
5. Increasing the capacity within the council's green waste green wheeled bin scheme
6. Providing high quality materials encouraging residents to minimise their waste and challenge shops on the extent of packaging they use

With the current changes to our collection methodologies, it is somewhat difficult to accurately predict future waste arisings. Therefore the following table models a number of assumptions:

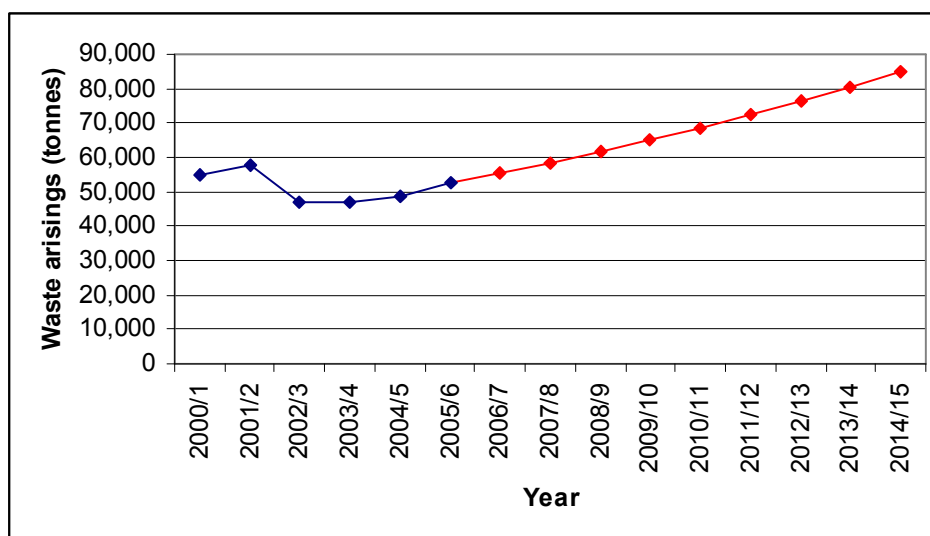
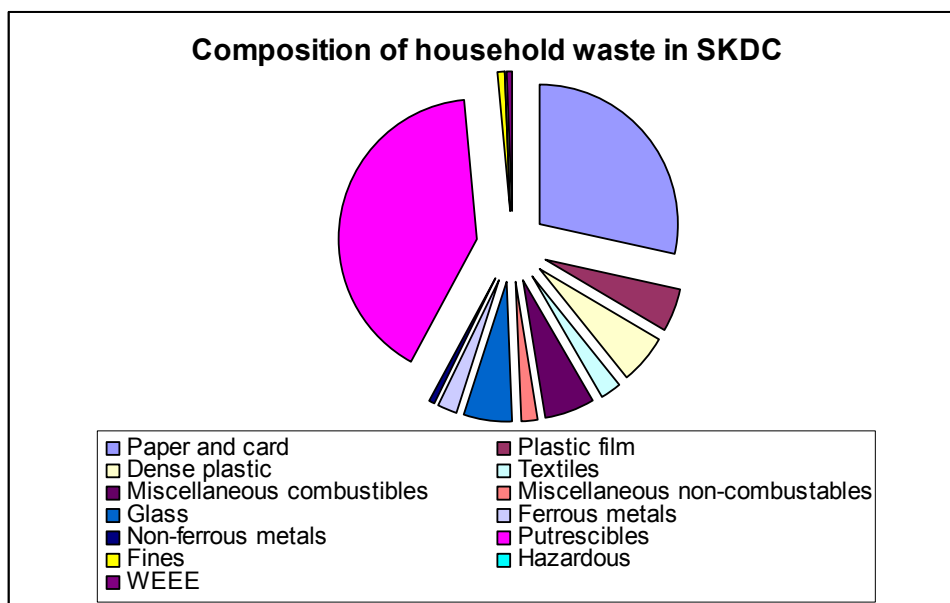


Table 1 – Actual and Projected Waste Arisings for South Kesteven between 2000 and 2015 if the Council is not successful in developing more sustainable waste management.

This table is based on the historical data of waste arisings for South Kesteven. This, under current arrangements, and based on the introduction of wheeled bins and the growth in population, an annual increase of 5.5% has been used.

#### *Compositional analysis of waste arisings*

A formal assessment of the content of the municipal waste arisings in South Kesteven was undertaken August and November 2005 (excluding all wastes collected from the green wheeled bin scheme) and showed the following:



The results may have limited prediction value because of the change in collection methodology, however, during the analysis they did consider waste from both existing recycling and residual schemes. In view of this, the council has obtained the following data which has been made available by a council with similar demographics and in our family group that are currently operating a twin bin system.

Table 2 - Shows the percentage composition of waste arisings over one year based on total waste arisings in 2004-5

	Winter	Spring	Summer	Autumn
Paper+Card	21.4	17.6	23.8	20.9
Plastics	12.4	13.3	12.5	12.3
Metal Cans	3.5	2.8	1.9	3.0
Textiles	3.3	3.4	3.5	3.2
Glass	6.4	5.7	7.0	6.2
Kitchen Waste	26.2	22.6	9.0	28.9
Garden Waste	5.4	12.6	15.3	6.0
Other Metals	0.6	0.5	1.4	0.5
WEEE	1.0	0.9	0.4	1.3
Wood	0.6	0.3	0.4	0.8
Disposable Nappies	2.9	3.4	3.0	3.8
Hazardous household waste	3.9	4.7	0.4	5.3
Fines	6.1	6.9	16.8	2.8
Other	6.4	5.5	4.8	5.3

Predictions of detailed seasonal trends should be treated with some caution, with the main component of seasonal change being green garden waste, usually peaking during the summer months.

Total waste arisings in 2005/6 were 411.1 kgs per household which places us in the best quartile for local authorities in the country. However this figure still represents a 5.24% increase on the previous year primarily as a result of green garden waste now being collected. Over the next three years, from 2006/7 to 2008/9, the Council aims to restrict the total increase in waste arisings to the national average of 3% per year, making 9% in total. This is profiled as an increase of 6.6% in the current year and 1.3% in the following two years. The council considers that in the light of its introduction of wheeled bins in this current year, this is a stretching but achievable target.

After 2008/9 the Strategy aims to stabilise total waste arisings, which will be a demanding target. It will mean that by 2015 waste arisings will be 16,427 tonnes lower than they are anticipated under current waste arising levels.

### *Bulky waste*

Separate collections of bulky waste, or waste which cannot be contained within the receptacles provided by the council, makes up approximately 0.5% of the municipal waste stream in South Kesteven. This, with the exception of fridges and freezers, all goes to landfill.

The council is a partner of the Sleaford Furniture Reuse Project, which collects reusable furniture, white goods and fridges and freezers from residents in the district and donates them to needy families (referred to them by various agencies) or offers them for resale. The council also promotes the use of other reuse outlets, including SOFA in Peterborough and the British Heart Foundation furniture store in Grantham.

Unfortunately, these projects do not collect items which are unsuitable for direct reuse, and therefore there are many items which are still collected through the bulky item collection service. There is the potential that we can promote a recycling scheme of these materials, with wood and white goods (excluding fridges and freezers) being separated.

The recycling of white goods will become increasingly important during the period of this Strategy as the Waste Electrical and Electronic



Equipment (WEEE) Directive comes into force in the UK. This directive will require local retailers of this product type to make arrangements for their products once they have reached the end of their life. Current consultation into the options of best making these arrangements show that it is likely that producers will make a payment to local councils to offer a collection point or service. This will fulfill their responsibility under the compliance scheme, however, will result in councils having to make arrangements for the safe dismantling, recovery and recycling of component parts.

Within the district there is a WEEE facility, EnvironCom, who completely disassemble WEEE and recycle their components parts. Unfortunately the county council has listed this site as a designated disposal point, and therefore at the time of writing this Strategy, the facility is not available to us. Working through the Lincolnshire Waste Group, it may be possible to address this issue, and take advantage of the facilities available.

Additionally, waste wood is soon to be reclassified, with it becoming a special waste. Under this new classification, local landfills would be unable to accept this waste type. There are local facilities which are able to recycle wood, and it will become vital to enter negotiations with these facilities to ensure the correct and appropriate disposal of wood and wood products during the period of this Strategy.

### *Street sweepings*

Approximately 1,495 tonnes of street sweepings are collected each year through the council's street cleansing programmes. This waste includes rubbish removed from litter bins, mechanical and manual litter picking, removal of detritus and Autumn leaves and removal of fly tipping. This represents 2.8% of municipal waste arisings.

The results of our own analysis suggests that up to 33% of street sweeping waste comprises of compostables, making it feasible to consider whether this material could be used as a feedstock for compost. This option will need careful discussion and negotiation with the composting facilities as there will remain being at least a 67% contamination of this waste stream.

The most viable option is during the autumn / early winter months, collecting leaves using clean vehicles and equipment. This would

enable the leaf matter to be collected and composted with reduced contamination.

### *Trade waste*

The council has a statutory duty to make arrangements for the collection of industrial or commercial waste when requested to do so, including waste created from markets, for which the council can make a reasonable charge.

There is a mature market for commercial waste collection in South Kesteven and the council currently discharges its legal obligations by directing any enquires to these companies. Despite the number of operators in the area, there remains a shortfall of companies offering collections for recyclable materials. There are a number of local businesses expressing an interest in such a service, and the council is keen to support this enthusiasm.

When all domestic properties are provided with wheeled bins, and the appropriate bin lifts have been fitted to the council's vehicle fleet, it will become possible to assess the potential for offering a commercial service for recycling. This is a service that is not currently available in the district and could well be an attractive proposition to the business community. It is very difficult to assess the extent of commercial waste that is recyclable since the council does not have access to this waste stream, however information from the East Midlands Waste Strategy infers that a very significant element of commercial waste is in the form of paper / card or glass and eminently suitable for recycling. As a chargeable service, the council would seek to recoup all costs from this venture.

### *Green (Garden) waste*

The council offers all residents the opportunity to participate in this green waste recycling scheme for a one-off payment of £10. This highly effective fortnightly scheme has now been taken up by over 19,000 of our 56,000 householders which represents a third of the district, and last year diverted 6,210 tonnes for composting, representing 11.8% of our waste raisings.

The council is keen to continue offering this service, however, it must be supported by other more sustainable services, including the offering of home composters at a subsidized rate and education about the

damaging effects of using landfill to dispose of garden and other compostables.

Adding to the green wheeled bin service would be the sale of compost created through the scheme. Many existing users of the green bins have expressed an interest in the compost, and have asked that this compost is made available to them. Negotiations with Lincolnshire County Council to make use of their Household Waste Recycling Centres (HWRC) in the district as an outlet for local compost are to continue.

The council is also part of the Lincolnshire Home Composting programme, which was recently awarded funds from the Waste Resource Action Programme (WRAP) for the providing of subsidised home composters to residents of Lincolnshire. This scheme is due to commence in January 2007, and will enable householders to make their own compost.

#### *Other municipal waste*

The council's own activities produce waste at its offices and depots throughout the district. This waste has to be collected and disposed in a sustainable way. In 2005/6 the amount of waste produced from our office activities was approximately 390 tonnes. Currently a private contractor takes all this to landfill. There has been a demand for recycling facilities from staff, particularly for the collection of paper and cardboard. Unfortunately, space restrictions at the three local area offices (in Bourne, Stamford and Market Deeping) mean that immediate recycling collections are problematic, however, once the redevelopment of the Grantham offices is complete, the bin store area will enable additional bins to be used for the collection of recyclables. It is the aim of this Strategy to offer a mixed recyclable collection to the Grantham offices by 2008.

Other council buildings, including the Alexandra Road Depot, will also be offered a recycling collection service.

Contractors working for the council also produce waste in particular Leisure Connection who manage the council's four leisure centres and Serviceteam who undertake grounds maintenance for the authority. The amount of waste produced by these activities is as follows:

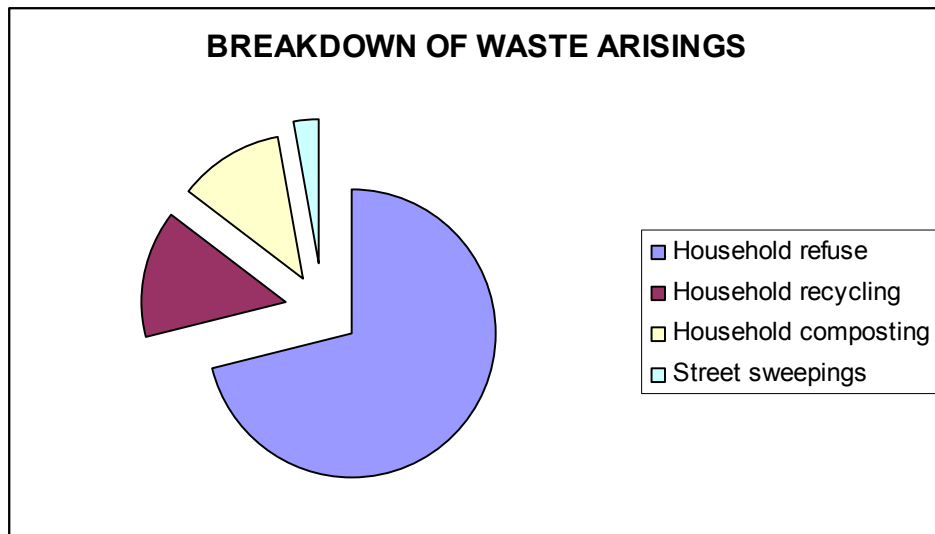
<b>CONTRACTOR</b>	<b>WASTE ARISING</b>
Serviceteam	250 – 300 tonnes per annum
Leisure Connection – Grantham Meres	
Leisure Connection – Deeping Leisure Centre	
Leisure Connection – Bourne Leisure Centre	
Leisure Connection – Stamford Leisure Centre	

### *Bring sites*

The Council operates over 70 bring sites which produced 3,829 tonnes of waste in 2005/6. This service is offered using a unique compartmentalised bank system, serviced by one contractor. This bank system has enabled a range of sites to have a facility and it has been very popular with smaller rural communities which otherwise would not have had such a service. Using a single contractor also allowed for the banks to be used for the collection of plastic bottles and cardboard, which would prove to very expensive and environmentally costly if collected using banks by individual contractors.

The banks have become increasingly popular with schools. It is strong educational tool, with children seeing the process through. The banks, being the same as those used by the public in local car parks etc, also encourages the message of recycling at home.

The council is aware that there is some abuse of the banks, with local businesses, mostly public houses and hotels, using the banks for the disposal of glass. The council does incur a penalty of a deduction of 5% of the total glass collected through this collection method.



The table shows that householders produce by far the largest proportion of Municipal Solid Waste, and therefore this Waste Strategy will concentrate in the main on household waste. However, the next section shows that the main legislative driver for waste sustainability requires the council and its partners to focus on all sectors of Municipal Solid Waste managed by the council.

## Chapter Two

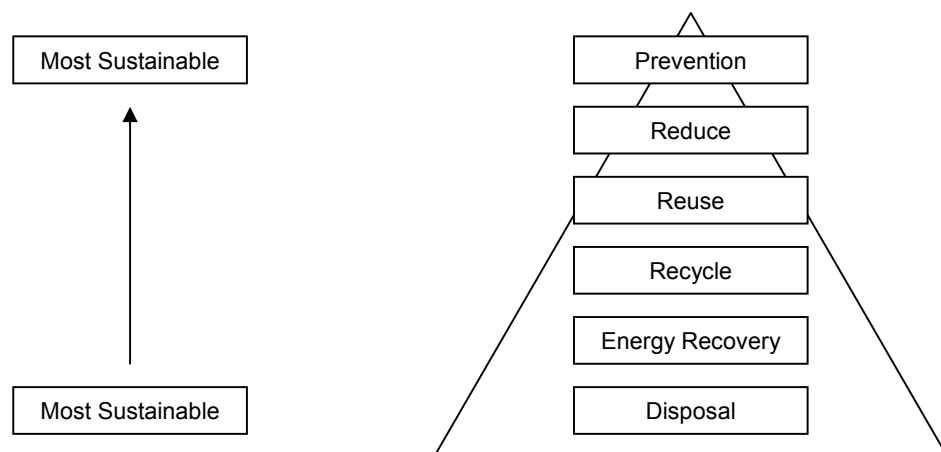
### Drivers for Change

#### *Legislative drivers*

The European Union Waste Framework Directive requires all member states to produce national waste strategies describing waste disposal and recycling policies.

The Directive sets out the theoretical waste hierarchy as shown in Figure 1. The aim of the hierarchy is to move waste treatment up the 'pyramid', relying less on disposal and shifting waste treatment towards reduction.

*Figure 1: The Waste Hierarchy*



The England and Wales strategy, *Waste Strategy 2000*, adopts the waste hierarchy and waste management principles set out in the Directive. It proposes national targets for recycling household waste:

- To recycle or compost at least 25% of household waste by 2005-6

- To recycle or compost at least 30% of household waste by 2010-11
- To recycle or compost at least 33% of household waste by 2015-16

The strategy also proposes recovery targets for municipal waste:

- To recover value from 40% of municipal waste by 2005-6
- To recover value from 45% of municipal waste by 2010-11
- To recover value from 67% of municipal waste by 2015-16

To “recover” means to gain value from waste by recovering energy or other environmental benefit through waste treatment such as incineration, pyrolysis or gasification.

The Household Waste Recycling Act 2003 requires all English WCA’s to provide separate kerbside collections of at least two materials from households for the purpose of recycling by 2010. With the collection methods being introduced in the council area, this target will be achieved by 2008.

In addition to this, the government has adopted the targets imposed by the EU Landfill Directive which are to reduce the amount of biodegradable municipal waste landfilled to the following levels:

- To 75% of 1995 levels by 2010
- To 50% of 1995 levels by 2013
- To 35% of 1995 levels by 2020

In other words, by 2020 our reliance on landfill as a means of waste disposal must only be one third of what it was in 1995.

Other specialist Directives relating to specific waste streams, such as batteries and electronic equipment require the council to review and adopt policies and collection practices which comply with new legislation.

### *Abandoned vehicles*

The Refuse Disposal (Amenity) Act 1978 places a duty on the council to deal with apparently abandoned vehicles on land in the open air. Recent changes to the notice periods required means that abandoned vehicles can now be removed more quickly. There are Directives from the EU which are requiring that vehicles are disassembled and component parts are recycled where possible.

### *Fridges and freezers*

The implementation of the Ozone Depleting Substances Regulations in 2002 has required the council to ensure that all fridges and freezers collected for disposal are delivered to an approved delivery point where arrangements can be made for the removal of chlorofluorocarbon gases contained in the coolant systems and insulating foams. The county council, as the Waste Disposal Authority (WDA) has a duty to direct the council to an appropriate point. All redundant fridges and freezers collected in the district are now recycled.

### *Waste Electrical and Electronic Equipment (WEEE)*

The WEEE Directive targets a reduction in the amount of waste from electrical and electronic equipment, and places the responsibility on manufacturers and retailers of these items for their correct and environmentally sustainable disposal. It may be necessary in the future to collect segregated electrical items from households through a compliance scheme, whereby some funding is provided by local producers and retailers for the collection of these items.

### *Tyres*

Tyres, shredded or otherwise, were banned from landfill from July 2006, and the council has made alternative arrangements to dispose of the tyres it generates through its fleet operations or those which are collected as fly tipping. Contacts with local tyre fitting companies have forged a potential facility for residents of the district. Additionally, contracts developed through the county council have provided a compliant recycling route, not requiring additional transport costs to the council.

### *Hazardous wastes*

Special arrangements have to be made for the disposal of certain hazardous wastes including cement-bonded asbestos, household and garden chemicals, oils, fluorescent light tubes, televisions and other VDUs. This list is constantly being reviewed by the government and the EU and therefore it is important that the authority remains constantly vigilant to ensure the correct collection methods are in place.



### *Clinical wastes*

The council separately collects clinical wastes from domestic households across the district and delivers this waste for incineration. The definition of clinical wastes has been altered recently, and more of the previously defined 'clinical wastes' are now excluded from these collections. The council does offer those residents with medical wastes, such as incontinence pads and dressings, an additional black wheelie bin or 104 pink bags to ensure that they have adequate capacity for the additional wastes they create.

### *Fly tipped wastes*

The council has a duty to remove fly tipped waste from council owned or controlled land, and must report each incident through a national database called Flycapture. A national picture of fly tipping will enable more effective and coordinated policies to be developed, assisting in the fight against this type of crime. The council is already very active in this regard and will prosecute all offenders if it is in the public interest to do so.

All fly tipped waste is currently land filled. The council is signed up to the Lincolnshire Fly Tip group whose aims are to tackle the causes and reduce the amount of incidents of fly tipping.

There is also the potential for some of the wastes collected as fly tipping to be recycled or composted, with much of the wastes being electrical appliances, rubble and garden waste. Careful consideration of the content of this waste type is required to ascertain the viability of separating this waste for alternative disposal methods.

### *Statutory targets*

To ensure that the recycling targets in *Waste Strategy 2000* are achieved, the government has set statutory recycling / composting targets for all local authorities in England and Wales. Introduced through the Best Value framework, the target for South Kesteven District Council is to attain a recycling / composting performance of 18% by 2005/6. However, following the councils' consultation and revealing recycling as a Priority A service, the council stretched this target to 33%.

The government is currently consulting on targets for 2007/8 and beyond. Unless otherwise stated, this Strategy adopts national targets for the purpose of future waste management service delivery.

Partnership drivers

*Lincolnshire County Council*

South Kesteven District Council (SKDC) delivers waste management services within a two-tier local government structure. As Waste Collection Authority (WCA), we have an obligation to collect municipal waste. As a Waste Disposal Authority, Lincolnshire County Council has an obligation to provide a disposal infrastructure and direct WCAs to deliver collected municipal waste to these facilities.

In order to achieve the recovery targets set out in *Waste Strategy 2000*, and to deliver its obligations under the Landfill Directive, the government have set all Waste Disposal Authorities in England and Wales Landfill Allowance targets setting the total amount of municipal waste which may be directed to landfill sites year by year.

The targets decrease over time and it is the responsibility of WDAs to secure alternative means of waste treatment to ensure the reliance on landfill is reduced. These alternatives may include Energy from Waste plants.

The targets for Lincolnshire sets as a result of the Landfill Allowance Trading Scheme are as follows:

Year	Base	2006/7	2010	2013	2015	2020
Tonnes	201,091	183,663	131,376	87,506	76,245	61,231
% of base		91%	65%	44%	38%	30%

Failure to comply with the targets results in a fine to the WDA, imposed by government for every tonne exceeding the allowance given. These fines are high, being £150 per tonne over the permitted allowance. According to a National Audit Office report produced in the summer of 2006, Lincolnshire is one of five disposal authority areas considered to be most at risk of failing to meet its landfill allowance for 2010. This could mean that the county will have to purchase allowances from other more successful authorities which would have financial implications, with it being envisaged that trading will be marginally below the level of the fines.

Lincolnshire authorities have formed a waste partnership to ensure that these statutory obligations can be delivered to the residents of the county in the most cost effective way.

This Strategy has been developed in order to compliment and comply with the integrated County Waste Strategy, a copy of which is available from the county council offices.

## Chapter Three

### How we are managing our waste

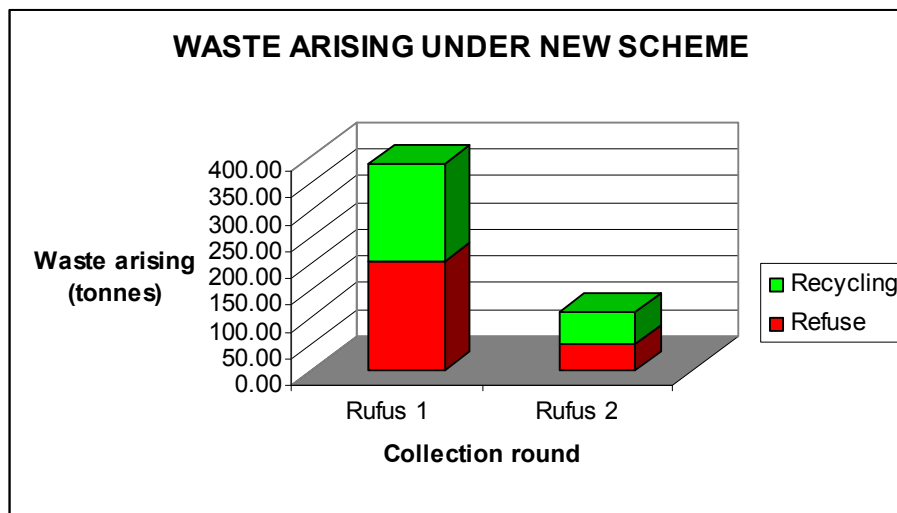
#### *Refuse and Recycling Services*

In September 2006, the council introduced an alternate week refuse and recycling collection system. It is anticipated that the scheme will be able to collect residual and recyclable material on alternate weeks from over 92% of households using two wheeled bins. Complementary collection services will be provided for the remaining 8% of householders using differently coloured sacks. This combination of collection services will ensure that all households of the district will receive a comprehensive kerbside recycling service by mid 2007, thus ensuring we meet our obligations under Household Waste Recycling Act 2003, three years ahead of the requirement.

The contract negotiated by the council for those recyclates collected through the kerbside schemes offers our residents the opportunity to recycle a vast range of materials. These not only include all paper and cardboard, cans and tins, plastic bottles and containers (such as margarine tubs, yoghurt pots and plastic ice cream tubs), textiles, tetra paks and shoes, but also includes glass. As the outlet for these materials is within the district, carbon emissions generated by the collection and transportation process have been minimised and are further reduced by the development of a waste transfer station in the south of the district.

The council has produced a range of high quality information and education materials to assist householders in understanding the new system, including a wheel that explains where common materials in the waste stream can be disposed of.

As the scheme has only been operating since September, early data on the effectiveness is indicative rather than robust. However the following information does indicate that the scheme will meet the council's aspirations of delivering a step-change in recycling performance.



The standard size for all wheeled bins is 240 litres. The council has received some requests for smaller bins and we are currently evaluating the financial and operational implications of acceding to this request. The council does not provide any larger bins however will assist large families in recycling their waste and does not place any constraints on the amount of recyclables placed for collection in our silver bin, accepting side waste on these collection days. The council will also offer advice and guidance to householders feeling that the bin size is restrictive to their waste disposal.

Assisted collections are offered for residents who are unable to place their wheeled bin to the edge of their property. The scheme is accessed by the completion of a form, countersigned by a professional confirming the applicants claim.

Separate bulky item collections are also offered for a small charge, collecting white goods, fridge and freezers and household furniture. The service charge is currently £10 for the first item and £5 per item thereafter, however, fridges and freezers incur a standard £10 per unit charge, as they require a separate collection and disposal.

Kerbside collections are complemented by a comprehensive network of over 70 bring sites and two Household Waste Recycling Centres (HWRCs), provided by Lincolnshire County Council.

Recycling banks are serviced by a single contractor, who in partnership with the council, has developed a form of container offering both flexibility in meeting demand and cost effectiveness in the use of collection vehicles. The cost to the council of operating the bring sites

is a more cost effective way of collecting recyclables as the gate fee paid for kerbside collected recyclables is equal to service charge on the banks per tonne. They are also very popular with local communities, particularly in rural areas, who have been involved in the process throughout their introduction, helping to determine which materials can be collected in their local communities.

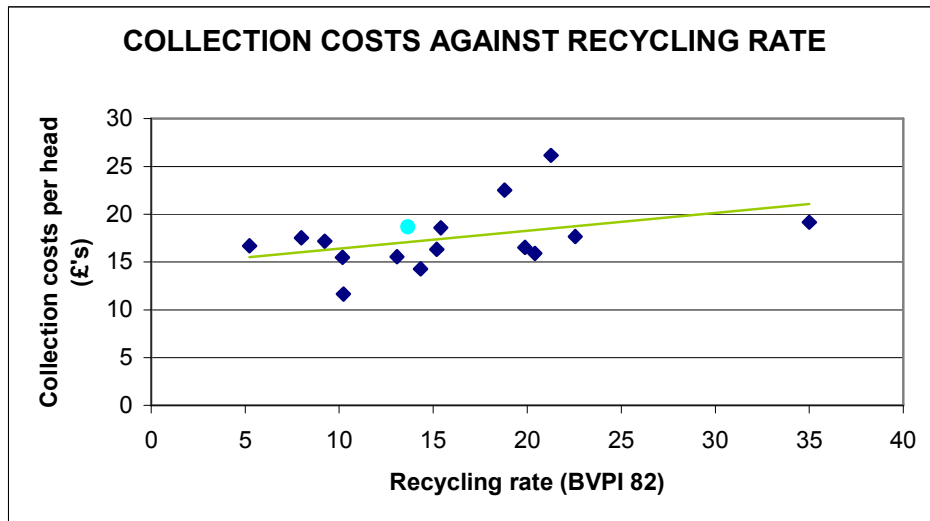
In 2005/6 the council achieved a recycling and composting performance of over 26% which exceeded its DEFRA target by some 8%. The statutory target for the current year is a mere 18%, however, the council has stretched this to 33% and indications are that as a result of the popularity of the wheeled bin systems (both the new twin bin system and the green wheeled bin service) this will be achieved.

However, despite achieving a higher recycling rate, the costs of providing the new twin bin alternate weekly collection service are not insignificant. The provision of wheeled bins and associated roll-out, including publicity costs, has amounted to over £2.5M.

For a council with one of the lowest levels of Council Tax in the country (£106 on a band D property) the costs of operating the waste management service account for a disproportionately high proportion of our expenditure. Looking to the long term, the council will need to market test the efficiency and effectiveness of its own in-house service against the private sector. We anticipate that this will be in 2009/2010.

In order to manage costs, the section has made a very significant contribution to the council's Gershon targets, not least by bringing vehicle maintenance back in-house which will result in long-term savings of £100,000 per annum. The section actively seeks to reduce costs where possible and has previously used non-conventional means to procure goods and services, including shared service provision and partnership funding the purchase of equipment with neighbouring authorities.

Costs of waste management per head of population, and recycling rate are compared in the following graph:



It is important to consider this graph in light of the facts on which it is produced. The figures are from the Audit Commission, however, they are based on budgeted figures in 2004/5, and not actuals.

Although fly tipping has increased nationally over the last few years, as a result of measures introduced by the council under its Street Scene initiative, the number of instances reported locally has reduced by 13% from 1032 (2004/2005) to 897 (2005/06). The council has recently introduced enforcement rangers mounted on motorbikes equipped with CCTV as an effective deterrent as part of its priority for street scene. Response times to fly tipping complaints have improved from 2 days to 1 day.

At the same time the cleanliness of the district, as measured by the Best Value performance indicator BVPI199, has improved with only 10% of public land falling below an acceptable standard of cleanliness in 2005/6 compared to 17% in 2004/5. This places the council as one of the cleanest areas of the country. A separate Street Cleansing Strategy is currently being prepared and forms no further part of this report.

### *Carbon Emissions and Climate Change*

The waste management service can make a very substantial contribution to the developing council strategy for climate change. According to "The Atlas of Climate Change" by Kristin Dow and Thomas Downing, every tonne of material taken to landfill is responsible, as a result of anaerobic decomposition, for one tonne of methane emissions. As methane is over twenty times more damaging

than carbon dioxide as a green house gas, the council is keen to reduce the use of landfill for its disposal of refuse. The carbon dioxide equivalents of the council's targets for diverting material for landfill is as follows:

YEAR	WASTE ARISINGS	PERCENTAGE DIVERTED	LANDFILLED WASTE	CO <sub>2</sub> EQUIVALENT SAVED
2001/2	57,557	6.6%	51,444	3,350 tonnes
2002/3	47,023	7.4%	43,536	1,911 tonnes
2003/4	46,893	13.7%	40,491	3,508 tonnes
2004/5	48,595	14.9%	41,346	3,972 tonnes
2005/6	52,492	26.2%	38,748	7,532 tonnes
2006/7	55,379	33%	37,104	20,333 tonnes
2007/8	58,425	50%	29,212	16,008 tonnes
2008/9	61,636	55%	27,737	15,200 tonnes
2009/10	65,028	55%	29,263	16,036 tonnes
2010/11	68,605	60%	27,442	15,038 tonnes
2011/12	72,378	60%	28,951	15,865 tonnes
2012/13	76,359	60%	30,544	16,738 tonnes
2013/14	80,559	60%	32,224	17,659 tonnes
2014/15	84,990	60%	33,996	18,630 tonnes

In addition to this, the waste management service is also a substantial user of diesel. In the last year 390,457.44 litres of diesel were used, emitting 1,046.43 tonnes of carbon dioxide or 285.7 tonnes of carbon into the atmosphere. Looking to the future the council, as part of its climate change strategy, will be seeking to reduce these carbon



emissions and those associated with heating and lighting the offices used by the waste management team.

## Chapter Four

### Principles, targets and costs

#### *Introduction*

The Sustainable Waste Strategy has identified the following key principles and policies which it proposes for adoption in order to deliver a sustainable and cost effective waste management service offering value for money.

#### **KEY PRINCIPLES**

##### Principle 1:

The council accepts its role offering leadership in environmental management and is committed to setting high standards of sustainable waste management based upon the waste hierarchy.

##### Principle 2:

Options of dealing with waste will be determined on the basis of the most economical and environmental sustainable options.

##### Principle 3:

The council will work in partnership to achieve the delivery of the Strategy.

##### Principle 4:

The council will seek to demonstrate environmental excellence by seeking to reduce carbon emissions in its management of waste.

##### Principle 5:

Wherever possible, the council will promote and educate its stakeholders to encourage them to move up the waste hierarchy and take responsibility for their waste.

##### Targets and Affordability:

1. The council will commit itself to the following targets for the diversion of waste materials from municipal waste stream by

composting, recycling or recovering energy from waste:

2006/7	33% (T1)
2007/8	50% (T2)
2010/11	60% (T3)
2015/16	70% (T4)

The achievement of the T1 target is fundable from the council's existing resources, assisted by the discontinuation of the current green box recycling rounds and the paper collection round.

The T2 target will depend upon securing a suitable sponsor to offer appropriate incentives to encourage householders to demonstrate excellence in recycling and using the council's existing resources to focus interventions and assistance on householders who are not making an effective contribution. This will be coupled by a new initiative to encourage entire communities to take a "zero waste" pledge and to work with the council towards this ambitious but achievable target. It must be stressed to all stakeholders that this move has the potential to make significant savings in collections and disposal costs, which could be re-directed into other more beneficial local projects.

The T3 target is dependent upon the county council, as WDA, identifying a suitable site and bringing forward the development of an energy from waste or similar plant. Such a provision is clearly needed if the county is to reduce their waste arisings to accord with the landfill allowance trading scheme (LATS) that comes into effect from 2010. Again this should be at no additional cost to the district council as waste collection authority, with the exception of the potential transportation costs that are increased if the location of the facility is not within the district boundaries.

2. The council will seek to seek to achieve zero growth in waste arisings per head of population after 2008/9.

This will be achieved by targeted publicity based upon the intelligence emanating from the data gained through the tagging technology. The existing budgetary provision for consultation and education is already in place, and should be used to its full potential.

3. The council will explore the potential to develop trade waste recycling services to businesses across the district.

The charge levied for this service would cover the full costs of its operation and therefore it would have no financial implications to the Council Tax payer.

4. In partnership with Lincolnshire County Council the authority will explore the potential for creating an Energy from Waste plant to receive the material currently going to landfill. The council's aspirations for the period from 2011 to 2015 are dependent upon such a facility being made available for at least half of the council's properties.

The financial implication of this is discussed above.

6. The council will pilot the potential for recycling street sweepings by encouraging pilot schemes aimed at source separating for litter being deposited on the streets and by exploring with our contractor the compositions of this waste in the autumn.

The diversion of materials from the landfill site to recycling centres would have no adverse implications for the council. A small budget of say £5,000 would be needed to establish a pilot scheme, ensure appropriate monitoring and assessment its effectiveness.

7. The Street Scene service will seek to secure the following reduction in carbon emissions:

From the reduction in materials taken to landfill (carbon equivalent of methane reduction) by 900 tonnes per annum.

The financial implication of this has already been reflected in the current budgets for the council.

As a result of managerial improvements in its own operations the council will consider alternative fuels, review vehicle collection routes and reduce annual mileage and adaptations to vehicles, such as tyre type.

The most likely source for this is improving the efficiency of the vehicles fleet or using bio-diesel. In view of the costs of fuel it is likely that any reduction in the energy efficiency of the vehicle

would be met by savings resulting from reduced usage of fuel, however this assumption is being tested during the preparation of the council's climate change strategy.

8. The council will assist local residents in challenging excess packaging and provide materials aimed at reducing and minimising waste.

This would be at no additional cost.

9. The council will review the waste arisings from its own operations and aim to achieve a 75% diversion rate by 2008.

This would be at no additional cost.

10. To establish at least ten communities who have taken a zero waste pledge and are working with the council to re-direct the savings into more beneficial local projects.

## REPORT TO CABINET

REPORT OF: SERVICE MANAGER, FINANCE AND RISK  
MANAGEMENT

REPORT NO. CHFR24

DATE: 4 DECEMBER 2006

<b>TITLE:</b>	FEES AND CHARGES – PROPOSED STRATEGY
<b>FORWARD PLAN ITEM:</b>	Yes
<b>DATE WHEN FIRST APPEARED IN FORWARD PLAN:</b>	16 <sup>th</sup> August 2006
<b>KEY DECISION OR POLICY FRAMEWORK PROPOSAL:</b>	KEY DECISION

<b>COUNCIL AIMS/PORTFOL IO HOLDER NAME AND DESIGNATION:</b>	COUNCILLOR TERL BRYANT – RESOURCES AND ASSETS
<b>CORPORATE PRIORITY:</b>	EFFECTIVE USE OF RESOURCES
<b>CRIME AND DISORDER IMPLICATIONS:</b>	NONE

## 1. INTRODUCTION

At its meeting on 28 September and 23 November 2006, Resources DSP considered the draft fees and charges strategy. Following that meeting several minor amendments have been made to the document and the revised version is presented to the Cabinet for consideration.

The fees and charges strategy supports Principle 11 of the Medium Term Financial Strategy adopted by Council on 7 September 2006.

## 2. COMMENTS OF THE MONITORING OFFICER

No comments.

## 3. RECOMMENDATION

Cabinet is asked to approve the attached fees and charges strategy.

Name: Richard Wyles – Service Manager, Finance and Risk Management

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## **FEES AND CHARGES STRATEGY (DRAFT)**

### **1. Introduction**

Income from fees and charges is an important source of revenue for the Authority. Charges do more, however, than just raise income. They play a significant role in the achievement of a range of Council priorities from social inclusion to the contribution towards the health of the population.

In addition charges also have a central role to play in service delivery: raising income, controlling access to services, responding to competition, funding investment and affecting (and influencing) public behaviour. Charges should be reviewed as part of the revenue budget and service plan setting on an annual basis.

To put it into context fees and charges raised £6.7M for the local authority compared with £6.1M from Council Tax. The main areas of income for the Authority is provided below:

Building Control fees	£530,000
Land Charges Search fees	£240,000
Planning application fees	£720,000
Licensing – hackney etc.	£166,000
Arts Centres	£645,000
Contribution for Deepings Leis Centre	£190,000
Market Income	£320,000
Miscellaneous Property	£70,000
Industrial Estates	£530,000
Car Parking Income	£1.3M
Waste Management (exc. Specific grant)	£330,000
Helpline income is credited to the HRA)	£800,000 (of which £440,000

Other areas of income:

Grants (PDG, LABGI, etc)	£590,000 (approx.)
CCTV income	£77,000
Corn Exchange room hire	£52,000
Leisure Premises income	£43,900
Fairs income	£42,000
Bus Stations	£41,500



Street cleansing £33,000

(the figures quoted are based on 2006/07 budget)

## 2. Statutory Powers

The Local Government Act 2003 includes a general power for Authorities to charge for discretionary services it provides (where there is a separate power to charge for a discretionary service that power shall remain in force). In addition this power encourages local authorities to provide more wide ranging and new innovative services for their communities. This is achieved by providing new services and ensuring the charges levied recover the costs associated with providing the service.

Discretionary services are those services that an authority has the power, but is not obliged, to provide. Charges set must be at a level that ensures income does not exceed the associated expenditure. However it is worth bearing in mind that at the time of writing this strategy a study is being undertaken to explore whether Councils should be allowed to charge for a range of services. This study will feed into the Lyons Inquiry which is due for publication in December of this year. The fees and charges strategy may need to be updated and amended to take into consideration the findings of this study.

## 3. Framework

Fees and charges broadly fall into three categories:

- Statutory – a service that has to be provided under current legislation
- Cost related – recovery of costs relating to a provided service (e.g. recharge of photocopying charges, external printing etc)
- Discretionary – a service that may be provided but that the authority is not compelled to provide under legislation (e.g. arts, leisure, etc)

### Statutory

Statutory charges are outside of the Council's control. However it is assumed that charges can be increased in line with inflation and it is the responsibility of the service manager to ensure that the income generation is maximized.

### Cost Related Charges

For some services provided charges are not prescribed but the service manager is able to recommend to members the appropriate charge structure by reference to the cost of service provision. To achieve this activity based costing models will need to be introduced in order to capture the costs (including overheads) associated with providing the service.

### Discretionary Charges

Discretionary services are those services that an authority has the power, but is not obliged, to provide. Charges set must be at a level that ensures income does not exceed the associated expenditure.

Under this heading there is the opportunity to include concessionary charges for specific user groups where there is a clear alignment between the service objectives and the Council priorities. However any concessionary scheme must undergo an equality and diversity impact assessment to ensure it fully complies with any legislative requirements.

## 4. Fees and charges budget setting Process

In accordance with the Medium Term Financial Strategy budget setting will be based on a 3 year rolling review with annual updates. Therefore in the context of fees and charges it is proposed that a fundamental review of key charges will be undertaken at the commencement of the 3 year review and annual increases for the remaining two years will be agreed.

Charges should be categorised and documented depending upon their category (i.e. statutory, discretionary or cost related)

Charges should be profiled for the last two years and projected for the next three years.

Where discretionary and cost-related:

Where charges are categorised as discretionary or cost related then, as a minimum, the charges should be increased in line with inflation for the next year with an indicative increase for the following two years. At the commencement of the medium term 3 year review all discretionary and cost related charges should be fundamentally reviewed in accordance the priorities and relevant strategies of the Council. Where current policy provides for a different charging review then the policy should be clearly stated.

Cost related income (such as a recharge of expenditure) should be reviewed annually to ensure all related costs are recovered.

Where increases to current charges are being proposed then income profiling models should be completed in order to accurately predict future income levels. The s151 Officer will be able to provide support and advice in this regard.

Supporting policies and strategies that determine or may influence the new charging structure should be referred to. Examples of this may include social inclusion agenda or contribution towards Council priorities.

Where leases contain rental profiles these should be documented and incorporated into the budget setting.

If it is agreed that the fees and charges should carry a subsidy element this should be clearly stated and the level of subsidy per taxpayer should be calculated and documented.

Where appropriate suitable benchmarking data from other providers of the service should be included in the service plan and explanations for significant differences should be provided.

Where mandatory:

The latest approved charging structure should be adopted unless there is a portfolio holder/Cabinet decision to the contrary.

### All Fees and Charges - Summary of key points

- Charges levied should have due regard to existing corporate and service policies.
- In line with the Council's Medium Term Financial Strategy all fees and charges should be fundamentally reviewed every 3 years and indicative increases for the following two years (at least) in line with inflation (unless there are policies in place to the contrary. Where this is the case then reference to the relevant policy should be stated).
- Fees and charges reviews should be undertaken as part of the budget setting and the service planning process and with close liaison and discussion with the relevant portfolio holder and DSP.
- Where increases are proposed the appropriate statutory process and duty of consultation may be adhered to and taken into consideration (eg car parking charges) when calculating the budget impact of the increases.
- Charge reviews must have due regard to the current VAT regulations.
- Where there is a policy to provide a subsidy level this should be clearly documented and the level of subsidy stated. Equally any concessionary scheme must adhere to policy and undergo an equality and diversity impact assessment.

## REPORT TO CABINET

REPORT OF: ECONOMIC PORTFOLIO HOLDER

REPORT NO.: PLA626

DATE: 4<sup>th</sup> December 2006

<b>TITLE:</b>	<b>LOCAL DEVELOPMENT FRAMEWORK: CORE STRATEGY: PREFERRED OPTIONS FOR PUBLIC CONSULTATION (PART 2)</b>
<b>FORWARD PLAN ITEM:</b>	YES
<b>DATE WHEN FIRST APPEARED IN FORWARD PLAN:</b>	17 AUGUST 2005
<b>KEY DECISION OR POLICY FRAMEWORK PROPOSAL:</b>	KEY DECISION

<b>COUNCIL AIMS/PORTFOLIO HOLDER NAME AND DESIGNATION:</b>	Councillor John Smith Economic Development	
<b>CORPORATE PRIORITY:</b>	Town Centre Regeneration (A) Affordable Housing (A) Planning and Conservation (M)	
<b>CRIME AND DISORDER IMPLICATIONS:</b>	Minor	
<b>FREEDOM OF INFORMATION ACT IMPLICATIONS:</b>	All LDF documents are made available on the Council's web site when published, and are made available for public inspection at the District Council's offices and the local libraries in the district	
<b>INITIAL EQUALITY IMPACT ASSESSMENT</b>	<b>Carried out and appended to report?</b>  No	<b>Full impact assessment required?</b>

<b>BACKGROUND PAPERS:</b>	Planning and Compulsory Purchase Act 2004 PPS12: Local Development Frameworks Lincolnshire Structure Plan (Revised Deposit Draft) RSS8: Regional Spatial Strategy for the East Midlands to 2021 Letter from GOEM 11 <sup>th</sup> April 2005 Letter from PINs 13 <sup>th</sup> April 2005 Letter from DCLG 11 <sup>th</sup> August 2006 Cabinet reports and minutes dated 24 <sup>th</sup> November 2004, 7 <sup>th</sup> February 2005, 4 <sup>th</sup> April 2005, 9 <sup>th</sup> May 2005, 6 <sup>th</sup> June 2005, 5 <sup>th</sup> September 2005, 10 <sup>th</sup> October 2005, 6 <sup>th</sup> January 2006 and 3 <sup>rd</sup> April 2006, 9 <sup>th</sup> October 2006 and 6 <sup>th</sup> November 2006.
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## 1. INTRODUCTION

- 1.1 Report PLA615 considered by Cabinet on 9<sup>th</sup> October 2006 established a new way forward for the development of the district's emerging Local Development Framework (LDF). Thus the Planning Policy team has been focussing on the preparation of the Core Strategy, taking into account the most recent advice of the Department for Communities and Local Government (DCLG) and from the Planning Inspectorate relating to the format and level of detail of emerging LDF documents, together with the detailed comments which were submitted by members of the public, statutory and other organisations during consultation on both the Issues and Options and the Preferred Options (Summer 2006) stages.
- 1.2 The guidance from DCLG is clear. A Core Strategy must be clear and concise, and should consist only of the overarching planning framework, which will guide the broad location and distribution of development. In this respect it will need to consider the different options available to best meet the needs of the area. It should therefore be unique to each local area. To achieve this the Core Strategy must not simply repeat national and regional policies, nor should it be full of regulatory policies.
- 1.4 Report PLA623 considered and approved by Cabinet on 6<sup>th</sup> November 2006 established the broad framework for the new Core Strategy, identifying which policy issues should be considered. This report now, provides the details relating to the options considered for the 12 policy areas to be covered by the Core Strategy. The options considered together with the preferred option for each are summarised in Appendix 1 to this report.

## 2. RECOMMENDATIONS

### 2.1 That Members:

- a) Consider each option identified for each of the 12 policy topics included in the Core Strategy - Preferred Options (as set out in Appendix 1);
- b) Approve the preferred option for each of the 12 policy topics included in the Core Strategy for public consultation in accordance with Reg. 26 and the Council's SCI.

### **3. DETAILS OF REPORT**

- 3.1 The Core Strategy should establish the vision and objectives for the plan period. It sets out the overarching planning policy framework for the district. The policies in the Core Strategy “set the scene” for the more detailed site allocations and development control policies which will follow in subsequent Development Plan Documents (DPDs) and will be applicable to all types of development across the district. All DPDs and SPDs will have to be in conformity with the Core Strategy.
- 3.2 The Vision and Objectives at the beginning of the Core Strategy should be the vision and objectives for the LDF as a whole, and will be delivered by both the Core Strategy and all subsequent LDF documents. It should reflect the Council’s own vision and that of the Local Strategic Partnership.
- 3.3 The vision and objectives published in the Core Strategy in the summer were largely well received and supported through consultation. The Council is currently reviewing its own vision and it may therefore be necessary to change the LDF vision accordingly, however it is not proposed to make any other changes to either the vision or the objectives.
- 3.4 In November, Cabinet agreed that the South Kesteven Core Strategy should comprise the following key policy areas:
- Spatial strategy (sequence for development)
  - Transport
  - Housing development - distribution and location criteria
  - Delivering Affordable housing
  - Providing for Gypsies and Travellers
  - Employment development - distribution and location criteria
  - Retail and leisure development - distribution and location criteria
  - Landscape Character
  - Reducing the Risk of Flooding
  - Schemes for the generation of Renewable Energy
  - Renewable Energy in New Developments
  - S106 planning obligations
- 3.5 Having now considered various options for each of these it is now considered more appropriate to include the S106 Planning Obligations topic within the Development Control DPD to be produced later next year. This will also allow officers more time to gather the essential background evidence, which will be required to justify the inclusion of such a policy. It has also become apparent that the addition of an Urban Extension policy is necessary to fully consider the location and distribution of residential development.
- 3.6 The Council’s preferred option for each of these issues must be set out in the “preferred options” document together with details relating to the other options considered, including the potential implications of all options, consideration of feedback from public consultation and the reason for selecting a preferred

option.

- 3.7 The policy topics fall within two categories. Those for which a number of different options are available to address the issue in the local context. These will be set out with the Preferred Option clearly identified, detailed alternative options which have been considered will also be provided, allowing the reader to make an informed comment upon which they consider the best option. Secondly policies which are based upon clear national and regional policy and to which no realistic alternative can be considered. These will be termed "Preferred Approach".
- 3.8 Appendix 1 to this report introduces each policy topic area, it summarises the different options considered for each and concludes with the preferred option (or preferred approach where no alternatives exist). Consideration is also given to the outcome of the Sustainability Appraisal for each option and the outcome of public consultation in relation to each topic.
- 3.9 The full responses to the consultation held in the summer about the Core Strategy are being reported to this Cabinet under a separate report (PLA627). The full Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) will be reported to Cabinet in January 2007, prior to publication.
- 3.10 Public consultation on the revised Core Strategy Preferred Options must be undertaken for a minimum of six weeks and must be in accordance with the requirements of both the Town and Country Planning (Local Development) (England) Regulations 2004 (Reg 26) and the Council's own adopted Statement of Community Involvement.
- 3.11 If Members are happy with the options considered in this report and approve the preferred options identified, it is anticipated that Members will be presented with a full draft report at Cabinet in January, and then public consultation on the Core Strategy will begin early in the New Year.

#### **4. OTHER OPTIONS CONSIDERED AND ASSESSED**

- 4.1 The objective of the "preferred options" stage in the LDF process is to consider all reasonable alternative options. Consultation should provide sufficient information about the alternatives and their potential impacts to allow members of the public to make an informed comment and choice. It is considered that the options outlined in the report have been fully considered and the "preferred option" selected on the basis of a full assessment of background evidence, sustainability appraisal and with sound judgement.

#### **5. COMMENTS OF SECTION 151 OFFICER**

- 5.1 In adopting this approach the Council should minimise the potential risk of the Planning Inspectorate considering that an unsound approach has been taken, and therefore reduces the likelihood of additional costs from abortive work at a



later date.

- 5.2 Repeating the Preferred Options consultation will require the expenditure of additional resources. However there is provision within the planning policy budget to cover the cost of this public consultation and the publication of documents.

## **6. COMMENTS OF MONITORING OFFICER**

- 6.1 No Monitoring Officer comments.

## **7. COMMENTS OF OTHER RELEVANT SERVICE MANAGER**

- 7.1 N/A

## **8. CONCLUSION/SUMMARY**

- 8.1 This report considers the revised Preferred Options for the Core Strategy. It is proposed that these options will be worked up into a detailed consultation documents based upon the information set out in Appendix 1. Members are asked to approve the preferred options identified for each of the 12 policy topic areas.

## **9. CONTACT OFFICER**

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## **APPENDIX 1: LOCAL DEVELOPMENT FRAMEWORK DRAFT CORE STRATEGY PREFERRED OPTIONS**

### **PO1: Spatial Strategy**

The Spatial Strategy policy applies to all types of development, and establishes the most appropriate location for development within different tiers of the spatial hierarchy for the district. By so doing it establishes a sequence for development locations within the district which will be used to guide the identification of site allocations in the Site Allocations DPD and for considering planning applications for speculative and windfall proposals. In this respect the policy reflects both national and regional policy in terms of the hierarchy of settlements, therefore no alternative options have been considered.

#### **A. Sub-regional Centre**

Grantham is the primary settlement in the district and is identified by the Regional Plan as a sub-regional centre.

#### **B. Main Towns**

Stamford, Bourne and the Deepings are Market towns which provide a wide range of services which meet the needs of both the town and a wider rural area.

#### **C. Local Service Centres and Larger villages**

the Local Service Centres are identified as main settlements which fulfil the role of service centre for a wider rural area. However, the capacity of these services within some of the larger villages has been met, whilst some of the slightly small, less well served villages do have the capacity to accommodate some new development, which may help to retain or improve the range of services within them. Development within these settlements may be beneficial. However, it must be controlled to make the most of existing infrastructure.

#### **D. Rural Areas**

Smaller villages and the open countryside presents a less sustainable location for development other than that which is essential to that location. The preferred policy approach demonstrates the appropriate sequence for all forms of development within each tier in the hierarchy.

The alternative approach considered for the spatial strategy is that which was set out in the draft Core Strategy. This included the Local Service Centres alongside the main towns of Bourne, Stamford and the Deepings. However it was felt that this approach provided no recognition of the limitations of these smaller settlements in terms of the capacity of the settlement and its infrastructure to absorb new homes. By separating them out a more restricted approach to development can be taken in these settlements. The category has also been widened out in the preferred option to include those slightly smaller settlements which do not have the full range of services as a Local Service Centre, but which could accommodate and sustain a limited number of new homes in a properly planned manner.

### **SUSTAINABILITY APPRAISAL**

Satisfies national and regional guidance.

### **RESULTS OF PREVIOUS CONSULTATION**

Recent *Issues and Options* consultation has shown that there is no particular support or rejection of the proposed sequence for the location of development. However, there is

overriding support for the concept of concentrating new development on brownfield sites in the four towns. Concerns were raised about brownfield development. These included traffic and infrastructure problems; design issues relating to cramming development onto sites; the costs of developing sites; the potential loss of employment sites and the effect on natural resources, especially open spaces and flooding.

## Preferred Option for Spatial Strategy

### Spatial Strategy

All proposals for all types of new development within the district should follow the site selection sequence appropriate to its location as set out below:

#### A) Sub-Regional Centre (Grantham)

The majority of new development should be focused upon Grantham to support and strengthen its role as a Sub-Regional Centre. The sequence for consideration of new development proposals in Grantham is as follows:

- 1 Brownfield sites within the built up part of the town;
- 2 Underused Greenfield sites that are not identified and protected by other LDF policies (including intensification of existing permitted sites);
- 3 Appropriate town extension sites

#### B) Main Towns (Stamford, Bourne and the Deepings)

New development which helps to maintain and support the role of the three market towns of Stamford, Bourne and the Deepings, will be allowed in accordance with the following sequence:

- 1 Brownfield sites within the built-up part of settlements;
- 2 Underused greenfield sites in three towns that are not identified and protected by other LDF policies (including intensification of existing permitted sites);
- 3 Appropriate town extension sites.

#### C) Local Service Centres and larger villages

Development in those settlements identified as **Local Service Centres\*** and larger villages, will be allowed provided that the existing infrastructure of the settlement can support and absorb that development. Proposals will be considered in accordance with the following sequence:

- 1 Brownfield sites within the built-up part of settlements;
- 2 Underused undeveloped sites, within the built-up part of settlements, which are not protected.

#### D) Rural Areas

In All Other Villages and The Countryside development will be restricted. Proposals will only be considered acceptable if they are:

Sites for:

- a) affordable housing (rural exception sites)
- b) agriculture, forestry or equine development
- c) rural diversification projects
- d) local services & facilities

and/or

- 1) Replacement buildings (like for like); or
- 2) Conversions of buildings provided that the existing building(s):
  - i. contribute to the character & appearance of the local area by virtue of

- their
- ii. historic, traditional or vernacular form;
- iii. are in sound structural condition; and
- iv. are suitable for conversion without substantial alteration, extension or
- v. rebuilding and that the works to be undertaken do not detract from the
- vi. character of the building(s) or their setting.

In all cases planning permission will only be granted on a less sustainable site where it has been proven that there are no other more sustainable options available or there are other overriding material considerations.

All cases will also be subject to all relevant policies within the remainder of the LDF.

\* appendix A lists the criteria which have been used to define Local Service Centres and Larger Villages.

## **PO2: Sustainable Integrated Transport Policy**

Preferred Option 2 of the draft Core Strategy concerning Sustainable Integrated Transport was generally well supported through the recent consultation. This policy option was developed taking into account national and regional objectives to reduce car-borne dependency and promote more sustainable patterns of development, which reduce the need to travel. The policy also relies upon the objectives of the 2<sup>nd</sup> Lincolnshire LTP. As such no alternative options have been considered.

## **SUSTAINABILITY APPRAISAL**

This policy reflects national and regional guidance to reduce car dependency.

## **RESULTS OF PREVIOUS CONSULTATION**

A number of issues have arisen from the most recent consultation, particularly relating to the need to fund improvements to sustainable forms of transport including public transport and the provision of facilities and routes for cyclists. These issues are, however, largely within the remit of the County Council as the highway authority, which includes proposals for improvements within the 2nd Local Transport Plan (LTP), and in some cases, can be delivered as part of specific developments through S106 obligations.

It has also been suggested that the policy needs to recognise that in many parts of the district there is no public transport and access to services is only realistic by car. Therefore new development within many of the rural parts of the district will be dependant upon access by car. This particular issue also needs to be integrated into the spatial strategy.

As a result the suggested transport policy has been changed slightly to recognise the role of the car in a rural area.

## **Preferred Approach for Sustainable Transport**

### **Transport Policy**

**In considering development proposals within the district, the council will ensure that the objectives of the 2<sup>nd</sup> Local Transport Plan for Lincolnshire are met.**

**The Council will also encourage the creation of a sustainable, modern transport network across the district by:**

- **promoting the location of development in areas which are particularly accessible by public transport, cycling and walking, whilst recognising that development which is necessary in rural areas may only be accessible by the motor car;**
- **promoting a balanced mix of land uses and patterns of development which reduces the need to travel;**
- **promoting and assisting journeys by public transport, cycling, mobility aids and walking, by making them accessible, safe, convenient and as attractive as possible (This may be secured either through the use of conditions or planning obligations);**
- **securing Travel Plans where appropriate and requiring the preparation of Transport Assessments for all developments that are likely to have significant transport implications, to determine the measures required on the surrounding highway network to ensure adequate access by all modes of transport. Where appropriate, developer contributions will be sought towards the provision of necessary improvements;**
- **encouraging the use of Information and Communication Technology (ICT) for the purposes of businesses and for other service provision (This may be identified through travel plans); and**
- **supporting the retention and enhancement of service provision in Local Service Centres and larger villages.**

### **PO3: Residential Development**

It is important to ensure that everyone has the opportunity of a decent home, whilst maintaining momentum of economic growth. The planning system aims to ensure that new homes are provided in the right place at the right time, whether through new development or the conversion of existing buildings. The aim is to provide a choice of sites that are both suitable and available for house building.

Provision for residential development will be met by sites that already have planning permission, and on allocated sites. New allocations will be identified in a separate document entitled Site Allocations and Policies. It is accepted that Grantham will need at least one Greenfield allocation to help meet the strategic housing requirement for the town.

As part of the process of identifying locations where housing development will take place, several options are being considered. All comply with the principles of sustainable development: whereby development takes place on urban brownfield land in preference to greenfield land. Development must also be in locations, which are well served by existing services and facilities.

In order to support and strengthen the role of Grantham as a Sub-Regional Centre, all the options locate the majority of the development in Grantham. Development will be required in other settlements of South Kesteven to maintain the vitality and viability of the district, and to meet identified local needs, therefore the options being considered provide for differing amounts of development in locations other than Grantham.

## RESULTS OF PREVIOUS CONSULTATION

As a result of the publication of the draft Regional Plan (RSS8) and a large number of comments received during the summer many people consider it more appropriate to use the emerging RSS figures rather than the Structure Plan figures within the LDF. Both sets of figures have been considered as options. The residential development policy also needs to consider the distribution of new homes across the district. Four options have been considered as follows:

<b>Option 1a</b>							
<b>Focus development in Grantham with some development in Stamford, Bourne, the Deepings and the Local Service Centres and other sustainable settlements in order to maintain their vitality and to meet local need.</b>							
	District Total	Grantham	Stamford	Bourne	Deepings	LSC + Large Villages	Other Rural Villages
RSS*	15750	6300	1260	2914	551	4253	473
Residual**	5930	2948	67	54	210	2663	-13
* Regional Spatial Strategy allocation ** after deduction of already built, approved but not yet built and urban capacity sites							

This option uses the draft RSS figure of 630 dwellings per annum. Both Options have identical housing distributions throughout the district, except Grantham, which has an increased allocation as a result of its designation as a New Growth Point. The housing distribution for Stamford, Bourne, and the Deepings largely reflect the level of existing commitments together with the potential urban capacity of these settlements.

<b>Option 2</b>							
<b>Focus development in Grantham and Bourne with some development in Stamford and the Deepings. Development within the rural villages to meet local needs.</b>							
	District Total	Grantham	Stamford	Bourne	Deepings	LSC + Large Villages	Other Rural Villages
RSS*	15750	4725	1575	4883	473	3150	945
Residual**	5930	1373	382	2023	132	1560	460
* Regional Spatial Strategy allocation ** after deduction of already built, approved but not yet built and urban capacity sites							

This option bases housing provision solely on historical trends. It is felt that these do not now reflect current local circumstances and needs, especially in Bourne, where it is felt that the amount of development taking place, or already committed, is such that only a minimum amount of new land should be allocated.

<b>Option 3</b>							
<b>Focus development in Grantham with some development in Stamford, Bourne</b>							

**and the Deepings in order to maintain their vitality and to meet local need. Additionally, some development in the Local Service Centres and larger villages, to maintain their viability.**

	District Total	Grantham	Stamford	Bourne	Deepings	LSC + Large Villages	Other Rural Villages
RSS*	15750	5828	1969	2914	1575	2678	788
Residual**	5930	2476	776	54	1234	1088	303

\* Regional Spatial Strategy allocation

\*\* after deduction of already built, approved but not yet built and urban capacity sites

**This option would require the identification of large greenfield sites within both Stamford and the Deepings. The identification of such sites is difficult to justify in terms of both physical constraints and sustainability. The options does not reflect current local circumstances and needs.**

#### **Option 4**

**Development in accordance with the Lincolnshire Structure Plan (adopted 2006).**

	District Total	Grantham	Stamford	Bourne	Deepings	Rural areas
LSP*	9200	3800	3500			1900
Residual*	1505	1534	-244			215

\* Lincolnshire Structure Plan allocation

\*\* after deduction of already built, approved but not yet built and urban capacity sites

**It is considered more appropriate to use the figures from the emerging RSS, as this is more closely reflects current build rates and is therefore more appropriate in terms of need and demand in the district. In addition the Lincolnshire Structure Plan figures will be superseded by the RSS when approved (in 2008), if the Structure Plan figure is used the housing elements of the LDF will need to be reviewed as soon as it is adopted.**

#### **Preferred Option For Distribution of New Residential Development**

##### **Option 1b**

**Focus development in Grantham with some development in Stamford, Bourne, the Deepings and the Local Service Centres and other sustainable settlements in order to maintain their vitality and to meet local need.**

	District Total	Grantham	Stamford	Bourne	Deepings	LSC + Large Villages	Other Rural Villages
RSS*	15750	6300	1260	2914	551	4253	473
Residual**	5930	2948	67	54	210	2663	-13
New Growth Point***		1260					

\* Regional Spatial Strategy allocation  
 \*\* after deduction of already built, approved but not yet built and urban capacity sites  
 \*\*\* additional housing allocation: 20% of RSS allocation

**This is the same as Option 1a) but with an additional requirement for Grantham to reflect the Growth Point status of the town. This is the Preferred Option as it reflects the realistic capacity of each settlement to deliver new homes whilst recognising the need for additional development in Grantham as a Growth Point.**

The preferred option has been selected because it recognises the status of Grantham as a Growth Point and a sub-regional centre, it also most closely matches urban capacity for each of the towns, to their requirement, thus the figure for Stamford recognises the physical and historic constraints on expansion, the figures for Bourne recognises the large level of outstanding commitments (provided by Elsea Park) and the figure for the Deepings recognises the demand for additional homes, but restricts the overall level of growth in recognition of concerns about commuting out to Peterborough. This option also allows for modest development within the larger villages which have the capacity to absorb new homes and as a means of delivering affordable homes.

## **SUSTAINABILITY APPRAISAL**

This option reflects Grantham's role as a Sub-Regional Centre.

## **RESULTS OF PREVIOUS CONSULTATION**

During recent *Issues and Options* consultation, opinions were sought on whether more homes should be planned for the district in the RSS review. The responses received indicated that there is no particular support or rejection of the amount of housing development required.

### **PO4: Urban Extension Sites (Grantham)**

In recognition of its status as a sub-regional centre and as a Growth Point, Grantham by necessity will be the location for much of the new housing development occurring in the district during the next 20 years. The preferred option for housing distribution above results in the need to identify land for at least 4000 new homes within Grantham. Whilst a part of this will take place on urban capacity and other infill and windfall sites, much of this new development will take place as an "Urban Extension". The following objectives have been identified to help assess site suitability:

- minimise the total amount of land required for development, whilst ensuring that there is sufficient land available to provide a mixed-use development with a wide range of facilities and services capable of fostering a high degree of self-containment;
- retain and preserve land and/or landscape features that are protected, or considered locally important, unless appropriate mitigation strategies can be successfully implemented or there are no other feasible alternatives;
- locate development around existing physical and social infrastructure to minimize the development of new infrastructure and to ensure that existing residents can benefit from new development;
- implement sustainable urban drainage systems to minimize impacts on groundwater quality and quantity;
- promote energy efficient layouts and buildings and encourage the harnessing of renewable sources of energy;



- ensure that areas of new residential development are successfully integrated with existing residential areas;
- enhance the local environment through the creation of wildlife corridors and refuges and through careful consideration to the landscape;
- promote the use of active, overlooked streets and areas of open space to provide community safety;
- ensure that development is based around existing good quality public transport links and improve the quality and quantity of public transport links where possible;
- ensure that there are safe, attractive, short and direct linkages for pedestrians and cyclists between housing areas and employment, retail, leisure and education facilities, and public transport links.

The Issues and Options consultation identified eight possible areas around the town into which development might expand. From this long list, three specific sites have been assessed against the objectives above and the SA/SEA objectives. The three sites considered are:

- Poplar Farm off the A52;
- Wordsworth Holdings and land to the south;
- Land between Belton Land and the Manthorpe Estate.

Poplar Farm has been identified as the preferred option. The site has been allocated for over 10 years, existing services and infrastructure are available to the site and it is well placed to facilitate and extension to existing bus, walking and cycling routes into the town. The site is also well placed for the A1 and A52 to Nottingham, and therefore lends itself to a mixed use development providing employment opportunities as well as housing and other social infrastructure.

### **Preferred Option for Urban Extension in Grantham**

#### **Poplar Farm**

This 133ha site is located to the north of the A52 Barrowby Road and south of the Nottingham rail line. It is expected that it could yield a total of 2900 new dwellings (at an average of 30 per hectare). Although a large part of the site has been allocated for housing in the Local Plan since 1995, development has not occurred for two main reasons. Firstly, planning permission has not been granted because the application has been "called in" by the Secretary of State. The inquiry into the application has been postponed several times. Secondly, there are high costs associated with the provision of a new distributor road from Pennine Drive through to Barrowby Road.

The site presents opportunities for sustainable, mixed use, development incorporating housing, employment and local community facilities. This site is a natural extension to an existing residential development. Its proximity to the centre of the town means that the established cycle, walking and bus routes could be extended into the site. There is also access to the A1, both northbound and southbound, within easy reach, and the A52 road is a major gateway to Nottingham and the rest of the East Midlands.

### **PO5: Affordable Housing**

This policy seeks to ensure that new housing development makes provision for some affordable housing to meet the need identified in the housing need survey (Feb 2006).The

policy also establishes a definition of affordable housing in South Kesteven.

**Definition of Affordable Housing in South Kesteven:**

*“Housing which is provided for local people who are unable to rent or purchase a house on the open market\*. Such housing must be made available either to let at rents approved by the local authority, or sold as shared ownership / low cost home ownership, values also to be approved by the local authority.*

*The Council would prefer affordable housing to be provided by a Registered Social Landlord (RSL). All developers of affordable housing will be encouraged to entered into the Council’s Housing Partnership Agreement which establishes a consistent approach to the delivery and management of affordable housing in the district.*

*\* Information relating to local rents and house prices, together with local incomes is regularly monitored by the council and can be made available to prospective applicants, developers and social housing providers.”*

The Housing Needs Study (Feb 2006) identifies and annual need for 643 new affordable homes. 60% of which should be socially rented and 40% should be low cost ownership through shared equity schemes. The study recommends that a policy is included within the LDF which seeks the provision of 50% affordable housing on all market housing sites which meet the following thresholds:

15 + dwellings in urban areas  
2+ dwellings in rural areas.

The recommendations in the study are clear, however it is considered appropriate to test a number of alternative options for both the target of affordable units on each site and the thresholds set.

**Thresholds**

Option A
Reduce the threshold for the four towns to below 15 units / 0.5 ha

The potential impact of this option is the provision of affordable housing on more open market housing sites, which should yield more affordable housing units. However within the urban areas it is most likely that sites will be brownfield within tightly constrained circumstances which may require the treatment of contamination and / or the provision of additional off-site highways improvements and other infrastructure. These requirements together with a reduced affordable housing threshold may make many of the smaller potential housing sites financially unviable. Thereby reducing the overall number of both affordable and market housing units delivered.

**This is contrary to the recommendations of the Housing Needs Survey, and it is lower than the minimum threshold suggested in PPS3. It would, therefore, need to be fully justified.**

Option B
Increase site size threshold for rural area to 15+dwellings / 0.5ha

In the rural areas housing developments tend to be much smaller in scale, with this option, therefore, most housing sites will be exempt. As a consequence fewer development sites will be expected to provide affordable housing, therefore fewer affordable units will be delivered. However the rural areas currently exhibit a high level of need relative to supply, primarily because people moving into the area are driving house prices above local affordability.

It should be noted that within rural areas development sites tend to be less constrained than urban sites and the costs of development are correspondingly lower, whilst market house prices tend to be higher. This means that the profit margins for rural developments tend to be wider, providing greater scope for rural development to make a bigger contribution to the provision of affordable housing.

**This option is contrary to the recommendations of the Housing Needs Survey. However, it is in line with the threshold suggested in PPS3.**

#### **Option C**

Increase site size threshold for both urban and rural areas (eg to 25+ dwellings / 0.8ha)

If a higher threshold were set then fewer new development sites would be required to provide affordable housing, this will decrease the overall number of affordable units delivered, consequently increasing the level of need for affordable housing.

**This option is contrary to the recommendations of the housing need survey, and is higher than the minimum threshold suggested in PPS3.**

#### **Target for provision**

#### **Option 1**

Increase target to more than 50% (for example to 75%)

If the annual district housing requirement is 630 units per year with this option could deliver a maximum of 472 affordable units per year if every site met the threshold. However a more realistic assessment is that with this option less than 40% of the eligible market housing development scheme would be viable, therefore fewer than 180 affordable housing units might be delivered each year from this option.

Consideration must be given to the financial viability of development sites, the higher the affordable housing requirement for each site the more expensive the site is to develop. This option may therefore reduce the overall number of housing units developed.

**This option would in theory deliver more affordable housing units bringing delivery closer to the amount of need identified, the ability of developers to fund the delivery of more affordable units from the development of less market units is however questionable. Using a higher target may therefore mean that fewer dwellings overall will be built.**

#### **Option 2**

Reduce target to 40%

If the annual district housing requirement is 630 units per year, this option could deliver a maximum of 252 affordable units per year if every site met the threshold. However a more realistic assessment is that about 50% of sites will be eligible, therefore about 130 units could be delivered each year from this option.

**This option would deliver fewer affordable housing units on each site. It would however, also reduce the overall cost of developing a site which may make more sites financially viable, thereby delivering an overall increase in the number of market housing units provided.**

### Option 3

Reduce target to 31%

This is the target currently used by the district for affordable housing provision. It is based upon the Housing Needs Study carried out in 1999 and updated in 2002, which indicated a lower annual need for affordable housing units. If the annual district housing requirement is 630 units per year, this option would deliver a maximum of 195 affordable units per year if every site met the threshold. However a more realistic assessment is that about 50% of sites will be eligible, therefore about 100 units could be delivered each year from this option.

**This option would deliver even fewer affordable housing units on each site. It would also reduce the overall cost of developing a site which may make more sites financially viable, thereby delivering an overall increase in the number of market housing units provided.**

The preferred option has been selected because it reflects the evidence provided by the Housing Needs study of what level of affordable housing can realistically be delivered by private developers as part of mixed tenure development schemes.

### Preferred Option for Affordable Housing

#### Providing for Affordable Housing

Using evidence from the most up-to-date Housing Need Survey the Council will ensure that:

- all new urban developments comprising 15 + dwellings or sites of 0.5 ha or larger in size and / or
- rural developments of 2 + dwellings

should provide an appropriate number of affordable housing units within the development site.

**Where affordable housing units are provided, an average ratio of 50% affordable and 50% market housing will be required.**

**Of the affordable housing provided on each site it is expected that at least 60% will be socially rented housing and 40% will be shared ownership / low cost home ownership. All units should be of an appropriate size and type to meet the need identified in the housing need survey, for that ward.**

**Together with Registered Social Landlords (RSLs) and land owners the Council aims to deliver additional affordable housing in the rural area and the towns of Stamford and the Deepings to meet identified local need. To achieve this the Council will investigate and identify specific sites or areas of search to allocate specifically for local affordable housing development (Exception Sites).**

## **SUSTAINABILITY APPRAISAL**

This policy specifically relates to ensuring the provision of affordable housing as a community benefit on market housing development schemes. As such only three of the SEA/SA factors are relevant to these policy options. None of the options perform better or worse in relation to the SEA/SA objectives and all options are considered to be positively compatible.

The Housing Needs Study follows national guidance and good practice in its approach to calculating the level of need. In making its recommendations about the threshold and targets account has been taken of the impact of the policy upon the wider delivery of housing in the district.

## **RESULTS OF PREVIOUS CONSULTATION**

Recent consultation has shown that the public support the need to provide affordable housing in both towns and villages, and that they should be subject to the same restrictions, in terms of location and brownfield sites, as the rest of the housing market. However, concern has been expressed that the 50% target proposed (from the Fordham Housing Needs Survey) for determining affordable housing provision is too high. Concerns have also been expressed about the methodology used to determine this provision.

### **PO6: Gypsies and Travellers**

The policy for Gypsies and Travellers sets out criteria against which planning applications for sites can be determined it also establishes criteria which can be used by the Council to identify and allocate sites to meet the identified need for both permanent and transit gypsy and traveller pitches. The proposed policy is in accordance with national and regional policy and is therefore a preferred approach. No alternatives have been identified for this issue.

### **Preferred Approach for Gypsies and Travellers**

#### **Gypsies & Travellers**

**The District Council will seek to identify an appropriate site(s) for the accommodation of gypsies and travellers within the district. To meet an identified need planning permission will be granted for 20 permanent pitches and 5 transit pitches.**

**The location of sites for gypsies and travellers should ensure that:**

- **The site is appropriately located to the main travelling routes used;**
- **The proposed site provides an acceptable living environment for its residents;**
- **The site is sufficiently close to existing schools, shops and other facilities likely to be required by residents;**
- **The site is not within or adjoining a residential area;**
- **The site would not materially harm the character of the landscape or the biodiversity value of the site and its surroundings.**

- **The provisions of refuse facilities including recycling are available.**
- **The site is not identified as category 3 in the Strategic Flood Risk Assessment.**

## **SUSTAINABILITY APPRAISAL**

It is recognised that gypsy sites may have to be located in the countryside, but decisions about the acceptability of particular locations need to take into account access to essential services, the impact on the settled community in the vicinity and the need to minimise visual intrusion.

### **PO7: Employment Development**

This policy seeks to meet the objectives of the Council's Economic and Community Development Strategy by ensuring an adequate supply of employment land is available in accessible and sustainable locations.

The Employment Land Review for South Kesteven (October 2005) has identified a significant demand across the district for new employment floorspace across all sectors (office, industrial and distribution), which influenced the proposed allocation of 240 hectares of employment land across the district in the Housing and Economic DPD Preferred Options report in Summer 2006. The hierarchy of the overall spatial strategy was adopted in finding sites to meet demand. Sites in and around Grantham contributed to half of the proposed allocation, with the remainder of sites in and around the towns of Stamford, Bourne and The Deepings. No allocations were proposed elsewhere in the district.

Recent work has been undertaken on behalf of EMRA as baseline evidence for the Regional Plan has indicated that based on take-up rates there is potentially an over-supply of employment land in the Eastern Sub-Area. However, this conclusion hides the fact that due to low development values public sector intervention is normally required to service employment land. Once serviced, this land is then usually occupied very quickly (i.e. Northfields in the Deepings). The Council has reconsidered its portfolio of sites in the light of the recent regional research and considers that a slightly reduced employment land target would be more appropriate, with some sites re-classified as reserve sites, should demand exceed original supply. In addition, as a result of consultation it is felt that the strategy for Stamford needs to be revisited, with the Colsterworth A1 junction site to the north of the town providing the opportunity for B2 and B8 uses, allowing us to concentrate on providing office development in Stamford on previously developed land and within the town centre. Sites will be identified in the Site Allocations DPD, but it is the Core Strategy that will set the overarching hierarchy.

### **Preferred Option for Employment Development**

#### **Employment Development**

**The Council will ensure that a portfolio of land and buildings, with a range of sizes, uses and locations, is available to ensure a successful, competitive and well-balanced business environment.**

**Employment land allocations have been derived using the Employment Land Study for the district and sites will be identified in the Site Allocations DPD based on the following hierarchy:**

- **Sub-Regional Centre for Lincolnshire: Grantham – up to 90 hectares**

- **Main Towns: Stamford – up to 24 hectares, Bourne – up to 50 hectares, and the Deepings – up to 23 hectares**
- **Other site: Colsterworth junction – up to 10 hectares for B2, B8 use**

**In addition, a further 70 hectares for Grantham and 28 hectares of land for Bourne have been identified as “reserved sites” which can be brought forward towards the end of the LDF plan period, if demand is proven under the “plan, monitor, manage” approach.**

## **RESULTS OF PREVIOUS CONSULTATION**

Consultation in Summer 2006 revealed support for concentrating economic development on the four towns of the district to encourage sustainable patterns of development. However, consultation also revealed significant objection to a site in Stamford and revealed support for existing employment land at the Colsterworth junction on the A1 being allocated.

## **SUSTAINABILITY APPRAISAL**

Concentrating employment within and adjacent to urban areas in the district promotes the most sustainable pattern of development by providing jobs closest to concentrations of housing and in locations most accessible by public transport.

## **ALTERNATIVE APPROACHES CONSIDERED**

**No hierarchy for employment land allocations identified in Core Strategy, instead a criteria-based policy supported by allocations in the Site Allocations DPD.**

This approach to employment land allocations was adopted by the Council in the Preferred Options report for consultation in the Summer of 2006. The Council was advised that a clearer policy and hierarchy was required in the Core Strategy, based on the evidence of the Employment Land Review, to inform decision making when considering sites in the Site Allocations DPD.

## **PO8: Retail Development**

The Council's preferred approach for town centre development (encompassing retail, office, leisure and community facilities) is strongly guided by national guidance set out in PPS6, that retail and other town centre uses should be located within, or adjacent to in planned extensions, defined town centres. PPS6 all requires the identification of a retail hierarchy through LDFs. The Council considers therefore that there is no alternative option to this approach, and has therefore based its preferred approach on these principles. The Retail Needs Study for the district (June 2006) identified that during the plan period there will be demands for increased retail and leisure development but that these can be accommodated within the town centres of Grantham, Stamford, Bourne and the Deepings. Given the spatial strategy set out in policy 1, the Council feels that there are no other alternative options that are appropriate to national or local guidance.

## **Preferred Approach to Retail Development**

### **Retail and Town Centre Development**

**The following retail hierarchy will be applied in the development of LDF Policy for retail and town centre uses and in the determination of planning applications for the district:**

- **Sub-Regional Centre for Lincolnshire: Grantham**
- **Main Towns: Stamford, Bourne and the Deepings**
- **Local Service Centres (see Appendix A)**

**Accordingly, proposals for district-wide retail and other town centre uses will be promoted and permitted within and adjacent to the defined town centres of the four main towns, with particular emphasis on Grantham as Sub-Regional Centre. The Local Service Centres can accommodate small-scale local shopping facilities to serve the everyday needs of local residents.**

**All other planning applications will be assessed against the sequential criteria set out in PPS6.**

## **SUSTAINABILITY APPRAISAL**

This policy reflects national and regional guidance for retail and town centre development by indicating a clear hierarchy of centres and promoting retail development in locations must accessible by sustainable transport methods.

## **RESULTS OF PREVIOUS CONSULTATION**

Retail and town centres were not previously addressed in the Core Strategy, and GOEM responded to say that an overarching policy would be required. The hierarchy set out in the Housing & Economic DPD reflected the spatial strategy of policy 1, and was therefore well supported through consultation.

## **PO9: Protection and Enhancement of the Character of the District**

This policy seeks to protect and improve the landscape character, the appearance and distinctiveness and the biodiversity of the district. In preparing the policy consideration has been given to the Landscape Character Assessment which has just been completed for the Council. It aims to make sure that development in the district does not compromise the variety and distinctiveness of the environment.

The LCA prepared for the Council builds upon the five Character Areas identified by the Countryside Agency, it identifies 7 distinct areas together with the characteristics of each and advice on managing change within each area. In this respect no alternative options have been considered as the areas are all based upon the detailed evidence provided by the LCA.

## **Preferred Approach for Landscape Character**

### **PROTECTION AND ENHANCEMENT OF THE CHARACTER OF THE DISTRICT**

South Kesteven's landscape character areas are identified on **Map B** below

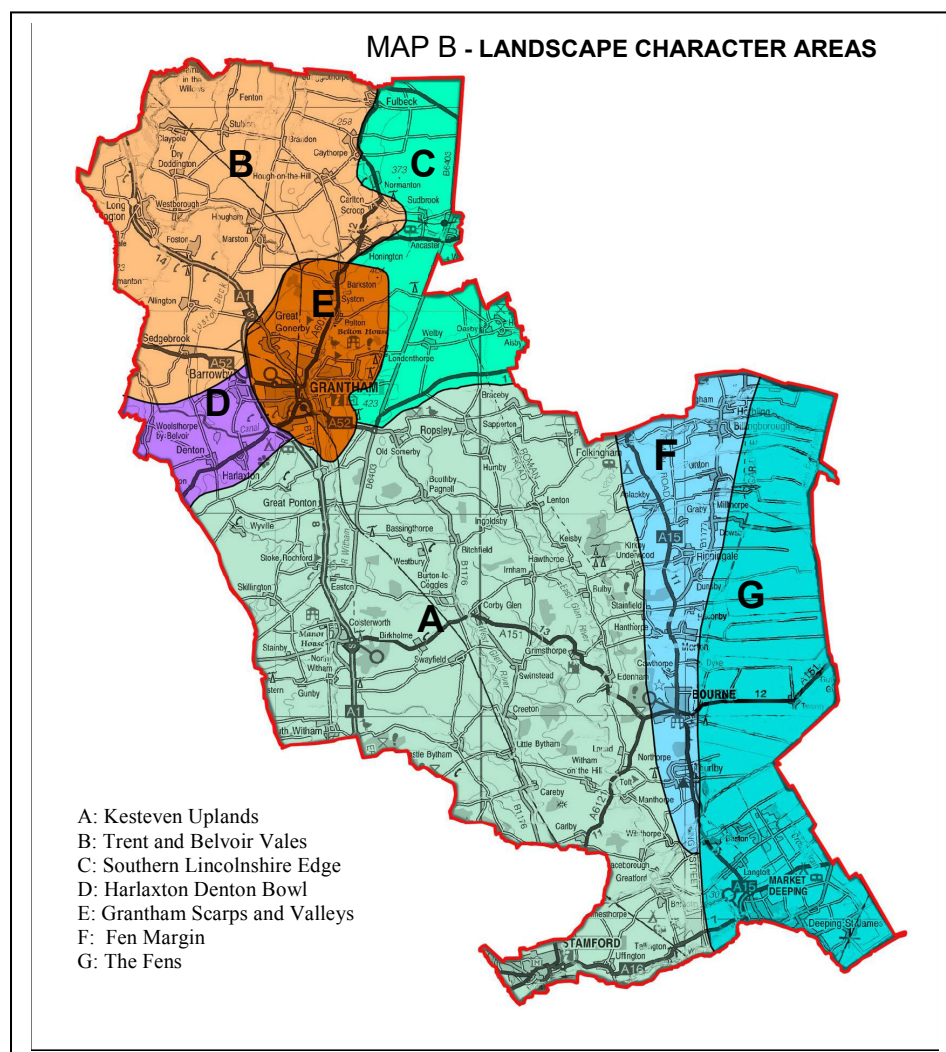
Development must be appropriate to the character of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.



Design and Access Statements will be required for most new-build development proposals. These statements should demonstrate how the proposal will reflect and contribute to the distinct character of the area.

All development proposals will be assessed in relation to:

- a** both statutory and local designation of landscape features
- b** local distinctiveness and sense of place
- c** historic character, patterns and attributes of the landscape
- d** the layout and scale of buildings and designed spaces
- e** the quality and character of the built fabric
- f** the condition of the landscape
- g** biodiversity and ecological networks within the landscape
- h** public access to and community value of the landscape
- i** remoteness and tranquillity
- j** visual intrusion
- k** noise and light pollution



## SUSTAINABILITY APPRAISAL

Assists in the protection and/or enhancement of the most vulnerable landscapes.

### RESULTS OF PREVIOUS CONSULTATION

During the Initial Issues and Options consultation opinions were sought on a range of issues affecting the landscape of the District. 57% of respondents felt that the whole countryside, not just areas with special designations, should be conserved. 62% wanted continued protection for the open areas in and around the towns and villages. 68% of respondents felt that stronger policies are required to promote good design in new development and to help maintain local distinctiveness. Although fewer than 3% of respondents felt that protective policies were required, there was a large number of respondents (between 30 and 38%) who did not answer these specific questions

### **PO10: Reducing the Risk of Flooding**

This policy establishes a framework against which development proposals must be considered in order that issues relating to flood risk are taken into account. It reflects the clear advice of the Environment Agency and of the ODPM set out in PPG25 / PPS25 regarding Flood Risk Assessment. Therefore no alternatives have been considered for this policy.

### **Preferred Approach for Flood Risk**

<b>Flood Risk</b>
<p><b>Planning permission will not be granted where the site is liable to flooding, or where development would be likely to:</b></p> <ul style="list-style-type: none"><li>• <b>increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water; or</b></li><li>• <b>increase flood risk in areas downstream due to additional water run-off; or</b></li><li>• <b>increase the number of people or properties at risk, have a detrimental effect on flood defences or inhibit flood control and maintenance work,</b></li></ul> <p><b>unless it is demonstrated that these effects can be overcome by means of appropriate alleviation and mitigation measures, which will be secured by planning conditions or by legal agreements, and will be properly managed to the satisfaction of the Environment Agency.</b></p>

## SUSTAINABILITY APPRAISAL

The Environment Agency should be consulted on all proposals in and adjacent to the floodplain. It can advise on the acceptability of the proposal in the light of all known information. If further information is required or any flood risk issues remain, the developer would be required to carry out a flood risk impact assessment.

Any necessary mitigation measures identified in the FRA must be put in place to ensure flood risks are properly managed to the satisfaction of the Environment Agency.

### RESULTS OF PREVIOUS CONSULTATION

Recent consultation has demonstrated that there is support for additional policies to protect the wider environment from the consequences of development, eg flood risk and attenuation.

### **PO11: Renewable Energy**

The need to conserve and protect the Earth's natural resources underlines the importance of ensuring future development is achieved within known biophysical limits. This now lies at the heart of international commitments on sustainable development and sustainability. These same principles also need to be applied within the context of South Kesteven, where large-scale developments are proposed.

It will, therefore, be important for the strategy to contain policies which ensure that this wide range of issues is taken into account. Climate-proofing aims to ensure buildings and associated infrastructure are capable of enduring the future impacts of climate change.

Examples include:

- minimising risk of flooding,
- minimising risk of subsidence,
- installing water saving measures and devices (greywater recycling, rainwater harvesting systems, water efficient systems and appliances),
- fitting and / or making future provision for installing heating and power systems that have low or zero carbon dioxide (CO<sub>2</sub>) and greenhouse gas (GHG) emissions,
- constructing building that are naturally ventilated and capable of enduring higher diurnal and nocturnal temperatures without the need to install air conditioning systems,
- using materials that have low / zero CO<sub>2</sub> and GHG emissions (i.e. wood rather than concrete etc.).

Renewable energy is defined as energy that comes from:

- Solar thermal (solar hot water systems)
- Active photovoltaic energy (PV)
- Geo-thermal water heating
- Wind turbines
- Energy crops and biomass
- Energy from human sewage and agricultural plant and animal waste but not energy from domestic or industrial waste, except methane from existing landfill sites
- Ground source heat pumps.

### **Preferred Option for Renewable Energy Schemes**

#### **RENEWABLE ENERGY**

**The District Council will grant planning permission for proposals to generate energy from renewable sources, subject to the proposals according with the other core policies and complying with the following criteria:**

- **The proposal can be connected efficiently to existing national grid infrastructure, unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user;**
- **The proposal makes provision for the removal of the facilities and reinstatement of the site, should the facilities cease to be operational.**

This policy establishes guidelines for the consideration of renewable energy generating proposals. It is in accordance with national and regional objectives relating to the generation of renewable forms of energy. As such no alternatives have been considered.

## **SUSTAINABILITY APPRAISAL**

The Authority will need to develop an appropriate monitoring arrangement to allow adjustments to the policy, (or propose new policies within other DPDs) in the light of emerging experience.

## **RESULTS OF PREVIOUS CONSULTATION**

Recent consultation has shown that there is general support for the idea of promoting renewable energy sources. Opinions are mixed about the appropriateness of windfarms in the district. However, biomass plants appear to be more favourable, and reference is also made to promoting solar and water/hydro power schemes. A number of areas have been suggested for particular uses:

- windfarms and/or biomass: ridge to east of Grantham, Great Gonerby, Londonthorpe, Barkston, along the A1 corridor and in the Fens
- biomass plant: adjacent to the household waste site in Bourne

### **PO12: Renewable Energy in New Developments**

This approach aims to ensure that South Kesteven contributes to meeting the renewable energy targets and reducing overall demands for energy, through positive and innovative approaches in both urban and rural locations.

South Kesteven District Council signed the Nottingham Declaration on climate change in October 2006. As a signatory the District Council is committed to complying with the Kyoto Protocol and producing its own climate change strategy for reducing CO<sub>2</sub> and Green House Gases.

## **ALTERNATIVE APPROACHES CONSIDERED**

<b>Status quo (no target) and no policy seeking any inclusion of renewable energy in new development.</b>
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## **SUSTAINABILITY APPRAISAL**

Non-compliance with National and Regional Guidance.

This is not the preferred option because **it does not reflect the Governments view or the view of the emerging RSS8. An appropriate target is required to initiate a response and encourage the use of renewables in new development.**

The District Council needs to make a pro-active stance and reduce the effects of climate change. In order to comply with PPS 22 and a Ministerial statement by Yvette Cooper MP (June 2006), which states: "...the Government (will) expect all planning authorities to include policies in their development plans that require a percentage of the energy in new developments to come from on-site renewables, where it is viable".

<b>A further option considered by the council was not to have such a strong</b>
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**policy target, less than 10%, surrounding renewable energy and related technologies.**

## **SUSTAINABILITY APPRAISAL**

Providing a target at this stage for renewable energy in new technologies will help to kick start a local response to this important global issue.

**This is not the preferred option because** the White Paper sets out the Government's aspiration to double the 10% target (by 2010) to 20% by 2020, and suggests that more renewable energy will be needed beyond that date, therefore to set a lower target would be inconsistent and possibly prevent the 2020 target of 20% from being achieved.

**More than 10% - Evidence exists that confirms sustainable techniques are already increasing in economic viability.**

## **SUSTAINABILITY APPRAISAL**

The limitations of current technology could result in an adverse effect on the character of the area and local amenity. Increasing the level to 15% at current technology levels would increase the build cost which could be considered unviable & unfeasible. The additional build cost needs to be balanced against the longer-term running cost savings from the occupants.

**This is not the preferred option because** Presenting such a high target may result in a lower 'take-up' level than the preferred 10%, as it may not be considered to be either achievable or feasible. However, it is considered that the preferred policy approach will set a challenging standard for developers but one that is fair and realistic too.

## **Preferred Option for Renewable Energy in New Developments**

### **RENEWABLE ENERGY IN NEW DEVELOPMENTS**

**All new developments will be required to demonstrate the energy efficient design of buildings, their layout and orientation on site.**

**All development proposals with a floor area greater than 1,000 m<sup>2</sup> or for more than 10 dwellings whether new build or conversion, will be required to provide at least 10% of the development's total predicted energy requirements on-site, from renewable energy sources, in accordance with policy.**

These requirements may be relaxed if it can be clearly demonstrated, by the applicant/ developer, that to require full compliance would not be economically viable for the specific scheme.

## **SUSTAINABILITY APPRAISAL**

Realistic targets which are considered achievable and feasible and contribute towards the UK's 10% target.

## Appendix A

To define the **Local Service Centres** and **Larger Villages** a list of essential and desirable criteria was used. **Local Service Centres** are defined as having at least 8 of the 9 essential facilities, whilst the **Larger Villages** are defined as having at least 6 of the essential facilities.

The **9 essential facilities** are:

- Primary School
- Food shop or local shop
- Village Hall
- Hourly or more frequent bus service
- Church or Chapel
- Doctors (Full or part time)
- Post Office
- Public House
- Recreational Open Space

A recent survey undertaken with Parish Councils has demonstrated that the following villages are **Local Service Centres**:

- Caythorpe & Frieston
- Billingborough & Horbling
- Ancaster
- Long Bennington
- Colsterworth & Woolsthorpe by Colsterworth
- Baston
- Barrowby
- Great Gonerby
- Langtoft
- South Witham
- Allington
- Harlaxton
- Thurlby & Northorpe
- Rippingale
- Barkston & Syston

A recent survey undertaken with Parish Councils has demonstrated that the following villages are **Larger Villages**:

- Corby Glen
- Morton & Hanthorpe
- Castle Bytham
- Ropsley (and Humby joint pop)
- Claypole
- Woolsthorpe by Belvoir
- Folkingham

## REPORT TO CABINET

REPORT OF: ECONOMIC PORTFOLIO HOLDER

REPORT NO.: PLA627

DATE: 4<sup>th</sup> December 2006

<b>TITLE:</b>	<b>LOCAL DEVELOPMENT FRAMEWORK: SUMMARY OF PREFERRED OPTIONS FOR CORE STRATEGY – CONSULTATION RESPONSES, SUMMER 2006</b>
<b>FORWARD PLAN ITEM:</b>	YES
<b>DATE WHEN FIRST APPEARED IN FORWARD PLAN:</b>	17 AUGUST 2005
<b>KEY DECISION OR POLICY FRAMEWORK PROPOSAL:</b>	KEY DECISION

<b>COUNCIL AIMS/PORTFOLIO HOLDER NAME AND DESIGNATION:</b>	Councillor John Smith Economic Development
<b>CORPORATE PRIORITY:</b>	Town Centre Regeneration (A) Affordable Housing (A) Planning and Conservation (M)
<b>CRIME AND DISORDER IMPLICATIONS:</b>	Minor
<b>FREEDOM OF INFORMATION ACT IMPLICATIONS:</b>	All LDF documents are made available on the Council's web site when published, and are made available for public inspection at the District Council's offices and the local libraries in the district

<b>INITIAL EQUALITY IMPACT ASSESSMENT</b>	<b>Carried out and appended to report?</b>	<b>Full impact assessment required?</b>
	No	
<b>BACKGROUND PAPERS:</b>	Planning and Compulsory Purchase Act 2004 PPS12: Local Development Frameworks Lincolnshire Structure Plan (Revised Deposit Draft) RSS8: Regional Spatial Strategy for the East Midlands to 2021 Letter from GOEM 11 <sup>th</sup> April 2005 Letter from PINs 13 <sup>th</sup> April 2005 Letter from DCLG 11 <sup>th</sup> August 2006 Cabinet reports and minutes dated 24 <sup>th</sup> November 2004, 7 <sup>th</sup> February 2005, 4 <sup>th</sup> April 2005, 9 <sup>th</sup> May 2005, 6 <sup>th</sup> June 2005, 5 <sup>th</sup> September 2005, 10 <sup>th</sup> October 2005, 6 <sup>th</sup> January 2006 and 3 <sup>rd</sup> April 2006	

## **1. INTRODUCTION**

- 1.1 Public consultation on the Issues and Options for Future Development in South Kesteven took place in late 2005. The Issues and Options paper was the first formal stage when the community was invited to become involved in the preparation of policies and identification of land for development for the emerging Local Development Framework (LDF). A total of 259 responses were received, and helped shaped the development of preferred options for addressing key issues facing the district for the next two decades.
- 1.2 Two preferred options reports were published for public consultation on 26 June for six weeks until 7 August 2006: the Core Strategy and the Housing and Economic Development Plan Document. Approximately 250 copies of both documents were sent out to statutory consultees, a further 550 letters were posted out to parties registered on our database to inform them of the consultation exercise, documents were made available at libraries in the district and were available on request, all documentation was available on the internet, and three workshops were held for the public and agents to which a total of 60 people attended.
- 1.3 Over 220 responses were made in total during the consultation period (90 of which specifically related to the Core Strategy); these comments have now been registered and input onto a database. The comments made about the Core Strategy during this consultation are included in a separate document Appendix 1: LDF Core Strategy Preferred Options Consultation Responses, which will be available to Members in the Members Lounge from Monday 27<sup>th</sup> November 2006 (and will be posted on the councils' website at the same time). These comments have been used to help inform the Revised Preferred Options being presented to Cabinet on 4<sup>th</sup> December under a separate report (Report No: PLA 626).



## **2. RECOMMENDATION**

- 2.1 That Members note the comments made about the Core Strategy Preferred Options during public consultation in Summer 2006 (see separate report Appendix 1: LDF Core Strategy Preferred Options Responses which will be available from Monday 27<sup>th</sup> November in the Members Lounge and on the councils' website) and recognise that, where applicable, these comments have been used in the preparation of the revised Preferred Options for the Core Strategy, which will be published for public consultation in early 2007.**

## **3. DETAILS OF REPORT**

- 3.1** The Core Strategy Preferred Options Report was published by the council for public consultation on 26 June for six weeks. 90 responses were received from the public, developers, charities, public bodies, and other stakeholders during the consultation period. The response received from the Government Office for the East Midlands suggested that they, and the Planning Inspectorate, had concerns regarding the manner in which the options were presented for public consultation. This concern emanated from the recent experience of the first examinations nationally into LDF Core Strategies at Lichfield and Stafford.
- 3.2** Following completion of the preferred options consultation, the council was intending to move directly to the production and publication of the submission drafts of both the Core Strategy and the Housing and Economic Development Plan Document in November 2006. However, as a result of the comments received, a revised LDF structure and timetable has been agreed in principle by Cabinet (Report No. PLA615) that will result in the Core Strategy being prepared separately and in advance of a Site Specific Allocations DPD and a Development Control DPD. All documents will need to go through the "preferred options" consultation stage again, providing greater detail about alternative options considered and why these options are not the council's preferred option.
- 3.3** Many of those who submitted their representations during the summer have been concerned that their efforts may be wasted as a result of this change. However the responses received have been used to help formulate the revised Preferred Options being presented to Cabinet under a separate report (Report No: PLA 626). Whilst it must be recognised that not all the comments received will have resulted in a changed approach, many points have been acted upon, either within the options considered or in the justification for them. This is particularly the case for the many people who suggested that the Draft Regional Plan (RSS) figures should be used rather than those in the recently adopted Lincolnshire Structure Plan. This has resulted in a fundamental change to the approach for housing, employment and retail development within the revised Core Strategy Preferred Options report, to be published for public consultation in early 2007.
- 3.4** As part of consultation on the revised Core Strategy Preferred Options report early in the new year, the Council will invite consultees that responded to the original Preferred Options consultation in Summer 2006 to submit further comments about the options that have altered. However, if consultees are

happy with their original response then their comments will simply be carried forward.

#### **4. OTHER OPTIONS CONSIDERED AND ASSESSED**

- 4.1 The alternative approach would be to disregard the comments received in response to the consultation held in the summer and rely upon comments made when the preferred options stage is repeated next year. As the preferred options stage is to be repeated this would not present any technical issues relating to the statutory process set out in the regulations. However it must be recognised that many people have spent time and money reading and commenting upon the documents in order to inform us of their views. In these circumstances it would be inappropriate and unreasonable for the Council to disregard what consultees had said. The object of public involvement in the LDF process is to gauge public opinion of policies as they are being developed to involve the community in shaping policies and therefore ensure that the final policies have a degree of public support/consensus.

#### **5. COMMENTS OF SECTION 151 OFFICER**

- 5.1 There are no financial implications arising from this report.

#### **6. COMMENTS OF MONITORING OFFICER**

- 6.1 No Monitoring Officer comments.

#### **7. COMMENTS OF OTHER RELEVANT SERVICE MANAGER**

- 7.1 N/A

#### **8. CONCLUSION/SUMMARY**

- 8.1 This report considers the comments made about the Core Strategy when it was published for consultation in the summer. The comments received about the documents will be made available in a separate report, which will be available from Monday 27<sup>th</sup> November 2006. The comments received have been used to inform the development of revised Preferred Options for the Core Strategy, which will be published for consultation early in the new year.

#### **9. CONTACT OFFICER**

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## REPORT TO CABINET

REPORT OF: ECONOMIC PORTFOLIO HOLDER

REPORT NO.: PLA628

DATE: 4<sup>th</sup> December 2006

<b>TITLE:</b>	<b>Annual Monitoring Report April 2005 - March 2006</b>
<b>FORWARD PLAN ITEM:</b>	NO
<b>DATE WHEN FIRST APPEARED IN FORWARD PLAN:</b>	
<b>KEY DECISION OR POLICY FRAMEWORK PROPOSAL:</b>	

<b>COUNCIL AIMS/PORTFOLIO HOLDER NAME AND DESIGNATION:</b>	Councillor John Smith Economic Development	
<b>CORPORATE PRIORITY:</b>	Town Centre Regeneration (A) Affordable Housing (A) Planning and Conservation (M)	
<b>CRIME AND DISORDER IMPLICATIONS:</b>	Minor	
<b>FREEDOM OF INFORMATION ACT IMPLICATIONS:</b>	All LDF documents are made available on the Council's web site when published, and are made available for public inspection at the District Council's offices and the local libraries in the district	
<b>INITIAL EQUALITY IMPACT ASSESSMENT</b>	<b>Carried out and appended to report?</b>  No	<b>Full impact assessment required?</b>

<b>BACKGROUND PAPERS:</b>	Planning and Compulsory Purchase Act 2004 Planning Policy Statement 12 Local Development Frameworks Town and Country Planning (Local Development) (England) Regulations 2004 Local Development Framework Core Output Indicators (October 2005) Lincolnshire Structure Plan (Revised Deposit Draft) RSS8: Regional Spatial Strategy for the East Midlands to 2021
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## 1. INTRODUCTION

- 1.1 One of the new requirements set out in the Planning and Compulsory Purchase Act 2004 is the regular monitoring of policy effectiveness and progress towards achieving the milestones set out in the Local Development Scheme for the preparation of documents in the Local Development Framework (LDF). The outcome of this monitoring should be formally reported on an annual basis in an Annual Monitoring Report (AMR), which should be submitted to the First Secretary of State each year by 31<sup>st</sup> December.
- 1.2 The Act and the Regulations set out minimum requirements for what should be monitored and the time period over which the monitoring should occur. These minimum requirements are explained in an ODPM document titled Local Development Framework Core Output Indicators (October 2005) and cover broad topics such as the amount of new housing and business development that has occurred and is planned to occur, the location of new development in relation to local services, the effect of development on biodiversity flood risk and water environments.
- 1.3 In addition to these minimum requirements local authorities are advised to set out contextual indicators and identify local indicators, which can help give a better understanding of the district, and the ways it changes over the years. These local indicators will also help to determine whether development plan policies are effective or not. Where monitoring reveals that policies are not effective this monitoring can help to determine the way in which policies can be reviewed and updated.
- 1.4 The Council's first Annual Monitoring Report was produced and submitted to the Government Office for the East Midlands (GOEM) last December. The Council has undertaken basic monitoring of housing completions and commitments since 1990 and further monitoring of other development (such as new employment and retail development) has also been undertaken over the last two years.
- 1.5 This years AMR (which is appended to this report) covers the period 1<sup>st</sup> April 2005 - 31<sup>st</sup> March 2006 and monitors core output and local indicators, together with progress on the preparation of the Local Development Framework.

## **2. RECOMENDATIONS**

- 2.1** It is recommended that the second Annual Monitoring Report attached at Appendix 1 be approved and published. The AMR will be formally submitted to the First Secretary of State before the end of December 2006. Publication of the documents should include making it available on the councils' website and at all of the local libraries and district offices.
- 2.2** The conclusions of the AMR in relation to policy performance should be used to inform the development of new policies included in the emerging LDF.
- 2.3** The Local Development Scheme is currently in the process of being changed and updated to reflect the changes established in October 2006 (Cabinet Report PLA615) and the delay that has already occurred this year in the preparation of LDF documents.

## **3. DETAILS OF REPORT**

- 3.1** Monitoring information relating to the national core indicators and local indicators is set out in the second part of the AMR. This information is largely factual and demonstrates the situation in respect of rate, type and use of development within the district and the impact of this development on key environmental factors, such as flood risk.
- 3.2** The first part of the AMR is concerned with progress on the preparation of the Local Development Framework, particularly in respect of the timetable set out in the Local Development Scheme.
- 3.3** Within the AMR period (that is 1<sup>st</sup> April 2005 – 31<sup>st</sup> March 2006) good progress was made towards achieving the objectives of the LDS, although the timetable had slipped slightly.
- 3.4** The Statement of Community Involvement is the first of the LDF documents to be adopted. The final stages in the preparation of this documents occurred during this years monitoring period, with final adoption on 27 April 2006.

<b>Stage</b>	<b>LDS Programme</b>	<b>Actually Achieved</b>
Submission to First Secretary of State	Sept/Oct 2005	October 2005
Examination	Dec (2005) / Jan 2006	Feb/March 2006
Adoption	March 2006	April 2006

- 3.5** The Core Strategy and a Housing and Economic Development Plan Document (DPDs) were programmed to be prepared in tandem to establish the main planning policy framework for the district. Within the monitoring period only two key milestones were programmed covering the earlier stages on LDF

preparation, however as the table below indicates progress on these documents was slightly slower than expected.

<b>Stage</b>	<b>LDS Programme</b>	<b>Actually Achieved</b>
Issues and Options	May / June 2005	Sept – Nov 2005
Preferred Options	Jan / Feb 2006	June – Aug 2006

- 3.6 Members will also be aware (Report PLA615 to Cabinet, October 2006) that following the Examination of the first two Core Strategies in the Country, additional advice has been published by both the DCLG and GOEM which has resulted in a review of the manner and timetable for the progression of preparation of these documents. As a result, Members have approved a revision of the LDS, which is currently being prepared ready for submission to GOEM and the Planning Inspectorate by the end of the year.

#### **4. OTHER OPTIONS CONSIDERED AND ASSESSED**

- 4.1 The Council is required to monitor policy performance and progress in preparing the Local Development Framework. This information must be published annually. No other options are available for consideration.

#### **5. COMMENTS OF SECTION 151 OFFICER**

- 5.1 There are no financial implications arising from this report.

#### **6. COMMENTS OF MONITORING OFFICER**

- 6.1 No Monitoring Officer comments.

#### **7. COMMENTS OF OTHER RELEVANT SERVICE MANAGER**

- 7.1 N/A

#### **8. CONCLUSION/SUMMARY**

- 8.1 This report sets out the requirements for and key conclusions from the annual monitoring report. The draft report (as attached at Appendix 1) demonstrates the monitoring of development within the district as well as progress towards preparing the LDF. The preparation and publication of such a report is a requirement of the Planning and Compulsory Purchase Act 2004 and must be submitted to the first Secretary of State by the end of December 2006.

#### **9. CONTACT OFFICER**

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## **Appendix 1: Draft Annual Monitoring Report**

### **POLICY PERFORMANCE INDICATORS**

#### **Core Output Indicators**

- 3.1 A set of core output indicators has been established in government guidance (Local Development Framework Monitoring: A Good Practice Guide – Table 4.4). A detailed definition of all the Core Output Indicators is available on the website of the Department for Communities and Local Government: [www.communities.gov.uk](http://www.communities.gov.uk). These Core Output Indicators should ensure that key information is collected on a consistent basis by all local authorities, allowing for meaningful collation and comparison of statistics on a regional level as well as at a local level. This second section of the AMR sets out a detailed analysis of the core indicators for the period 1<sup>st</sup> April 2005 – 31<sup>st</sup> March 2006, and where relevant provides some analysis of development trends for that period and an assessment of the significance of the figures.

#### **Local Indicators**

- 3.2 Local Authorities are also advised to monitor and analyse a range of locally determined indicators relevant to the locality. It is expected that the nature of local indicators will develop over time, as policy changes. Local Indicators included in this report are prefixed by the letter “**L**” to aid the reading of the report. It is expected that as the LDF progresses more local indicators will be developed and a framework for monitoring and reporting on them will be included in future versions of the AMR.

### **BUSINESS DEVELOPMENT**

- 3.3 The Adopted Local Plan promotes employment development in the four towns and within a number of the larger villages through allocated sites. Many of these sites have been developed in part or in full. The Council maintains a GIS layer demonstrating which of the allocated sites are developed and which remain available.
- 3.4 The Council is committed to promoting and encouraging economic development in the district. Whilst unemployment within the district is very low (2.5% at 2001 Census), the Council is aware that it needs to promote town centre regeneration of all four towns and to develop a successful, competitive and well balanced business environment. In order that it can achieve this appropriate and realistic employment sites must be identified and if necessary promoted for specific types of employment generating uses.
- 3.5 Since 2004 monitoring of planning approvals, and tracking the progress of development on approved sites has been an ongoing part of the Council's monitoring procedure. The following table demonstrates the amount of land approved, developed and available for employment generating activities within the district over the period April 2005-March 2006:



Indicator	Use Class	Amount
<b>1a</b> Amount of floorspace developed for employment by type.	B1a	136 sqm
	B1b	0 sqm
	B1c	603 sqm
	B2	1234 sqm
	B8	1812 sqm
	MIXED	2493 sqm
<b>Total amount of floorspace developed for employment use.</b>		<b>6278 sqm</b>

<b>1b</b> Amount of floorspace developed for employment, by type, which is in employment and/or regeneration areas defined in the Local Plan.	B1a	0 sqm
	B1b	0 sqm
	B1c	603 sqm
	B2	1234 sqm
	B8	0 sqm
	MIXED	377 sqm
<b>Total amount of floorspace developed for employment use in employment and/or regeneration areas.</b>		<b>2214 sqm</b>

<b>1c</b> Amount & percentage of floorspace developed for employment, by type, which is on previously developed land.	B1a	136 sqm (100%)
	B1b	0 sqm (0%)
	B1c	0 sqm (0%)
	B2	0 sqm (0%)
	B8	1812 sqm (100%)
	MIXED	2493 sqm (100%)
<b>Total amount &amp; percentage of floorspace developed for employment on previously developed land</b>		<b>4441 sqm (71%)</b>

<b>1d</b> Employment land available by type (land with planning permission or allocated in the local plan).	B1a	4.09 ha
	B1b	0 ha
	B1c	20.15 ha
	B2	2.97 ha
	B8	8.74 ha
	MIXED	50.26 ha
	ALLOCATED	84 ha
<b>Total amount of employment land available</b>		<b>170.21 ha</b>

<b>1e</b> Losses of employment land in (i) employment / regeneration areas and (ii) local authority area.	(i)	3.53 ha
	(ii)	15.1 ha
<b>1f</b> Amount of employment land lost to residential development.		12.44 ha

### 3.6 Commentary

These figures demonstrate that a similar amount of new employment development has occurred in 2005/06 as 2004/05, although significantly more employment development has occurred on previously developed land. Whilst these figures only account for “new” employment development they do imply that greater attention must be given to the obstacles to promoting new employment development within the district. Over 30 hectares of employment land was lost to other development in 2005/06. The Employment Land Review was completed in October 2005 to guide policy development through the LDF.

### 3.7 Local Indicators

More detailed information about which sites have been developed (or have planning permission) for which particular use is useful in tracking the take up of land in different parts of the district. This information is also helpful in informing the calculation of demand for particular sites and for particular uses. This information combined with that provided by the Council's Economic Development team will help inform the selection of sites for allocation for employment development in the emerging LDF.

**L1** All sites (by location) completed, committed or under construction for B1a, B1b, B1c, B2 & B8 use 2005/06.

#### Sites completed 2005/06

App No	Location	UCO	Area (ha)	Floorspace (sqm)
04/0494	Land adj weighbridge office, Normanton Airfield, Long Bennington	B1a	0.025	136
04/0037	Plot 4, Isaac Newton Way, Alma Park Ind Est, Grantham	B1c	0.07	603
03/1741	Turnpike Close, Grantham	B2	0.369	1234
03/1696	Former Witham Contours site, Harlaxton road, Grantham	B8	0.436	1812
03/1549	Roseland Group, Normanton Airfield, Long Bennington	B2, B8	0.729	2116
04/0938	Ellesmere Business Park, Swingbridge Road, Grantham	B1, B8	0.031	377
			<b>1.66</b>	<b>6278</b>

#### Sites committed 2005/06

App No	Location	UCO	Area (ha)	Floorspace (sqm)
04/1900	Stamford Retail Park, Ryhall Road, Stamford	B1a	0.298	990
04/1873	11a Finkin Street, Grantham	B1a	0.036	350
05/1244	Land south of, Victor Way, Bourne	B1a	0.351	502.93
05/1063	Unit 42, The George Shopping Centre, Grantham	B1a	0.008	N/A
05/0867	Honey Pot Lane, Grantham	B1a	2.249	160
05/0560	Springfield House, Grantham	B1a	1.862	2050
05/1212	Swedeponic Uk Ltd, Spalding Road, Bourne	B1c	6.52	13660
05/1299	Alma Park Industrial Estate, Grantham	B1c	0.035	425
05/1532	Northfields Industrial Estate, Market Deeping	B1c	2.221	9032
06/0116	Newton Business Park, Isaac Newton Way, Grantham	B1c	0.105	867
05/1589	The Arena, Roman Bank, Bourne	B1	0.079	150
05/1051	Northfields, Market Deeping	B1	0.595	1995
04/0382	The Old Quarry, Castle Bytham	B1	6.611	104986.72
00/0812	White Leather Square, Billingborough	B2	0.277	483
05/0214	Withambrook Ind Est, Grantham	B2	0.198	N/A
05/1678	Alma Park Industrial Estate, Grantham	B2	0.349	220
03/0033	Land at Downtown, Gonerby Moor, Grantham	B8	3.983	N/A
02/0805	Honeypot Lane, Grantham	B8	2.114	N/A
05/0669	Part OS 3030, South Fen Road, Bourne	B8	1.527	5934

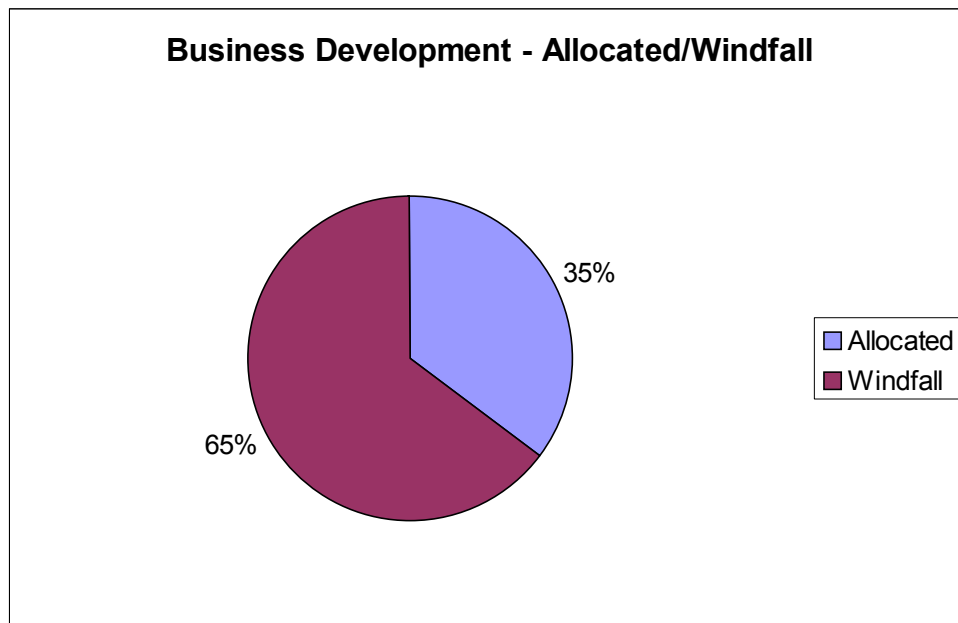
04/0844	The Old Maltings, Spring Gardens, Grantham	B8	0.176	500
05/1654	Wickets Farm, Doddington Lane, Claypole	B8	0.234	360
05/0894	Northfield Industrial Estate, Market Deeping	MIXED	5.253	N/A
02/1169	Springfield Business Park, Grantham	MIXED	14.597	N/A
02/1645	R/o 28, West Street, Bourne	MIXED	0.046	186
06/0058	Land off, Inner Street, Grantham	MIXED	0.112	599
05/1710	Land east of 63, Willoughby Road, Bourne	MIXED	0.252	502.93
05/0799	South fen Road, Bourne	MIXED	1.884	N/A
04/1776	117 Spalding Road, deeping St James	MIXED	0.254	N/A
05/0458	Tollemache Road, Spittlegate Level, Grantham	MIXED	12.411	N/A
03/0615	Southfields Business Park, Bourne	MIXED	2.814	N/A
03/0854	Occupation Road, South Witham	MIXED	1.883	N/A
04/0089	Land off Great North Rd, Long Bennington	MIXED	1.927	N/A
			<b>71.261</b>	<b>143953.58</b>

#### Sites under construction 2005/06

App No	Location	UCO	Area (ha)	Floorspace (sqm)
04/1222	Southfields Business Park, South Road, Bourne	B1a	1.014	2025
03/1680	Home Farm, Cringle Lane, Stoke Rochford	B1a	0.131	790
04/1894	Baston Outgang Road, Baston	B1c	0.505	768
05/0810	Spittlegate Level, Grantham	B1c	0.589	1676.2
05/0786	Laundry, The slipe, Bourne	B1c	1.754	3579
04/0145	New Mills, North Witham Road, South Witham	B1c	0.957	1078
05/0261	Stowgate Barn, Deeping St. James	B1c	0.062	132
03/1579	King Street Industrial Estate, Langtoft	B1c	0.12	1308
04/1061	1A, Withambrook Park, Grantham	B2	0.118	413
02/1077	The Maltings, Manor Lane, Bourne	B2	2.03	2955
05/0343	Mareham lane, Pointon	B8	0.703	1888
05/0998	Cherry Holt Road, Bourne	MIXED	0.711	1934
			<b>8.694</b>	<b>18546.2</b>

NB: Sites where floorspace is given as N/A. These are sites with outline planning permission only. Floorspace figures are not usually specified until detailed planning permission is granted.

<b>L2</b> Amount & percentage of floorspace completed for B1a, B1b, B1c, B2 & B8 uses on windfall sites.	4064 sqm (64.73%)
Amount & percentage of floorspace completed for B1a, B1b, B1c, B2 & B8 uses on allocated sites.	2214 sqm (35.27%)



<b>L3</b> Area of allocated land available for development 31/03/05	128.29 ha
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**L4 Take up of allocated employment sites at 31/03/06**

	Grantham	Stamford	Bourne	Deepings	Rural	District
Number of sites allocated in adopted local plan	12	5	15	1	9	42
Number of sites still available (whole or partial)	8	4	10	0	6	28
Total area (ha)	90	37	40	4.5	38.5	210
Area developed (ha)	42	1.7	21	3.7	13.4	81.8
Area remaining (ha)	48.1	35.1	19.8	0.8	25	128.8
Average annual take up (ha)	4.2	0.17	2.1	0.37	1.34	8.18
Percentage of total area developed	46.67%	4.59%	52.50%	82.22%	34.81%	38.95%

3.8 The adopted Local Plan reflects the Structure Plan objective to makes provision for industrial development in the towns of Grantham, Stamford, Bourne and The Deepings of a scale, which has regard to their size, population, character and importance. To meet this some 33 sites of various sizes and locations were allocated in the local plan in the four towns. In addition to the land identified in the four towns 9 employment sites were also allocated in five of the larger villages in the district.

3.9 It is clear form this information that a number of site allocated in the adopted local plan have not performed well. Detailed consideration needs to be given to the reasons why these employment sites have not been delivered.

- 3.10 The adopted Lincolnshire Structure Plan requires Local Authorities to review the sites which remain allocated with a view to de-allocating those which are no longer available or appropriate for modern employment development. As part of the emerging LDF the Council has made an assessment of existing allocated employment sites with a view to de-allocating those, which are not performing well. This work has been supplemented by the Employment Land Review, which indicates the amount of new employment land needed and in which locations land should be identified to meet this need. The Review also provides an indication of what sort of uses are best suited to these specific locations. This work will be a key part of the site selection process for the Site Allocations DPD.

## **HOUSING DEVELOPMENT**

- 3.11 The adopted local plan sets out a very positive approach to housing development in most parts of the district. At the time this plan was adopted the Lincolnshire Structure Plan Alteration No1 set a requirement for 11,800 new houses to be built between 1988 and 2001, which equates to just over 900 houses per year. As a result some 10,800 houses were allocated in the Local Plan on 99 sites across the district.
- 3.12 In April 2004 the County Council published the Deposit draft Structure Plan 2001-2021. This document, due to be adopted in Autumn 2006, includes much lower development rates for the whole of Lincolnshire (reflecting the housing allocation set out in RSS8). This reduced development rate for SKDC is for 9,200 dwellings to be built between 2001-2021. This represents a reduction in the annual build rate from 900 per year to 460 per year (more than 50% reduction).
- 3.13 Local Plan policies that have been used to achieve these objectives are policies H1 – H7. However since June 2005, the Interim Housing Policy, supplemented by the Lincolnshire Structure Plan 2001 - 2021, has been used to determine housing applications within the rural parts of the district. This policy restricts new housing development within the rural villages to affordable and agricultural workers dwellings and conversions only. Within a small number of large “sustainable villages” identified in the IHP, brownfield redevelopment sites will also be permitted.
- 3.14 Completions figures throughout the plan period have been high, but not as high as the 900 anticipated by the Structure Plan. Indeed since the Local Plan was adopted in 1995 the highest annual completion rates have been experienced over the last two years.
- 3.15 This information does however reveal that considerable slow down is needed if the district is to reduce its annual completion rate to that required by the new Lincolnshire Structure Plan (460 per annum), as shown by the housing trajectories.
- 3.16 Under the provisions of the 2004 Planning & Compulsory Purchase Act, Structure Plans are to be abolished, and the district's housing figures will be set down directly through the Regional Spatial Strategy. Initial work and consultation has indicated that the allocation for South Kesteven is likely to be suggested as 630 dwellings per annum over a 25 year period (2001-2026). We have also modelled a housing trajectory based on this schenario.

**L5** Completions across the district by year since Jan 1995 (the start date of the adopted local plan)

**Annual Completions 1990-2006**

<b>Years</b>	<b>Number of Completions</b>
1990(Jan-Dec)	1028
1991(Jan-Dec)	664
1992(Jan-Dec)	743
1993(Jan-Dec)	811
1994(Jan-Dec)	933
1995(Jan-Dec)	705
1996(Jan-Dec)	668
1997(Jan-Dec)	627
1998(Jan-Dec)	688
1999(Jan-Dec)	626
Jan 2000 - Mar 2001	539
Apr 2001 - Mar 2002	484
Apr 2002 - Mar 2003	529
Apr 2003 - Mar 2004	715
Apr 2004 - Mar 2005	712
Apr 2005 - Mar 2006	689
<b>Annual Average</b>	<b>698</b>

3.16 In addition to the sites which have already been built, planning permission has also been granted (at 31<sup>st</sup> March 2006) for 4435 new dwellings. Assuming that all of these dwellings will be built over the next five years this will yield an even higher annual average build rate of almost 900 dwellings per year. A more realistic approach however, would be to assume that between 60 and 80% of the sites with planning permission will be built over the next five years. This will produce an annual average build rate of between about 550 and 700 dwellings, the latter of which is more in line with the rate of development experienced over the last two years. National household projections (ODPM Interim Household projections and 2003 Population projections) indicate that the annual average for South Kesteven will be 630 dwellings per year.

3.17 It is therefore considered appropriate to estimate a high level of projected completions for the next five years of the trajectory. A much reduced completion level is anticipated for the later years of the Structure Plan period (2021), which more closely reflects the Structure Plan requirement of 460 per annum.

**L6** Homes with planning permission at 31<sup>st</sup> March 2006

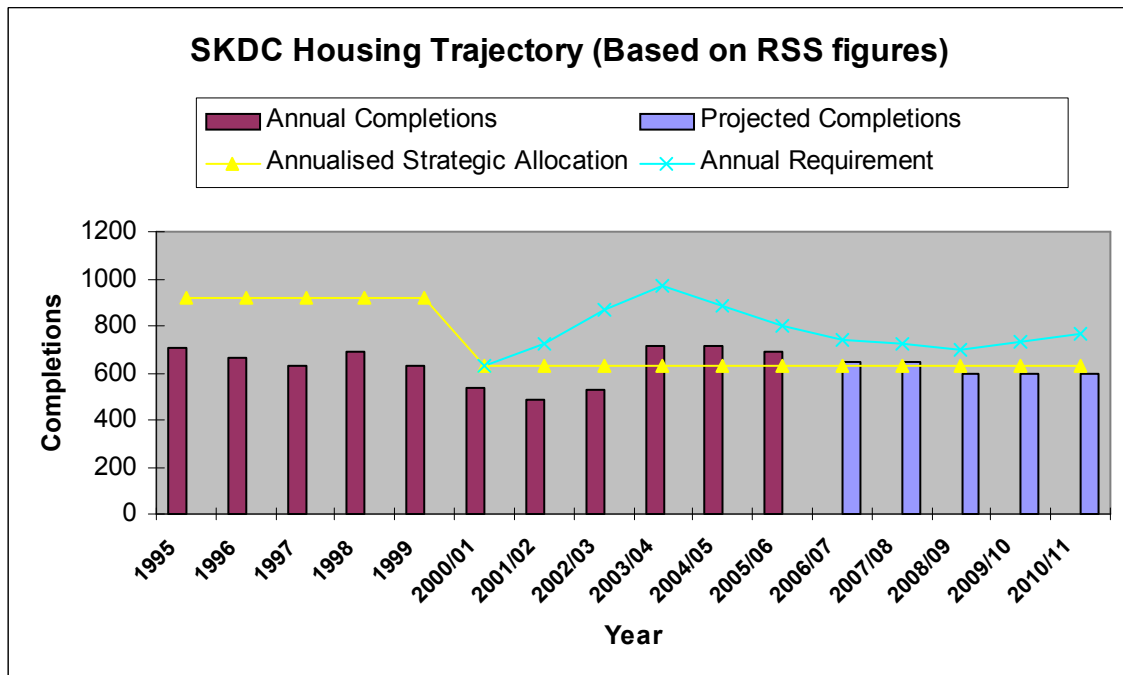
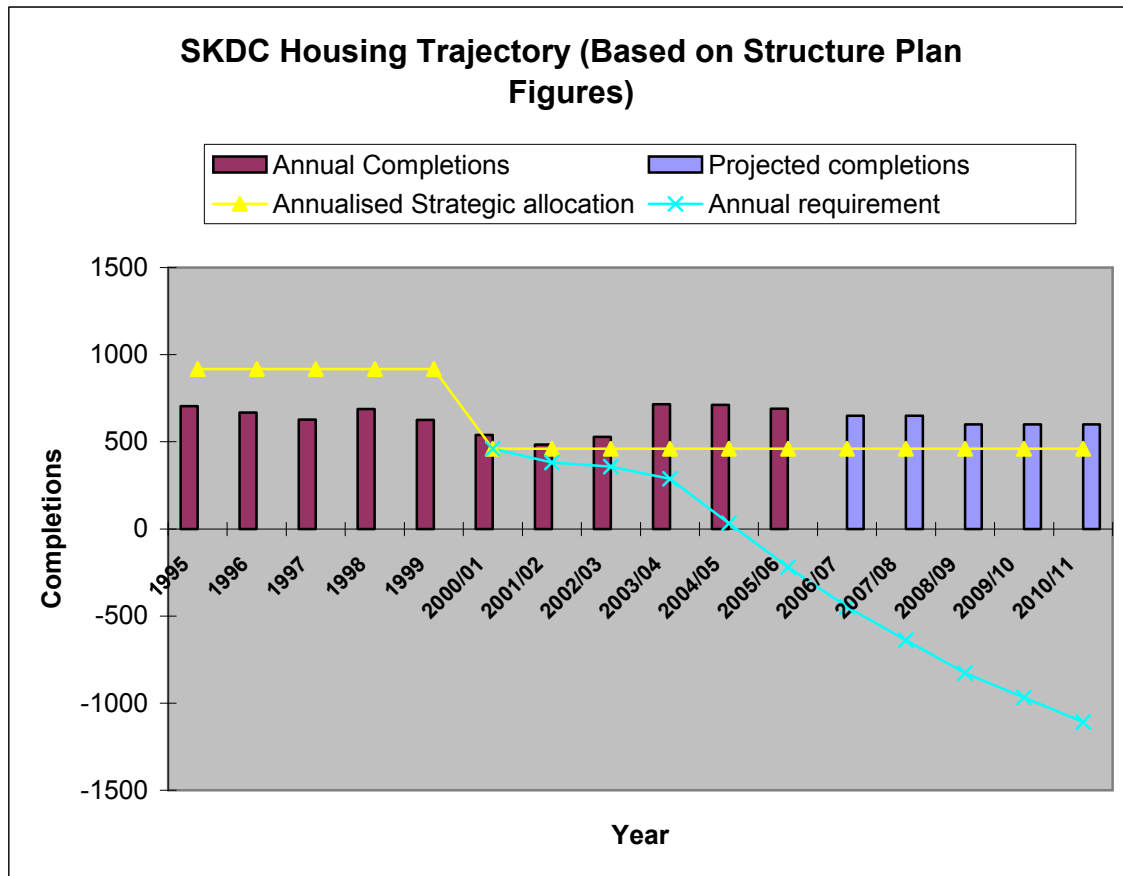
**Homes with planning permission or under construction at 31/03/06**

	Grantham	Stamford	Bourne	Deepings	Rural	District
Committed	1004	347	1827	31	256	3465
Under Construction	391	99	276	77	127	970
<b>Total</b>	<b>1395</b>	<b>446</b>	<b>2103</b>	<b>108</b>	<b>383</b>	<b>4435</b>

Projected housing completions for the period 2005-2010

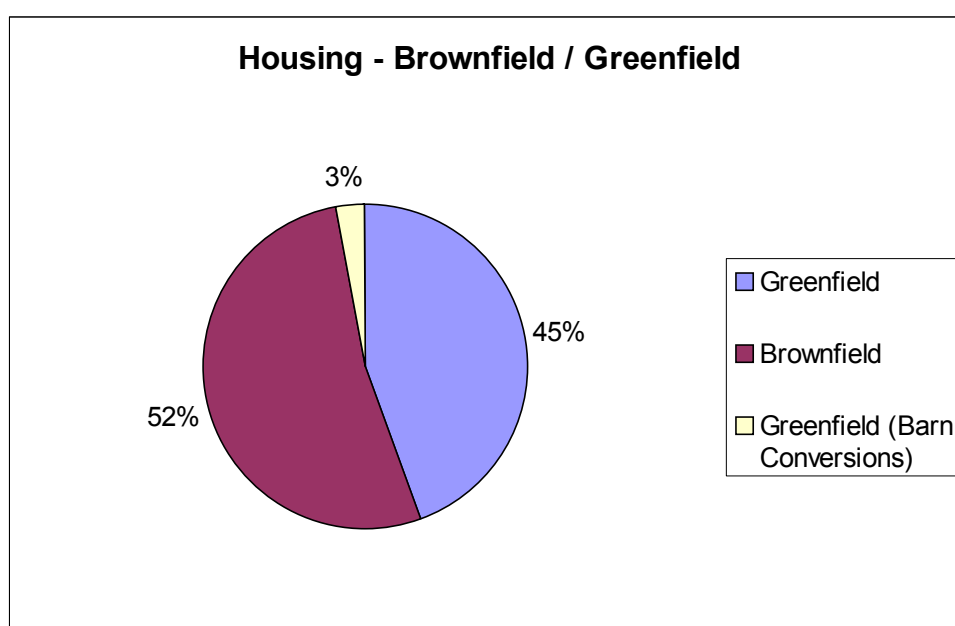
2006/07	2007/08	2008/09	2009/10	2219/11	Total
650	650	600	600	600	3100

2a



- 3.18 As part of the drive to achieve sustainable forms of development the Government has set a number of national targets for the location and density of new housing development.
- 3.19 For brownfield land development (that is land which has previously been used or developed for another purpose other than agriculture or recreational uses) there are national, regional and strategic targets. The national target is for 60% of all new residential development on brownfield sites by 2008. RSS8 sets a regional target for brownfield development of 60% by 2021 and the emerging Structure Plan sets a requirement of 35% by 2021.

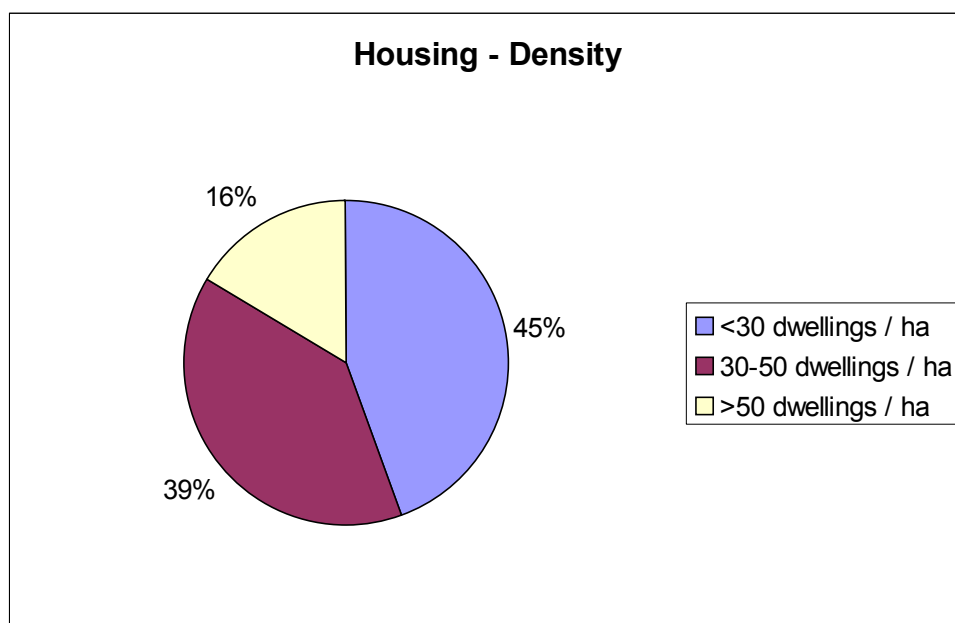
<b>2b</b> % of new & converted dwellings completed on previously developed land	52.69%
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- 3.20 Increasing the density of development results in a lower take up of land. Higher density developments are being promoted by the government as a means of producing more sustainable communities. As such the Government has set out a national target for new housing development to be no lower than 30 dwellings to a hectare. This target is reinforced through both Regional and Strategic policies which seek to achieve an average density of 30 dwellings to the hectare

<b>2c</b> Percentage of new dwellings completed at less than 30 dwellings per hectare	44.44%
Percentage of new dwellings completed at between 30 & 50 dwellings per hectare	39.28%
Percentage of new dwellings completed at more than 50 dwellings per hectare	16.28%





- 3.21 The provision of affordable housing is a concern both nationally and locally. South Kesteven has set its own target to increase the provision of affordable housing within the district. In 2002 a housing need survey for the district identified a need for 147 affordable units to be provided within the district each year (between 2002 – 2007). One of the main ways of achieving new affordable housing is through the negotiation of a percentage of affordable housing units on normal market housing sites. Through this mechanism the Council has enabled the delivery of 50 new affordable units over the last monitoring year. In addition it is anticipated that up to 100 new units will be constructed in the next monitoring year. S.106 agreements negotiated to date reveal that in the region of 400 new affordable units will be provided over the forthcoming three to four years.
- 3.22 A new housing needs survey has been undertaken, the results of this study will be reported in next years AMR together with the consideration of the implications of the study and how it has been used to influence the provision of more affordable units during the period 2005-2006:

<b>2d</b> Number of affordable houses completed	112
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- 3.23 **Commentary**  
South Kesteven has increased the amount of housing developed on brownfield land over recent years. As demonstrated above during the monitoring period over 50% of new housing was built on previously developed land during 2005-2006. The urban capacity study undertaken this year indicates that the level of brownfield development could increase over the coming years in line with the national and regional targets.
- 3.24 Density of new development within the district has improved since AMR1, now with 44% new houses built during 2005-2006 being at less than 30 units to the hectare. Achieving high densities is a challenge, primarily due to the largely rural nature of the district and the need within these areas to more closely reflect the character and density of settlements. It is also due to a number of historic commitments, which were approved prior to the implementation of the 30 per hectare policy. It is anticipated that the density of development in the district will slowly begin to increase over the coming years as policy changes begin to take effect.

3.25 The Council has been successful over the last year in the negotiation and delivery of affordable housing. Although development rates do not meet the level of need identified in the housing need survey, projections for the future delivery of affordable housing show a sharp increase in provision. The council continues to hold the provision of affordable housing as a priority and intends to utilise the conclusions of the new housing need survey in its endeavours to achieve more affordable housing through the LDF and the Housing Strategy.

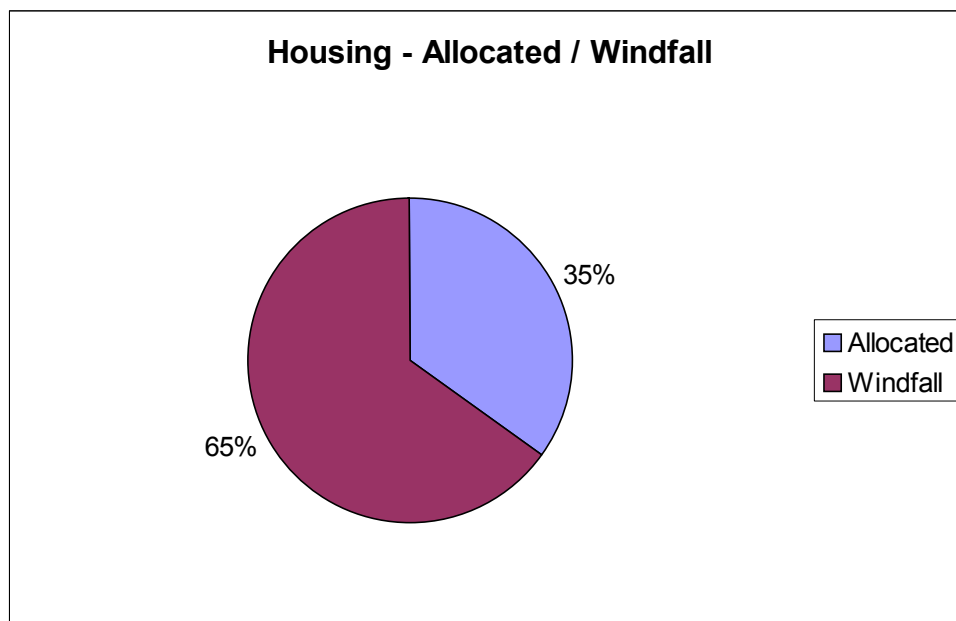
### 3.26 **Local indicators**

Changes to housing requirements imposed by the strategic plan will be complicated further over the coming year by the emerging revised RSS, which will provide new housing requirements for each district. In the light of these changes it is essential that the council continually monitors the supply of new housing within the district. A number of local indicators can help us to gain a clearer picture of the current housing market. This includes:

- an indication of the level of windfall development (although this is largely driven by the availability of allocated sites) L5;
- a break down of completions by parish L6;
- the sort of housing which is being built L7
- the size of housing being built (in terms of bedroom numbers) L8.

In addition it is important that consideration is given to the amount of housing land which may be provided in the future on brownfield sites. To this end the council has undertaken an urban capacity study, the results of which are summarised in L9 below.

<b>L7</b> Number of dwellings completed on windfall sites	448
Number of dwellings completed on allocated sites	241



**L8** Annual completions (by parish) 1995 to 2005-06

NUMBER OF COMPLETIONS INCLUDING CONVERSIONS & CHANGE OF USE													
PARISH	1995	1996	1997	1998	1999	2000	2001-02	2002-03	2003-04	2004-05	2005-06	TOTAL	
Allington	0	4	1	4	4	2	1	1	1	10	3	31	
Ancaster	9	8	1	5	2	11	35	2	9	2	8	92	
Aslackby & Laughton	0	0	0	2	3	1	5	0	1	2	1	15	
Barholm & Stowe	0	0	0	0	0	0	0	0	0	1	4	5	
Barkston	1	0	0	3	10	1	5	1	1	2	0	24	
Barrowby	0	1	1	6	0	2	2	3	1	5	8	29	
Baston	53	38	18	12	1	2	1	3	4	1	0	133	
Belton & Manthorpe	0	0	0	2	10	9	15	0	0	0	0	36	
Billingborough	1	2	2	1	2	9	5	15	14	28	26	105	
Bitchfield & Bassingthorpe	0	0	0	2	2	1	0	1	0	0	0	6	
Boothby Pagnell	0	2	1	0	1	0	0	0	0	0	1	5	
<b>Bourne</b>	<b>93</b>	<b>58</b>	<b>84</b>	<b>111</b>	<b>92</b>	<b>53</b>	<b>13</b>	<b>27</b>	<b>70</b>	<b>219</b>	<b>203</b>	<b>1023</b>	
Braceborough & Wilsthorpe	0	1	1	1	2	1	1	0	0	9	4	20	
Braceby & Sapperton	0	0	0	0	0	0	0	2	0	0	0	2	
Burton Coggles	0	0	0	0	0	0	0	0	0	1	0	1	
Careby, Aunby & Holywell	0	0	0	0	1	1	0	0	0	0	0	2	
Carlby	12	22	13	14	8	5	1	0	1	4	0	80	
Carlton Scroop	0	1	1	1	0	1	0	0	0	0	0	4	
Castle Bytham	4	6	3	2	1	2	0	2	1	2	2	25	
Caythorpe	5	10	8	22	19	6	7	5	17	2	2	103	
Claypole	10	3	1	23	32	9	7	7	18	46	5	161	
Colsterworth	5	0	2	1	1	4	3	0	1	7	7	31	
Corby Glen	2	3	2	3	3	7	37	39	45	5	3	149	
Counthorpe & Creeton	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Deeping St James</b>	<b>69</b>	<b>65</b>	<b>36</b>	<b>8</b>	<b>4</b>	<b>3</b>	<b>8</b>	<b>16</b>	<b>27</b>	<b>8</b>	<b>8</b>	<b>252</b>	
Denton	0	0	0	0	1	0	0	0	0	0	0	1	
Dowsby	0	0	0	1	0	0	0	0	0	0	1	2	
Dunsby	0	0	0	0	0	0	0	0	0	0	0	0	
Easton	0	0	0	0	0	0	0	0	0	0	0	0	
Edenham	0	0	0	0	1	0	1	0	0	0	0	2	
Fenton	4	2	1	1	3	3	1	0	0	0	0	15	
Folkingham	0	8	1	9	7	28	29	1	1	12	29	125	
Foston	1	2	3	0	1	0	1	3	3	0	4	18	
Fulbeck	1	0	0	3	1	2	4	1	3	0	0	15	
<b>Grantham</b>	<b>79</b>	<b>109</b>	<b>101</b>	<b>81</b>	<b>113</b>	<b>110</b>	<b>89</b>	<b>79</b>	<b>181</b>	<b>144</b>	<b>145</b>	<b>1231</b>	
Great Gonerby	14	8	21	7	2	25	20	6	2	2	2	109	
Great Ponton	0	0	0	0	1	7	2	4	4	1	0	19	
Greatford	4	0	0	0	1	1	0	1	1	0	3	11	
Gunby & Stainby	0	0	0	0	0	0	0	0	0	0	1	1	

NUMBER OF COMPLETIONS INCLUDING CONVERSIONS & CHANGE OF USE												
PARISH	1995	1996	1997	1998	1999	2000	2001-02	2002-03	2003-04	2004-05	2005-06	TOTAL
Haconby	0	5	0	1	2	1	2	3	5	3	7	29
Harlaxton	3	3	0	0	0	0	0	1	1	0	1	9
Heydour, Oasby & Aisby	2	0	1	1	0	3	0	4	2	1	1	15
Honington	0	1	3	0	0	1	0	0	1	0	0	6
Horbling	0	0	0	1	1	1	0	1	10	4	2	20
Hough on the Hill	1	0	1	0	0	2	2	2	2	3	0	13
Hougham	0	1	0	2	2	0	0	0	0	0	3	8
Ingoldsby	2	1	1	3	3	1	0	1	1	0	0	13
Irnham	0	0	0	4	4	3	8	1	2	1	0	23
Kirkby Underwood	1	2	1	1	2	0	1	1	2	3	3	17
Langtoft	37	60	83	56	0	15	16	31	2	6	9	315
Lenton, Keisby & Osgodby	1	0	0	0	1	0	1	1	1	0	1	6
Little Bytham	0	0	0	1	0	1	1	2	3	4	0	12
Little Ponton	0	0	0	0	0	2	0	1	2	2	2	9
<b>Londonthorpe, Harrowby</b>	<b>11</b>	<b>15</b>	<b>18</b>	<b>34</b>	<b>59</b>	<b>44</b>	<b>37</b>	<b>39</b>	<b>57</b>	<b>44</b>	<b>64</b>	<b>422</b>
Long Bennington	22	16	6	4	2	2	9	5	35	26	13	138
<b>Market Deeping</b>	<b>40</b>	<b>22</b>	<b>17</b>	<b>15</b>	<b>4</b>	<b>14</b>	<b>25</b>	<b>12</b>	<b>18</b>	<b>4</b>	<b>5</b>	<b>176</b>
Marston	2	1	1	6	2	1	0	1	0	1	0	15
Morton	67	41	30	33	32	9	9	15	9	2	1	248
Normanton	0	0	0	0	0	0	0	0	0	0	0	0
North Witham	0	0	0	0	0	0	0	0	1	0	0	1
Old Somerby	1	0	0	0	1	0	0	0	0	1	0	3
Pickworth	1	1	3	1	0	5	1	0	0	1	0	13
Pointon & Sempringham	1	0	3	0	0	2	8	6	2	8	0	30
Rippingale	1	0	0	19	4	26	4	27	4	6	3	94
Ropsley & Humby	5	1	0	4	15	6	8	1	2	2	1	45
Sedgebrook	4	2	3	1	1	0	1	0	3	0	0	15
Skillington	0	0	0	3	10	12	6	0	1	0	2	34
South Witham	18	9	9	20	20	12	14	17	27	2	3	151
<b>Stamford</b>	<b>100</b>	<b>106</b>	<b>101</b>	<b>103</b>	<b>78</b>	<b>42</b>	<b>19</b>	<b>119</b>	<b>94</b>	<b>63</b>	<b>60</b>	<b>885</b>
Stoke Rochford	0	0	0	0	1	1	0	0	0	0	0	2
Stubton	0	0	0	2	0	0	2	2	4	0	0	10
Swayfield	0	2	3	2	6	4	1	0	3	1	2	24
Swinstead	0	0	0	0	0	0	1	0	0	0	1	2
Syston	0	0	0	0	0	0	1	0	0	0	0	1
Tallington	0	0	1	20	28	2	1	8	8	1	0	69
Thurlby	12	20	35	20	15	12	0	2	5	2	22	145

NUMBER OF COMPLETIONS INCLUDING CONVERSIONS & CHANGE OF USE												
PARISH	1995	1996	1997	1998	1999	2000	2001-02	2002-03	2003-04	2004-05	2005-06	TOTAL
Toft, Lound & Manthorpe	0	0	1	3	1	3	4	3	1	3	1	20
Uffington	3	1	0	0	1	2	1	0	0	1	0	9
Welby	0	0	1	1	0	0	2	0	1	0	0	5
West Deeping	1	0	1	0	0	0	3	1	0	1	1	8
Westborough, Dry Doddington	2	5	2	2	2	3	3	3	0	3	8	33
Witham on the Hill	0	0	0	0	0	1	0	0	0	0	1	2
Woolsthorpe	0	0	0	0	0	0	0	0	0	0	2	2
Wyville cum Hungerton	0	0	0	0	0	0	0	0	0	0	0	0

<b>DISTRICT TOTAL</b>	<b>705</b>	<b>668</b>	<b>627</b>	<b>688</b>	<b>626</b>	<b>539</b>	<b>484</b>	<b>529</b>	<b>715</b>	<b>712</b>	<b>689</b>	<b>6982</b>
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<b>GRANTHAM TOTAL</b>	<b>90</b>	<b>124</b>	<b>119</b>	<b>115</b>	<b>172</b>	<b>154</b>	<b>126</b>	<b>118</b>	<b>238</b>	<b>188</b>	<b>209</b>	<b>1653</b>
<b>STAMFORD TOTAL</b>	<b>100</b>	<b>106</b>	<b>101</b>	<b>103</b>	<b>78</b>	<b>42</b>	<b>19</b>	<b>119</b>	<b>94</b>	<b>63</b>	<b>60</b>	<b>885</b>
<b>BOURNE TOTAL</b>	<b>93</b>	<b>58</b>	<b>84</b>	<b>111</b>	<b>92</b>	<b>53</b>	<b>13</b>	<b>27</b>	<b>70</b>	<b>219</b>	<b>203</b>	<b>1023</b>
<b>DEEPINGS TOTAL</b>	<b>109</b>	<b>87</b>	<b>53</b>	<b>23</b>	<b>8</b>	<b>17</b>	<b>33</b>	<b>28</b>	<b>45</b>	<b>12</b>	<b>13</b>	<b>428</b>
<b>URBAN EXCLUDING GRANTHAM TOTAL</b>	<b>302</b>	<b>251</b>	<b>238</b>	<b>237</b>	<b>178</b>	<b>112</b>	<b>65</b>	<b>174</b>	<b>209</b>	<b>294</b>	<b>276</b>	<b>2336</b>

<b>ALL URBAN TOTAL</b>	<b>392</b>	<b>375</b>	<b>357</b>	<b>352</b>	<b>350</b>	<b>266</b>	<b>191</b>	<b>292</b>	<b>447</b>	<b>482</b>	<b>485</b>	<b>3989</b>
<b>ALL RURAL TOTAL</b>	<b>313</b>	<b>293</b>	<b>270</b>	<b>336</b>	<b>276</b>	<b>273</b>	<b>293</b>	<b>237</b>	<b>268</b>	<b>230</b>	<b>204</b>	<b>2993</b>

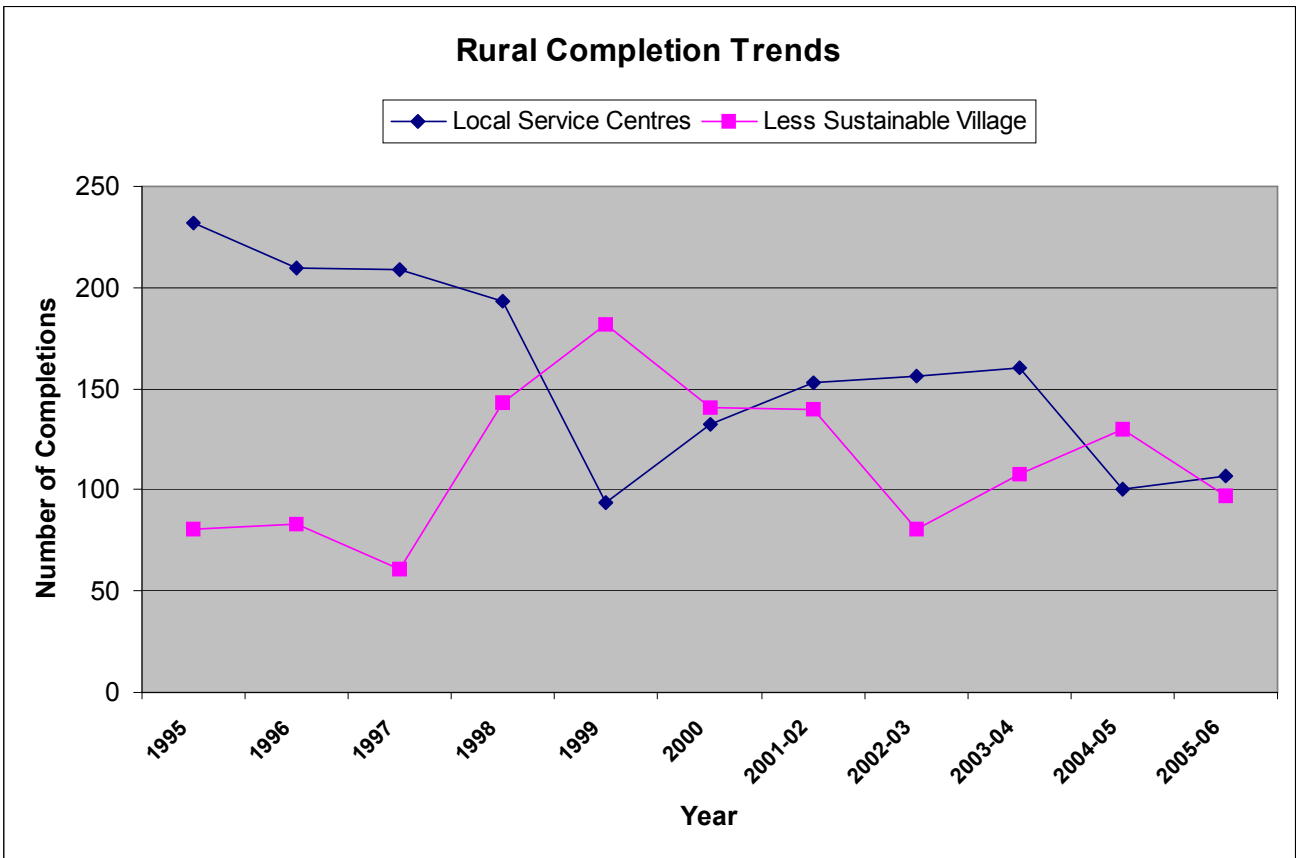
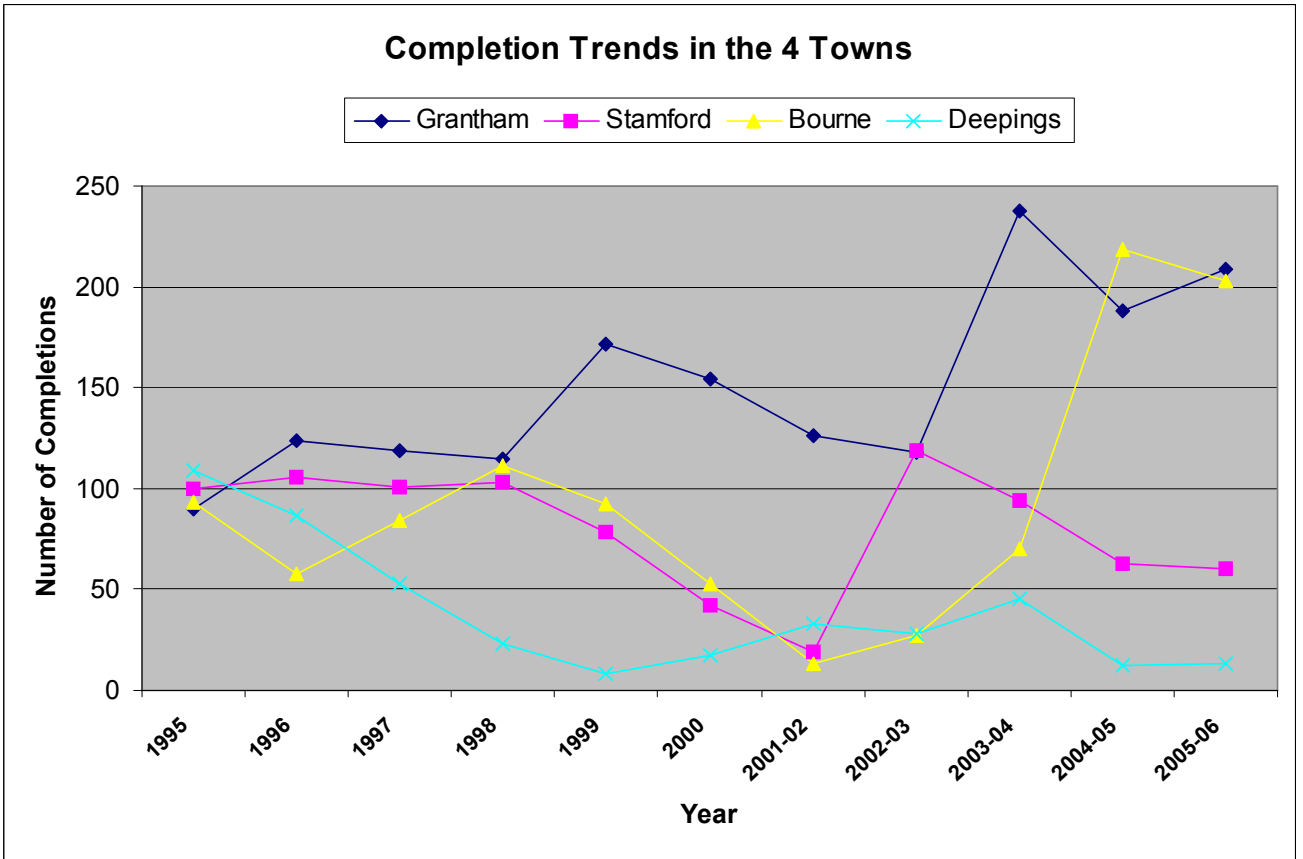
<b>LOCAL SERVICE CENTRE TOTALS</b>	<b>232</b>	<b>210</b>	<b>209</b>	<b>193</b>	<b>94</b>	<b>132</b>	<b>153</b>	<b>156</b>	<b>160</b>	<b>100</b>	<b>107</b>	<b>1744</b>
<b>LESS SUSTAINABLE VILLAGE TOTALS</b>	<b>81</b>	<b>83</b>	<b>61</b>	<b>143</b>	<b>182</b>	<b>141</b>	<b>140</b>	<b>81</b>	<b>108</b>	<b>130</b>	<b>97</b>	<b>1249</b>

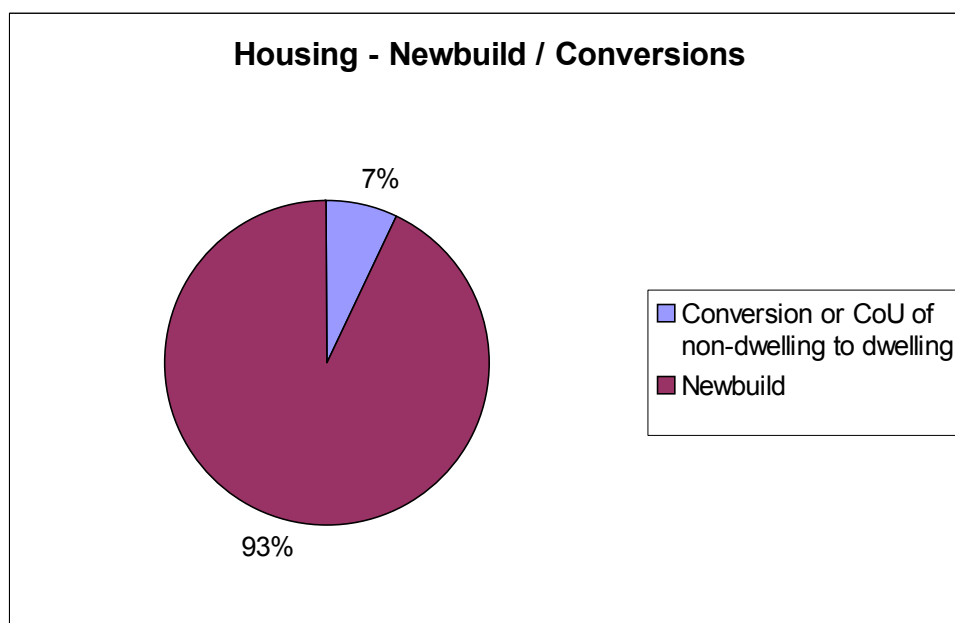
#### **L9 Net Completions 2005-06**

Completions - new build	639
Completions - mobile / temporary dwellings	0
Conversions of existing dwellings to multiple dwellings	5
Conversions of non-dwellings to dwellings	45
<b>TOTAL COMPLETIONS</b>	<b>689</b>

Demolitions	11
Conversion / change of use from dwellings to non-dwellings	4
<b>TOTAL LOSSES</b>	<b>15</b>

<b>NET COMPLETIONS</b>	<b>674</b>
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#### **L10 Bedroom Breakdown 2005-06**

New houses / bungalows completed with 1 bedroom	0
New houses / bungalows completed with 2 bedrooms	55
New houses / bungalows completed with 3 bedrooms	279
New houses / bungalows completed with 4+ bedrooms	223
New flats / maisonettes completed with 1 bedroom	32
New flats / maisonettes completed with 2 bedrooms	48
New flats / maisonettes completed with 3 bedrooms	2
New flats / maisonettes completed with 4+ bedrooms	0

#### **L11 Urban Capacity Sites**

##### **Take up of urban capacity sites at 31/03/06**

	Grantham	Stamford	Bourne	Deepings	District
Total Area (ha)	52.01	19.31	5.77	2.78	79.87
Area Committed (ha)	<b>6.09</b>	<b>0.1</b>	<b>0.712</b>	<b>0</b>	<b>6.902</b>
Total Capacity	1081	392	276	102	1851
Number Committed	<b>72</b>	<b>4</b>	<b>45</b>	<b>0</b>	<b>121</b>

\* updated and amended December 2006

## **TRANSPORT**

- 3.27 Transport policies for South Kesteven are largely prepared by other bodies. In particular Lincolnshire County Council through the Local Transport Plan (LTP) cover issues relating to highways (except the A1, which is the responsibility of the Highways Agency) and the provision of public transport.
- 3.28 The district benefits from easy access to the A1 north - south and from the high speed rail link to London and the north which stops in Grantham. However transport issues across the district are characterised by concerns over congestion within the towns and a lack of easy access to public transport in the more remote rural areas and an increased reliance upon the private car for all journeys. Both of these issues are considered by and tackled through the LTP, however with a limited budget it is

recognised that all issues and concerns will not be resolved within the immediate future.

- 3.29 In a bid to promote sustainable patterns of development consideration is now being given to the location of new development in terms of access to other services and facilities by foot, cycle and public transport. In this respect planning has a key role to play in promoting sustainable locations for development. During the monitoring period the location of new residential development in relation to essential services has been monitored and the following results are apparent.

3 Amount & percentage of new residential development within 30 min public transport of a GP, hospital, primary school, secondary school, areas of employment and a major retail centre.	391 (57%)
Amount & percentage of new residential development within 30 min public transport of a GP.	630 (91%)
Amount & percentage of new residential development within 30 min public transport of a hospital.	391 (57%)
Amount & percentage of new residential development within 30 min public transport of a primary school.	635 (92%)
Amount & percentage of new residential development within 30 min public transport of a secondary school.	630 (91%)
Amount & percentage of new residential development within 30 min public transport of areas of employment .	621 (90%)
Amount & percentage of new residential development within 30 min public transport of a major retail centre.	621 (90%)

### **Commentary**

- 3.30 With nearly 60% of new housing taking place within 30 mins of GP, hospital, primary school, secondary school, employment areas and major retail centres the Council is going some way to achieving sustainable patterns of development. The introduction of the IHP in June 2005 should ensure that an even higher percentage of new housing falls within this time band in next years monitoring report.

## **LOCAL SERVICES**

- 3.31 Grantham has been identified in the RSS as a sub-regional centre. This means that it provides the services to a larger hinterland than a local town would normally, it therefore draws shoppers and employees from neighbouring towns as well as the rural villages. In order that this status is bolstered the town is to see the lions share of new housing and employment development during the LDF period. Greater emphasis should be given to promoting Grantham as a retail and economic centre for the District. Alongside this however it should also be recognised that Stamford Bourne and the Deepings also provide shops and services for their own population and that of their rural hinterland. Shops and services within these towns also need to be supported and enhanced where possible.
- 3.32 In terms of retail development, both national and regional planning policy require a sequential approach to the location of new shopping facilities. In the first instance new retail should be located within town centres. If it can be demonstrated that no suitable site is available within a town centre consideration can be given to an edge of centre site and only after such consideration should out of centre sites be identified.



<b>4a</b> Retail development completed	5040 sqm (gross)	4414 sqm (net)
Office development completed	136 sqm	
Leisure development completed	0 sqm	

NB. Office (B1a) development also included in *Business Development* Section.

<b>4b</b> Amount & percentage of retail development completed in town centres	4890 sqm (97%)
Amount & percentage of office development completed in town centres	0 sqm (0%)
Amount & percentage of leisure development completed in town centres	0 sqm (0%)

<b>4c</b> Amount & percentage of eligible open spaces managed to green flag award	0
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### Commentary

3.33.1 These figures demonstrate that SKDC is complying fully with national policy regarding the location of retail development in town centre locations. There has been a marked increase from AMR1 in the amount of retail development completed.

**L12** All sites (by location) completed, committed or under construction for A1, A2, D2 use 2005/06

#### Sites completed 2005/06

App No	Location	UCO	Area (ha)	Floorspace (sqm)
04/1843	Former public toilets, Star Lane, Stamford	A1	0.002	13
04/1083	The Cattle Market, Dysart Road, Grantham	A1	0.924	4877
05/0655	Former McDonalds Building, A1 Northbound, Stoke Rochford	A1	0.921	150
			<b>1.847</b>	<b>5040</b>

#### Sites committed 31/03/06

App No	Location	UCO	Area (ha)	Floorspace (sqm)
04/1899	Autumn Park, Dysart Road, Grantham	A1	0.881	2143
05/1227	7, All Saints Street, Stamford	A1	0.011	56
05/1289	Former John Lee's Sacks, Old Wharf Road/Dysart Road, Grantham	A1	2.528	2323
05/1664	Skillington Playing Fields, Grantham Road, Skillington	D2	1.528	400
05/1114	Blackstones Sports & social Club Ltd, Lincoln Road, Stamford	D2	1.807	1301.76
			<b>6.755</b>	<b>6223.76</b>

#### Sites under construction 31/03/06

App No	Location	UCO	Area (ha)	Floorspace (sqm)
04/1906	Former John Lee Sacks site, Old Wharf road, Grantham	A1	2.659	7618
04/0141	Small Holding, Pickworth Road, Folkingham	A1	0.059	65.4
05/0737	64-66, North Street, Bourne	A1	0.106	125
05/0561	Glebe Farm, Casthorpe Road, Denton	A1	0.057	90
04/1258	Kempton Way, Dysart Road, Grantham	D2	0.698	1260
			<b>3.579</b>	<b>9158.4</b>

<b>L13</b> Amount & percentage of floorspace completed for A1, A2 & D2 uses on allocated sites.	5040 sqm (100%)
Amount & percentage of floorspace completed for A1, A2 & D2 uses on windfall sites.	0 sqm (0%)

## **MINERALS & WASTE**

3.34 **5 & 6** Lincolnshire County Council is responsible for these matters.

## **FLOOD PROTECTION & WATER QUALITY**

3.35 Flood risk is an important consideration in planning decisions within the District, part of which lies within the low lying fens. However the district is reasonably well protect by flood defence schemes. The Council works closely with the support and guidance of the Environment Agency to ensure that this matter is dealt with sensitively in the consideration of planning applications.

<b>7</b> Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	
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#### **L14**

Responses where EA objected	Decision Notices received where EA objected	Permission granted despite EA objection	% of decision notices received where EA objected
			%

NB: Environment Agency to provide above figures.

## **BIODIVERSITY**

3.36 National, regional and strategic planning policy promotes the protection and enhancement of biodiversity. The Environment Chapter of the adopted local plan sets out a suite of policies aimed at protecting and enhancing the environment of the district

both in terms of the character and appearance of the landscape and settlements within it and specifically in relation to designated and protect sites and species.

<b>8</b> Change in areas and populations of biodiversity importance, including	*
(i) change in priority habitats and species (by type)	*
(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	*

**\*No data currently available for quantifiable changes in biodiversity. Base line data has been collected during 2005 as evidence for the SEA/SA of the LDF. This baseline data (as shown below in local indicators) will be used as the bases against which future change will be monitored.**

#### **L15** Baseline data for Biodiversity indicators

	Area in Ha	No. Sites
SSSI's	539 Ha	37
Natura 2000 sites		2
County Wildlife sites	5182 Ha	151
Tree Preservation Orders		360
Ancient Woodland	Not yet known	Not yet known
Historic Parks and Gardens		7

#### **Commentary**

- 3.37 Biodiversity indicators have been identified as part of the ongoing SEA process. Over the coming years the amount of information and data relating to biodiversity is likely to increase as more monitoring takes place. The identification of baseline data this year allows us to monitor the increase or decrease in recognised sites and areas of importance for wildlife over the coming years.

## **RENEWABLE ENERGY**

<b>9</b> Renewable energy capacity installed by type	0
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#### **Commentary**

- 3.38 No renewable energy schemes have yet been submitted to the district council. There is no policy within the local plan that relates specifically to renewable energy schemes, however a policy is expected to be included within the LDF.

#### **4. NEED FOR POLICY CHANGES**

- 4.1** As set out above the adopted Local Plan was expected to cover the plan period 1991-2001. Changes to the planning system have led to this plan being extended to cover the period to September 2007 as a “saved” plan whilst the LDF is being prepared. It is acknowledged that many policies within the plan are somewhat dated and have been superseded by national, regional and strategic policies. The policies of the local plan will be replaced within the next three years by a new LDF.
- 4.2** The Council decided that the situation with regard to housing development in the district needed to be addressed in advance of the emerging LDF and therefore prepared the interim housing policy to give developers and the general public a clear indication of the councils’ approach in the determination of applications for new dwellings. This documents combines national, regional and strategic housing policy and relates it to the particular circumstances of SKDC in terms of housing supply.
- 4.3** The preparation of the two initial DPD’s for the LDF will result in much of the local plan being replaced with new and updated policies these will be developed further over the next monitoring period.
- 4.4** The Council will continue to monitor the information included within this years AMR, it has also developed additional monitoring systems which will mean that more information will be available for subsequent monitoring periods. The production of a series of AMR’s will also allow for the comparison of development rates and patterns over the next few years.
- 4.5** It is anticipated that over the next three years whilst the LDF is prepared monitoring information will be used to guide the development of new policies. Once the new policies and proposals are adopted their effectiveness will also be monitored and reported upon. If it becomes apparent from this monitoring that policies are not working or are having a different effect from that intended, this will provide the evidence base for amending parts of the LDF as appropriate.

## REPORT TO CABINET

REPORT OF: ECONOMIC PORTFOLIO HOLDER

REPORT NO.: PLA629

DATE: 4 DECEMBER 2006

<b>TITLE:</b>	DRAFT EAST MIDLANDS REGIONAL PLAN (28 SEPT '06)
<b>FORWARD PLAN ITEM:</b>	No
<b>DATE WHEN FIRST APPEARED IN FORWARD PLAN:</b>	
<b>KEY DECISION OR POLICY FRAMEWORK PROPOSAL:</b>	Key Decision

<b>COUNCIL AIMS/PORTFOLIO HOLDER NAME AND DESIGNATION:</b>	CLLR SMITH – ECONOMIC PORTFOLIO HOLDER	
<b>CORPORATE PRIORITY:</b>	TOWN CENTRES (A), AFFORDABLE HOUSING (A) AND PLANNING (M)	
<b>CRIME AND DISORDER IMPLICATIONS:</b>	MINOR	
<b>FREEDOM OF INFORMATION ACT IMPLICATIONS:</b>	ALL DOCUMENTS AND BACKGROUND REPORTS ARE AVAILABLE VIA THE EAST MIDLANDS REGIONAL ASSEMBLY'S WEBSITE: <a href="http://www.emra.gov.uk">www.emra.gov.uk</a>	
<b>INITIAL EQUALITY IMPACT ASSESSMENT</b>	<b>Carried out and appended to report?</b>  <b>Not Applicable</b>	<b>Full impact assessment required?</b>  <b>No</b>

<b>BACKGROUND PAPERS:</b>	<ul style="list-style-type: none"> <li>• Regional spatial strategy (RSS8) March 2005 (ODPM)</li> <li>• A Review of the East Midlands Regional Plan to 2026 (EMRA) – Options for Change</li> <li>• Report to Cabinet (report no. PLA503) 6<sup>th</sup> June 2005 on RSS Review Issues Consultation</li> <li>• Report to Cabinet (report no. PLA542) 5<sup>th</sup> December 2005 on RSS Options for Change Paper</li> <li>• Draft East Midlands Regional Plan (Issued for Consultation 28<sup>th</sup> September 2006)</li> </ul>
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## 1. INTRODUCTION

- 1.1 The East Midlands Regional Assembly (EMRA) has issued for public consultation the Draft East Midlands Regional Plan as part of the review of the Regional Spatial Strategy (RSS8). The Council has been invited to comment upon the Draft. Responses should be returned to the Regional Assembly by 20<sup>th</sup> December 2006. This report summarises the issues upon which we are being consulted and recommends further action. As with previous consultation stages on the RSS that took place in summer and winter 2005 it is anticipated that a “joint” Lincolnshire response will also be presented to EMRA via the Lincolnshire Assembly.
- 1.2 The Regional Plan (RSS) assumes greater importance for our district following the commencement of the 2004 Planning and Compulsory Purchase Act. The Act introduced a three-tier system of planning policy, abolishing the need for Structure Plans at a County level. The RSS forms part of the development plan for the district alongside the Local Development Framework (LDF). It is therefore very important that the Council is comfortable with the content of the final document, as it provides a strategic approach guiding the development of the LDF and will be used to assess future planning applications in our district.
- 1.3 This report sets out the role of the RSS within the planning policy framework, highlights the content of the Draft Regional Plan, and sets out the key issues that impact on South Kesteven, together with recommendations for the Council’s response to consultation on the Draft Plan (at Appendix A).

## 2. RECOMMENDATION

- 2.1 **That Members endorse the comments set out in Appendix A of this report as the basis for the Council’s response to consultation on the Draft Regional Plan, in preparation for the Examination in Public in Summer 2007.**

### 3. DETAILS OF REPORT

- 3.1 The East Midlands Regional Plan (RSS) forms part of the Development Plan for each district in the region, including South Kesteven. It sets out the broad spatial framework within which the Local Development Framework for South Kesteven must sit, and has materiality in decision making on individual planning applications.
- 3.2 The Regional Assembly (EMRA) is preparing the East Midlands Regional Plan, and has already undertaken two periods of consultation in Summer 2005 and Winter 2005 on initial Issues and “Options for Change”. The Council responded to both consultations, and Members will recall that the “Options for Change” paper focused on the key issue of housing numbers and distribution (report no. PLA542), to which the Council supported Option 2A (trend-based growth and trend-based distribution), alongside sub-area boundary designation and core policies for sustainable development.
- 3.3 The Draft Regional Plan was launched by the East Midlands Regional Assembly on 28<sup>th</sup> September 2006 for a period of twelve weeks public consultation. Comments are required to be submitted by 20<sup>th</sup> December to the Panel Secretary. An independent Panel appointed by the Secretary of State will then consider any comments submitted. The key issues raised will be discussed at an “Examination in Public” targeted for May/June 2007.
- 3.4 The Draft Plan has been informed by over 240 responses to the “Options for Change” paper and also by a significant library of background evidence, including a full Sustainability Appraisal. All background papers are available to view on EMRA’s website: [www.emra.gov.uk](http://www.emra.gov.uk).
- 3.5 The Regional Plan covers the period 2001-2026 and is made up of two parts:
- Regional Strategy (comprising core strategy, spatial strategy for sub-areas and topic-based priorities, including housing, economy & regeneration, natural & cultural resources and transport);
  - Sub-Regional Strategies (for the Milton Keynes South Midlands Growth Area, Three Cities of Nottingham, Derby and Leicester, Northern Coalfields Area, and the Lincoln Policy Area).

A comprehensive list of policies contained in the Draft Plan is attached at Appendix B for Members’ reference.

- 3.6 Key aspects of the Regional Plan that impact on our district are as follows:
- The Core Strategy sets out the 10 objectives for achieving sustainable development in the region to 2026.
  - The Spatial Strategy sets out a sequential approach for all development in the region over the next twenty years in Policy 2, and identifies Grantham as a Sub-Regional Centre for the Eastern Sub-Area in Policy 4. Policy 5 considers the needs of rural areas, and Policy 6 focuses on the Eastern

Sub-Area, setting the following hierarchy for site selection: Lincoln as Principal Urban Area, Sub-Regional Centres of Grantham, Boston and Spalding, main towns (includes Stamford and Bourne, then small towns (includes the Deepings).

- Topic-Based Priorities contains a total of 41 policies covering various issues. Policy 14 is a key policy, setting district-wide housing figures from 2001 to 2026. South Kesteven has been identified as part of the Peterborough (Partial) Housing Market Area (HMA), together with Rutland and South Holland. The Housing Market Area has been allocated a target of delivering 1,350 new homes per year, with South Kesteven contributing 630 of those new houses each year. Once the RSS is adopted the housing targets in this document will supersede those set out in the recently adopted Lincolnshire Structure Plan, which Members will recall set an annual target of 460 dwellings per annum for our district to 2021. Policy 15 sets a minimum target for the achievement of affordable housing in each HMA. For the Peterborough (Partial) HMA a minimum target has been set of delivering 28% social rented housing and 7% intermediate (i.e. shared ownership) housing. Members should note that the Housing Needs Assessment for the district produced by Fordhams in October 2005 identified a need for the achievement of a rate of 50% affordable housing, with 60% of those new homes being social rented and 40% intermediate housing. This section of the plan also sets out criteria-based policies for employment land and town centres (Policies 20 and 21) and a range of policies seeking a sustainable approach to transport, road safety and addressing peripherality in the Eastern Sub-Area (Policies 41 to 52).

#### **4. OTHER OPTIONS CONSIDERED AND ASSESSED**

- 4.1 The recommended comments set out in Appendix A have been derived in consultation with Members at Cabinet Briefing on 20<sup>th</sup> November 2006. Alternative responses were discussed at this meeting, but it is felt that the content of Appendix A provides a balanced response to the Draft Plan that seeks to ensure that the Regional Plan supports the Council's priorities and objectives.

#### **5. COMMENTS OF SECTION 151 OFFICER**

- 5.1 There are no financial implications arising from this report.

#### **6. COMMENTS OF MONITORING OFFICER**

- 6.1 No Monitoring Officer comments.



## **7. COMMENTS OF OTHER RELEVANT SERVICE MANAGER**

7.1 N/A

## **8. CONCLUSION/SUMMARY**

8.1 The emerging RSS for the East Midlands will have a significant influence on the future direction of planning policy for South Kesteven, therefore it is important that the Council is fully informed of the content of the Draft Regional Plan and submit comments to the Regional Assembly either in support of policies in the Draft Plan that assist with the Council's strategies, or as an objection where it is felt that the approach in the Plan might contradict or undermine local objectives. It is felt that the Council's overall response to consultation should be positive, as there is much to commend in the Draft Plan, however there are some detailed concerns that should be raised in response to specific policies.

## **9. CONTACT OFFICER**

9.1 Mark Harrison  
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## **Appendix A: Proposed Council response to Draft Regional Plan**

South Kesteven District Council considers that the Draft Regional Plan is on the whole an excellent document that successfully links together the spatial aspects of a number of regional documents, policies and objectives, including the Integrated Regional Strategy, Regional Economic Strategy and Regional Transport Plan. The Draft Plan sets the East Midlands in context both nationally and with the rest of Europe, with an appropriate consideration of linkages to neighbouring regions. The Council supports the emphasis of the Draft Plan on sustainable development and considers that the ten regional Core Objectives set out in Policy 1 are appropriate targets to be aiming towards to achieve sustainable growth within the East Midlands to 2026.

The Council has the following specific comments to make:

### **Policy 1: Regional Core Objectives**

Whilst all core objectives appear sound, the Council particularly **supports** the aim of reducing social exclusion through “the reduction of inequalities in the location and distribution of employment, housing, health and other community facilities and services”. The Council feels that this is an important message and, given that South Kesteven is one of the few parts of the region not covered by a Sub-Regional Strategy in Part 2 of the Draft Plan, hopes that this objective has been influential in the preparation of all parts of the document.

### **Policy 2: A Regional Approach to Selecting Land for Development**

What is meant by “urban” in the context of this policy and how does this policy relate to settlement hierarchies set out later in the Draft Plan in Policies 4 and 6? Until appropriate wording is included in the supporting text defining “urban” the Council must **object** on the basis that confusion could be caused regarding where Grantham, Stamford, Bourne and the Deepings sit in the hierarchy of this policy.

### **Policy 3: Promoting Better Design**

Whilst the Council is supportive of this policy generally, there are concerns that obliging all urban extensions that require an Environmental Impact Assessment to be operationally “carbon neutral” could prejudice the ability of the Council to deliver two sustainable urban extensions for Grantham, which are required to meet growth requirements set out later in the Draft Regional Plan. Whilst a carbon neutral footprint for new development is a fine goal to aspire towards, the Council is concerned about the practicalities of achieving this target in Lincolnshire, where development values are lower. The two urban extensions for Grantham already have barriers that must be overcome before development can commence, including significant infrastructure requirements. The fear is that significant green design requirements will deter development; therefore the Council **objects** to this part of the policy unless the wording “where practicable”, or similar equivalent, is added.

### **Policy 4: Concentrating Development in Urban Areas**

The Council **supports** the retention from the previous RSS of Grantham as a Sub-Regional Centre (SRC) and considers that, alongside Boston, can play a complementary role to Lincoln as Principal Urban Area in the Eastern Sub-Area. However, the Council is concerned about the elevation of Spalding to Sub-Regional

status, and feels that this designation could have an impact on the towns of Bourne and The Deepings due to the proximity of Spalding to these settlements. It is considered that Spalding is smaller than both Grantham and Boston and will require significant growth through the period of the RSS to attain SRC status, which could hamper employment and regeneration efforts in Bourne and The Deepings. Travel patterns from this part of the district could also be negatively affected, with Spalding potentially fulfilling the role for the east of the district previously fulfilled by Grantham. There are also concerns that significant growth in Spalding could exacerbate threats to healthcare provision in Grantham by providing a competing, rapidly growing SRC. The Council therefore **objects** to the elevation of Spalding to Sub-Regional Centre status unless evidence is provided to alleviate the above concerns.

#### Policy 5: Regional Priorities for Development in Rural Areas

The Council fully **supports** this policy and welcomes the recognition of the role of appropriate development in rural areas to facilitate access in a sustainable manner to jobs and services and development of the rural economy.

#### Policy 6: Development in the Eastern Sub-Area

The Council **supports** the hierarchy in this policy, with the designation of Grantham as a Sub-Regional Centre (SRC), and the identification of Stamford and Bourne as “Main Towns, with The Deepings a “Small Town”. The Council also **supports** the wording of para. 2.5.4 “...and Grantham in particular has significant potential for growth” as it considers that this reflects the designation of the town as a New Growth Point, our corporate priority for town centre regeneration and our desire to bring forward two sustainable urban extensions for Grantham. The issue regarding Spalding as a SRC is the same as that set out in our objection to Policy 4 above.

#### Policy 14: Regional Housing Provision

This is a key policy of the Draft Regional Plan that the Council **supports**, as the housing figure of 630 dwellings per annum over a period of 25 years (2001-2026) is in line with the Council’s response to EMRA’s “Options for Change” paper, which suggested trend growth and trend-based distribution (i.e. Option 2A, 630 dwellings per annum) was preferred for South Kesteven. However, since the Council responded to “Options for Change” two significant changes in circumstance have occurred. Earlier this year the Department for Communities and Local Government (DCLG) issued new trend-based population projections, which were approximately 10% higher than the proposed allocation in the Regional Plan. In addition, in October Grantham was designated as a New Growth Point, a DCLG initiative to accelerate the growth of certain appropriate settlements. In light of the above new evidence, the Council considers it appropriate that wording be added to either Policy 14 or the supporting text recognising the opportunity for Grantham to achieve higher housing growth. A suggested figure would be an additional 20% housing provision, as this figure is mentioned in the DCLG’s NGP prospectus in regard to achieving 20% growth above 2003 housing figures. The Council recognises that this is subject to ongoing work on a water cycle study to understand infrastructure capacity, but considers that this higher target is not only achievable through allocations in the LDF but also essential to unlocking the “significant potential for growth” of Grantham noted in para. 2.5.4.

#### Policy 15: Regional Priorities for Affordable Housing

The Council considers that it has no alternative but to **object** to this policy. Whilst the Council accept that there is a clear caveat that the figures contained in this policy represent a minimum requirement for affordable housing in each Housing Market Area (HMA) and that they will be reviewed following completion of all Housing Market Assessments that are currently being undertaken for all HMAs in the region, the figures that are suggested for the Peterborough HMA (28% social rented, 7% intermediate) are significantly lower than the need identified in the recent Housing Needs Study for the district. The Housing Needs Study prepared for the Council in October 2005 identified a need for 50% of all housing provided in the district to be affordable, with 60% social rented and 40% intermediate. The Council is concerned that this research does not appear to have been reflected in the final report of the Cambridge Centre for Housing and Planning Research (August 2006), which informed Policy 15 of the Draft Plan. The introduction of affordable housing figures at HMA level in the RSS appear premature in advance of the completion of Housing Market Assessments for each HMA.

#### Policy 16: Regional Priorities for Provision for Gypsies and Travellers

The Council **supports** Appendix 3 of the Draft Plan as the targets for the district for pitch provision are based on our recent Gypsy and Traveller Housing Needs Survey (February 2006) produced by Fordham Research for the Council.

#### Policy 20: Regional Priorities for Employment Land

The Council **supports** this policy, which requires districts to work jointly at HMA level to identify local employment land targets, and also supports the acknowledgement in the supporting text that selective intervention is required by the public sector in the Eastern Sub-Area to bring forward serviced employment land due to “low land values and severe local constraints”. The Council is certainly not opposed to the development of appropriate employment land targets by HMA, although PSS11 does not require such targets to be set in the RSS. However, the Council understands that it is the intention of EMRA to introduce employment land targets prior to the Examination in Public in May 2007, and would **object** to figures being introduced at such a late stage in the process. The Council is concerned at the methodology underpinning ongoing work to identify employment land figures by Roger Tym consultants for EMRA, and considers that insufficient research and local consideration has taken place around this key issue. If the employment land targets have been derived without proper consideration of the unique nature of the economy of Lincolnshire through district, or HMA level, Employment Land Reviews they could seriously undermine local regeneration and economic development objectives.

#### Policy 21: Regional Priorities for Town Centre and Retail Development

The Council **supports** this policy but requests that the wording of the supporting text be amended to “given their proximity to each other, Grantham and Newark should develop strategies reflecting individual characteristics and development opportunities through joint working between the local authorities.”

#### Policy 52: Regional Major Highway Priorities

The Council **objects** to the omission of a southern by-pass for Grantham from the program of transport infrastructure projects set out in Appendix 6 Table 2: Sub-Area Transport Investment Priorities. If Grantham is to achieve its full potential for growth

as a Sub-Regional Centre then the alleviation of traffic congestion and removal of heavy goods vehicles passing through the town centre is essential. The Council considers that the development of a southern relief road to improve currently restricted access to the south of town (where an urban extension is planned to commence before 2026) and redirect traffic using the A52 from passing through the centre of the town is achievable within the Regional Plan period to 2026, based on developer contributions supporting public sector funding, and is concerned that this key aspiration to assist the regeneration and growth of Grantham will be undermined if the scheme is not even acknowledged as a “programme candidate” in this Regional Plan. The Council also considers that there is merit for inclusion in the strategic transport programme of a proposed rail link from the adjacent Grantham to Skegness railway line into the Gonerby Moor employment area to aid the sustainable business growth of these allocations.

## **Appendix B: Contents of the Draft East Midlands Regional Plan**

### **PART 1: REGIONAL SPATIAL STRATEGY**

#### **Section 1: Core Strategy**

Policy 1      Regional Core Objectives

#### **Section 2: Spatial Strategy**

Policy 2      A Regional Approach to Selecting Land for Development  
Policy 3      Promoting Better Design  
Policy 4      Concentrating Development in Urban Areas  
Policy 5      Regional Priorities for Development in Rural Areas  
Policy 6      Development in the Eastern Sub-Area  
Policy 7      Overcoming Peripherality in the Eastern Sub-Area  
Policy 8      Regeneration of the Northern Sub-Area  
Policy 9      Development in the Peak Sub-Area  
Policy 10      Development Outside the Peak District National Park  
Policy 11      Managing Tourism and Visitors in the Peak District National Park  
Policy 12      Development in the Southern Sub-Area  
Policy 13      Development in the Three Cities Sub-Area

#### **Section 3: Topic Based Priorities**

Policy 14      Regional Housing Provision  
Policy 15      Regional Priorities for Affordable Housing  
Policy 16      Regional Priorities for Provision for Gypsies and Travellers  
Policy 17      Regional Targets for the Efficient Use of Land and Buildings for Housing  
Policy 18      Regional Priorities for Managing the Release of Land for Housing  
Policy 19      Regional Priorities for Regeneration  
Policy 20      Regional Priorities for Employment Land  
Policy 21      Regional Priorities for Town Centre and Retail Development  
Policy 22      Regional Priorities for Casino Development  
Policy 23      Regional Priorities for Rural Diversification  
Policy 24      Regional Priorities for Tourism  
Policy 25      Regional Priorities for ICT  
Policy 26      Regional Priorities for Protecting and Enhancing the Region's Natural and Cultural Heritage  
  
Policy 27      Regional Priorities for Environmental and Green Infrastructure  
Policy 28      Priorities for Enhancing the Region's Biodiversity  
Policy 29      Regional Priorities for Managing and Increasing Woodland Cover  
Policy 30      Priorities for the Management and Enhancement of the Region's Landscape  
  
Policy 31      Regional Priorities for the Historic Environment  
Policy 32      A Regional Approach to the Water Resources and Water Quality  
Policy 33      Regional Priorities for Strategic River Corridors  
Policy 34      Priorities for the Management of the Lincolnshire Coast  
Policy 35      A Regional Approach to Managing Flood Risk  
Policy 36      Regional Priorities for Minerals  
Policy 37      Regional Priorities for Waste Management  
Policy 38      Regional Priorities for Energy Reduction and Efficiency  
Policy 39      Regional Priorities for Low Carbon Energy Generation

Policy 40	Regional Priorities for Culture, Sport and Recreation
Policy 41	Regional Transport Objectives
Policy 42	Sub-Area Transport Objectives
Policy 43	Regional Approach to Traffic Growth Reduction
Policy 44	Regional Approach to Behavioural Change
Policy 45	Regional Approach for Parking Levies and Road User Charging
Policy 46	Regional Car Parking Standards
Policy 47	A Regional Approach to Improving Public Transport Accessibility
Policy 48	Regional Heavy Rail Priorities
Policy 49	Regional Priorities for Bus and Light Rail Services
Policy 50	Regional Priorities for Integrating Public Transport
Policy 51	Regional Trunk Road Priorities
Policy 52	Regional Major Highway Priorities
Policy 53	Implementation of the Regional Freight Strategy
Policy 54	Regional Priorities for Air Transport
Policy 55	Regional Priorities for Implementation, Monitoring and Review

## **PART 2: SUB-REGIONAL STRATEGIES**

- Milton Keynes and South Midlands – proposed amendment
- Three Cities
- Northern
- Lincoln Policy Area