

AGENDA

For a meeting of the

COUNCIL

to be held on

THURSDAY, 8 SEPTEMBER 2011

at

2.00 PM

in the

COUNCIL CHAMBER, COUNCIL OFFICES, ST. PETER'S HILL, GRANTHAM

Beverly Agass, Chief Executive

Members of the Council are invited to attend the above meeting to consider the items of business listed below.

1. PUBLIC OPEN FORUM

The public open forum will commence at **2.00 p.m.** and the following formal business of the Council will commence at **2.30 p.m.** or whenever the public open forum ends, if earlier.

2. YOUNG ENTERPRISE – CLICHÉ

The Young Enterprise group 'Cliché' from Kesteven and Grantham Girls' School will give a presentation to the Council.

3. APOLOGIES FOR ABSENCE

4. DECLARATIONS OF INTEREST

Members are asked to declare any interests in matters for consideration at the meeting.

5. MINUTES FROM 7 JULY 2011

(Enclosure)

6. COMMUNICATIONS (INCLUDING CHAIRMAN'S ANNOUNCEMENTS)

(Enclosure)

7. BROADBAND DELIVERY UK (BDUK)

A presentation by Lincolnshire County Council.

8. SITE ALLOCATION AND POLICIES AND GRANTHAM AREA ACTION PLAN - DEVELOPMENT PLAN DOCUMENTS PUBLICATION AND SUBMISSION TO THE SECRETARY OF STATE

(Enclosure)

Please note that due to the size of this report's appendices they are available electronically via the Council's website at www.southkesteven.gov.uk – click the 'Your Council and Democracy' link, then 'Agendas, Minutes and Reports'.

9. QUESTIONS WITHOUT DISCUSSION

To note the list of questions asked under Council procedure rule 11.1 as circulated at the start of the meeting and their reference to the relevant Policy Development Group.

10. NOTICES OF MOTION GIVEN UNDER COUNCIL PROCEDURE RULE 12:

1) From Councillor Alan Davidson

The Leader of the Council and the other Executive Portfolio holders must be accountable, both to other members of South Kesteven District Council, and to the people of South Kesteven as a whole. Therefore, a period of 30 minutes shall be set aside near the beginning of all full meetings of the Council for elected members to ask questions of the Leader of the Council and Executive Portfolio holders.

PLEASE NOTE:

The deadline for notices of motion for the next Council meeting on Thursday 20 October 2011 is: 2 p.m. on Friday 7 October 2011.

MINUTES

COUNCIL

THURSDAY, 7 JULY 2011

2.00 PM



PRESENT

Councillor Michael Cook Chairman

Councillor Bob Adams
Councillor Mark Ashberry
Councillor Ray Auger
Councillor Harrish Bisnauthsing
Councillor Pam Bosworth
Councillor Robert Broughton
Councillor Terl Bryant
Councillor Paul Carpenter
Councillor Mrs Frances Cartwright
Councillor Ibis Channell
Councillor George Chivers
Councillor Kelham Cooke
Councillor Paul Cosham
Councillor Nick Craft
Councillor Alan Davidson
Councillor Phil Dilks
Councillor Reginald Howard
Councillor Mrs Rosemary Kaberry-Brown
Councillor Michael King
Councillor Charmaine Morgan
Councillor David Nalson
Councillor Mrs. Linda Neal
Councillor Alan Parkin
Councillor Helen Powell
Councillor Nick Robins

Councillor Graddon Rowlands
Councillor Bob Russell
Councillor Bob Sampson
Councillor Susan Sandall
Councillor Bob Sandall
Councillor Ian Selby
Councillor Rob Shorrock
Councillor John Smith
Councillor Jacky Smith
Councillor Mrs Judy Smith
Councillor Peter Stephens
Councillor Judy Stevens
Councillor Ian Stokes
Councillor Adam Stokes
Councillor Brenda A Sumner
Councillor Mrs Jean Taylor
Councillor Mike Taylor
Councillor Jeff Thompson
Councillor Frank Turner
Councillor Bruce Wells
Councillor Paul Wood
Councillor Rosemary H Woolley
Councillor Raymond Wootten
Councillor Debbie Wren

OFFICERS

Chief Executive (Beverly Agass)
Strategic Director (Tracey Blackwell)
Head of Legal and Democratic Services
(Lucy Youles)

OFFICERS

Head of Finance (Richard Wyles)
Principal Democracy Officer (Jo Toomey)

The Chairman welcomed Councillors Auger, Dilks and Stevens following their election to Deeping St. James Ward at a by-election held on 23 June 2011.

16. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bevan, Higgs, Jock Kerr, Vic Kerr, Nicholson, Scott and Wilkins.

17. DECLARATIONS OF INTEREST

Councillors Dilks, Stevens and Auger each declared a personal interest in agenda item 9, 'representatives on outside bodies' (Deeping St. James United Charities), as they were all trustees of the organisation.

18. MINUTES OF THE MEETING HELD ON 19 MAY 2011

Subject to the following amendments, the minutes of the meeting held on 19 May 2011 were agreed as a correct record:

- Pages 14 and 16 – the appointment to the Local Government Association (Rural Commission) should be amended from Councillor Wootten to Councillor Wren.
- Pages 14 and 16 – the appoint to the Thomas Truesdale Hospital should be amended from Councillor Bob Sandall to Councillor Sumner
- Pages 14 and 16 – while Councillor Bryant was appointed to the Safeguarding Children's Board, no seat was allocated for the Council
- Page 3, paragraph 2 should be amended to read that the position of Vice-Chairman "should not be seen as a politically based appointment."

19. COMMUNICATIONS (INCLUDING CHAIRMAN'S ANNOUNCEMENTS)

A list of the Chairman's engagements was circulated with the agenda. Councillor Cook informed members that he regrettably had to send apologies for the Lincolnshire Army Cadet Force National Athletics Competition on 11 June 2011, as he was unable to attend. Members noted the list of engagements. There were no other communications.

20. STANDARDS COMMITTEE ANNUAL REPORT

Mr Chris Holtom, the independent Chairman of South Kesteven District Council's Standards Committee presented report number LDS027. He summarised the work undertaken by the Committee during 2010/11. 15 complaints were received, of those 10 were assessed for no further action and five were referred for investigation. A breach of the code was found in two cases and in two no breach was found. The hearing for the fifth case was pending.

The Standards Committee were there to promote fairness and transparency. Mr Holtom proceeded to explain that the Localism Bill proposed the abolition of the standards regime with the eradication of the Standards Board for England and the model code of conduct. Despite this, district councils would have a duty to promote and maintain high standards of conduct. The council could choose to adopt a voluntary code of conduct but would have no responsibility to deal with complaints about parish and town councils.

At the meeting of the Standards Committee held on 1 July 2011, the group had set up a working group, which, with the Council's blessing proposed to consider possible arrangements for the future and present them to the Engagement Policy Development Group for their consideration and recommendation to Cabinet and Council.

Mr Holtom commended all members of the committee, including Mr Fred Mann (also present), the committee's independent vice-chairman. He complimented the Committee on its approach, considering issues in a practical, non-partisan way. The Chairman of the Standards Committee also thanked officers for their support.

Members of the Council thanked the Chairman for his report and the Committee for their work. They also expressed their gratitude to the officers who supported the Committee.

Those members who had sat on the committee commended its operation. Members asked whether the Council could adopt the Model Code of Conduct as a voluntary code and continue operating as it had, as the system seemed to work so effectively. It was confirmed that this was one option that could be considered. It was also suggested that if possible the district council should look to provide continuing support for parish and town councils. Debate also highlighted the potential reputational risks of having no standards framework and that it would be a criminal offence to intentionally fail to disclose an interest.

A motion was proposed under Council Procedure Rule 13(iv) and seconded:

"To refer the Localism Bill to the Engagement Committee for further discussion and explanation to develop a stakeholders conference to gain public input into what localism means in the district."

The proposer expressed concern that lots of different people were looking at bits of the Bill and suggested that it should receive consideration as a whole. He suggested the Engagement Policy Development Group (PDG) put together a stakeholder conference open to councillors and other stakeholders in the community, so they could review the contents of the Bill and how they think it could work around the district.

The Chairman of the Engagement Policy Development Group stated that the review of standards arrangements and the Localism Bill formed a significant

part of the group's work programme. In light of this information one member requested whether the mover, in accordance with Council Procedure Rule 13(vii) would withdraw the motion; he would not. During debate, it was suggested the motion was too prescriptive and pre-empted any work the PDG might do and had not considered budgetary provision.

In summing up, the proposer welcomed that the PDG was going to look at the Bill and expressed the importance of engaging with the public. He suggested that any consultation could fit within existing consultation mechanisms, requiring no additional budgetary provision. On being put to the vote, the motion was lost.

21. AMENDMENTS TO THE CONSTITUTION

Decision:

The Council approves the recommendations made by the Constitution Committee at its meeting on 13 June 2011 as follows:

The Constitution be amended

- 1.1 At page 129 – part 4 – rule 13 (xvi) is amended to refer to rules 21.4 and 21.5. instead of rules 21.3 and 21.4.***
- 1.2 At page 140 - Rule 24.5 (i), (ii), (iii) and (iv) is amended to refer to paragraph (i) and (ii)***
- 1.3 At page 178 – clause 7 is amended to refer to Council Procedure Rule 1.1(viii) and Council Procedure Rule 1.1(xiii) is re-numbered (xi)***
- 1.4 To grant delegated authority to the Head of Legal and Democratic Services to make corrections to the constitution in respect of minor anomalies and inaccuracies and to report.***
- 1.5 To ensure the Members Allowance Scheme within the Constitution be updated to reflect the change in the mileage rate allowance for 2011/12 to 45p per business mile in line with Her Majesty's Revenue and Customs (HMRC) tax threshold rate from 9th May 2011 being the start of the current term of office.***

The Council had before them report number LDS028 of the Chairman of the Constitution Committee. The chairman of the Constitution Committee moved the recommendations in the report; these were seconded. Noting that one of the items was the increase in the business mileage allowance from 40p a mile to 45p a mile in line with Inland Revenue limits, one Member asked whether the wording could be sufficiently neutral to allow officers to alter the rate in line with the Inland Revenue limits. This was in

progress. On being put to the vote, the proposal was carried.

22. ALLOCATION OF SEATS ON COMMITTEES AND POLICY DEVELOPMENT GROUPS

Decision:

To make the following amendments to the membership of committees and policy development groups in accordance with the legislative provisions regarding political balance:

- ***That Councillor Stevens replace Councillor Adams on the Development Control Committee***
- ***That Councillors Susan Sandall replace Councillor Higgs and that Councillor Vic Kerr fill the seat offered to the Independents by the Labour group on the Licensing Committee***
- ***That Councillor Bisnauthsing replace Councillor Shorrock on the Engagement Policy Development Group***
- ***That Councillor Auger replace Councillor Sumner on the Engagement Policy Development Group***
- ***That Councillor Auger replace Councillor Parkin on the Constitution Committee***
- ***That Councillor Davidson is the Labour Group's appointment on the Scrutiny Committee***
- ***That Councillor Dilks is the Labour Group's appointment on the Resources Policy Development Group***

The Head of Legal and Democratic Services summarised report number LDS029 on appointments to committees and policy development groups. She advised the Council that the Deeping St. James by-election on 23 June 2011 had added one new member for each group. Notice had also been given that Councillor Bisnauthsing had aligned with the Independent Group. These changes affected the political balance on the Council's committees and policy development groups.

- Development Control Committee – Conservatives lose one seat to the Independent Group
- Licensing Committee – Conservatives lose one seat to the Independent Group
- Policy Development Groups – Labour lose one seat to the Independent Group [based on political balance on the combined number of PDG seats]

The Leader of the Conservative group moved the removal of Councillor Higgs from Licensing Committee and Councillor Adams from Development Control Committee. She reported that Councillor Sumner would step-down from the Engagement PDG; Councillor Auger would fill this vacancy, and that Councillor Parkin would step-down from the Constitution Committee; this seat would also be filled by Councillor Auger.

The Labour Group Leader announced changes to the Labour group's nominations: that Councillor Shorrock should stand down from the Engagement PDG in order to maintain political balance, Councillor Davidson would be the group's representative on the Scrutiny Committee and that Councillor Dilks would take the group's place on the Resources PDG. Councillor Selby formally offered the Labour group's seat on the Licensing Committee to the Independent Group.

The Leader of the Independents nominated Councillor Stevens to the Development Committee and Councillors Vic Kerr and Susan Sandall to the Licensing Committee. The Chairman agreed to a brief adjournment to allow the group to agree its nomination to the Engagement PDG.

14:48-14:55 meeting adjourned

Councillor Howard announced the group's additional nomination to the Engagement PDG would be Councillor Bisnauthsing.

The nominations were put to the vote and carried.

23. REPRESENTATIVES ON OUTSIDE BODIES

Decision:

- 1. To appoint Councillor Judy Stevens as the Council's representative on Deeping St James United Charities***
- 2. To appoint Councillors Ray Auger and Reg Howard as the Council's representatives on the Deepings Town Centre Partnership***
- 3. To appoint Councillors Ray Auger, Jacky Smith, Paul Cosham and Reg Howard to the Welland and Deeping Internal Drainage Board***

Report number LDS030 on the appointment of representatives on outside bodies by the Head of Legal and Democratic Services was before the Council. At its last meeting on 19 May 2011, the Council agreed to defer appointments to Deeping St James United Charities, Deepings Town Centre Partnership and the Welland and Deeping Internal Drainage Board, pending the outcome of the Deeping St. James by-election on 23 June 2011.

Deeping St. James United Charities

Mrs Carol Precey was proposed and seconded as the Council's representative for Deeping St. James United Charities. The Council's Constitution specified in Council Procedure Rule 1.2(iv) that the Council would "receive nominations of Councillors to serve on each committee or Policy Development Group and outside bodies", however it was noted that Mrs Precey had served as the Council's representative in the past. The chairman agreed to defer voting on this item for officers to research the

Council's position.

Deepings Town Centre Partnership

Councillors Auger and Howard were proposed and seconded as representatives for the Deeping Town Centre Partnership. On being put to the vote, this was carried.

Welland and Deeping Internal Drainage Board

Six nominations were received to fill four seats on the Welland and Deeping Internal Drainage Board: Councillors Jacky Smith, Auger, Cosham, Howard, Dilks and Broughton. All nominations received a seconder.

It was proposed and seconded that Council Procedure Rule 13 (xiv) be suspended for voting on this nomination only. This would mean using an alternative to the electronic voting system. This was put to the vote and carried.

A proposal was made that all nominees should provide the Council with a 30-second summary detailing the skills that made them suitable for the role, particularly as there were a large number of new members. This was seconded. On being put to the vote, this was lost.

One Member suggested that all nominees should stand up so that all Councillors could see who they were before they voted. It was further proposed:

"that when members are elected to a PDG and/or outside bodies, the member stands and is identified, particularly at the beginning of a term and that this is added to the Constitution." The proposal was seconded.

A further amendment was made with reference to the district council's appointment of representatives to outside bodies:

"That:

1. The Constitution Committee should look at the process of selection
2. Councillors maintain a public record of attendance
3. Where councillors attend meetings that they produce a report which is then submitted to the relevant PDG for consideration/agree appropriate action if required."

This amendment was seconded.

Under Council Procedure Rule 14.10(iv) it was proposed and seconded "that the question be now put". In accordance with council procedure rule 14.11(iii) the Chairman prepared to move to a vote on this motion.

Councillor Broughton stated he would withdraw from the running to avoid

the politicisation of the appointments. Councillor Dilks also withdrew. This left the appropriate number of nominees to fill all the vacancies on the body and a vote was taken (by hand) to confirm their appointment. Councillors Auger, Jacky Smith, Cosham and Howard were appointed by a majority vote.

NOTE: The Chairman of the Constitution Committee agreed to consider the proposed amendments at a future meeting of the Constitution Committee.

15:37-15:53 *The meeting adjourned*

Deeping St. James United Charities

Officers had clarified that at its meeting on 6 September 2007, the Council agreed that "the Council allows only appointments of existing councillors" to outside bodies. The nomination for Mrs Precey was withdrawn and Councillor Judy Stevens was proposed and seconded as the Council's representative on Deeping St. James United Charities. This was put to the vote and carried.

24. QUESTIONS WITHOUT DISCUSSION

Three questions had been received and referred to the relevant policy development group for a response.

Question 1

To: Cllr Linda Neal, Leader of the Council

From: Councillor Ian Selby

The New Homes Bonus for 2011/12 from the government is anticipated to be £665,000 and this money is not ring-fenced, so therefore this council can allocate the money as it feels would be most appropriate.

Many of our community organisations for example such as; South Lincs Mind, CAB, Community Care for the Elderly and many others have struggled immensely due to the current financial climate and the lack of grants that have been available to them.

I understand that the Resources PDG will be discussing this issue and in my view local community organisations should be offered the opportunity to apply to our council for a grant to assist them during these difficult times. We should not stand by and watch some of these organisations terminate their invaluable activities.

Would the leader of the council be willing to support in principle my suggestion of using some of the funds from the New Homes Bonus to support some of our community organisations who at this moment in time are in urgent need of financial assistance? If this is not possible through the

New Homes Bonus then will the Leader of the Council consider looking at other avenues of support for our community organisations?

Referred to the Resources PDG

Question 2

To: Cllr Linda Neal, Leader of the Council

From: Councillor Rob Shorrock

What are the full costs for the delivery of member training, including organisation, officer time, travel and then member time and travel, and has there been an evaluation of the cost benefits of this approach as against the delivery of core member training through an e-learning model?

Referred to the Engagement PDG

Question 3

To: Cllr Linda Neal

From: Councillor Charmaine Morgan

Is SKDC aware of any projects to be funded through either the European Development Fund or European Social Fund requiring match funding, which are now at risk due to the inability to provide matched funds as a result of cuts?

Referred to the Communities PDG

25. CLOSE OF MEETING

The meeting was closed at 15:57.

Communities Policy Development Group

28 July 2011

Minutes extract

10. QUESTION REFERRED BY COUNCIL ON 7 JULY 2011

Question from Councillor Charmaine Morgan

"Is SKDC aware of any projects to be funded through either the European Development Fund or European Social Fund requiring match funding, which are now at risk due to the inability to provide matched funds as a result of cuts?"

Minutes:

At its meeting on 7 July 2011, the Council referred one question to the Communities PDG:

"Is SKDC aware of any projects to be funded through either the European Development Fund or European Social Fund requiring match-funding, which are now at risk due to the inability to provide match-funding as a result of cuts?"

The Head of Development and Growth advised PDG members that the Council was aware of one project that had lost match-funding. The project operated across Lincolnshire and was match-funded through Europe and by the East Midlands Development Association (EMDA). The EMDA aspect of funding for the project was lost and the project was due to end one-year earlier than intended.

The PDG were also notified that the Council was in the process of submitting a bid for European funding as part of the Grantham Growth Point project. If the bid was successful, match-funding had already been designated in the district and county council's budgets.

Members briefly discussed the process of considering questions referred by Council. Discussion would be captured in the action notes of the meeting and a written reply would be sent to the questioner. There was no requirement for the response to be submitted to the Council unless the PDG felt it necessary. The group suggested that the response to this question should be referred to Council for the information of all Councillors.

Action Point:

Forward the reply to the question referred by Council back to the Council to enable all Members to view the response.

Agenda Item 6

Cllr Mike Cook – 2011/12
Chairman's Civic Events 7th July to 7th September 2011

Date	Ref	Organisation and Event	Location	Chauff
10.7.11	MC16	Lincolnshire County Council Civic Service	Lincoln Cathedral followed by reception in grounds of Lincoln Castle	Yes
16.7.11	MC04	RLC Cocktail Party, Beating Retreat and Curry Supper	Prince William of Gloucester Barracks, Grantham	
16.7.11	VC08	Royal Air Force Cranwell Anthems in the Park	RAF Cranwell	
17.7.11	MC18	North East Lincs. Council Civic Service and Parade	Grimsby Minster followed by Reception at the Town Hall	
17.7.11	VC07	North Kesteven District Council Civic Service	All Saints Church, Ruskin顿	
18.7.11	VC05	Bishop Grosseteste Degree Ceremony	Lincoln Cathedral	
19.7.11	MC05	Lord Chamberlain Royal Garden Party	Buckingham Palace, London	Yes
24.7.11	MC15	SKDC Civic Service	St. Wulframs followed by reception at Kings School	
2.8.11	MC19	Gainsborough Town Council Twelfth Night	Quantum Theatre Richmond Park	Yes
9.8.11	MC17	47F (Grantham) Squadron Air Training Corps. Graduation Parade	Triggs Yard, Watergate	
17.8.11	MC21	Civic Society Unveiling of Blue Plaque in George Centre	George Centre	
20.8.11	MC25A	Grantham Lions Club Art Exhibition	Guildhall Arts Centre	
27-29.8.11	MC22	British Model Flying Association British National and Scale championships	RAF Barkston Heath	

REPORT TO COUNCIL

REPORT OF: Economic Development Portfolio Holder

REPORT NO: PLA 909

DATE: 8th September 2011

TITLE:	Site Allocation and Policies and Grantham Area Action Plan Development Plan Documents: Publication and Submission to Secretary of State	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	Key Decision	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	Cllr Frances Cartwright Economic Development Portfolio Holder	
CONTACT OFFICER:	Karen Sinclair, Planning Policy & Partnerships Service Manager 01476 406438 k.sinclair@southkesteven.gov.uk	
INITIAL IMPACT ASSESSMENT:	Carried out and Referred to in paragraph (7) below	Full impact assessment Required: Yes
Equality and Diversity		
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS	Council Report PLA830 dated 5 th July 2010 Cabinet Report PLA835 dated 2 nd August 2010 Cabinet Report PLA848 dated 4 th October 2010 Cabinet Reports PLA866 and PLA867 dated 7 th February 2011 Cabinet Reports PLA891 and PLA893 dated 4 th July 2011 Cabinet Reports PLA898 and PLA899 dated 1 st August 2011 Cabinet Report PLA900 dated 1 st August 2011 Cabinet report PLA907 dated 5 th September 2011	

1. RECOMMENDATIONS

1.1 That:

- a) the publication for the receipt of representations relating to the Grantham Area Action Plan and Site Allocation and Policies DPDs, attached as Appendices A and B, and the changes to the Proposals Map, attached as Appendix C, are approved
- b) subject to there being no representations which raise fundamental issues on soundness, the Grantham Area Action Plan and Site

Allocation and Policies DPDs be submitted to the Secretary of State for independent examination

- c) **authority is delegated to the Head of Service Development and Growth in consultation with the Economic Development Portfolio Holder to make any necessary changes to the DPDs associated with publication and subsequent processes**
- d) **representations received after the end of the six week representation period are not accepted as duly made**

2. PURPOSE OF THE REPORT

- 2.1 The purpose of this report is to seek approval to publish, for the receipt of formal representations, the Site Allocation and Policies (SAP) and Grantham Area Action Plan (GAAP) Development Plan Documents (DPDs), followed by submission to the Secretary of State for independent Examination.
- 2.2 The publication of the two DPDs supports the Good for Business and Quality Living Priority Themes.

3. DETAILS OF REPORT

- 3.1 Both the SAP and GAAP DPDs include not only allocated sites for housing, employment and other development but also policies which add detail to the broad framework provided by the Adopted Core Strategy. The SAP and the GAAP have been developed, therefore, within the parameters set by the adopted Core Strategy but they have also built on earlier work undertaken on the Housing and Economic DPD and, specifically in the case of the GAAP, that associated with Grantham Growth Point projects.
- 3.2 Both the SAP and GAAP DPDs have over the past two years, been the subject of public consultation in respect of potential development sites and draft policies. The comments received in response to these consultations have been reported to Cabinet (reports PLA867, 891, 893, 898 and 899) and some changes to the DPDs, by way of clarification to respond to issues that were raised, approved.
- 3.3 These previously approved changes have been included in the DPDs attached as Appendices A and B. The opportunity has been taken to ensure any further changes that aid clarification and use of the documents, and which do not alter already agreed policy approaches, are incorporated. Attached at Appendix C are plans which identify the locations of the housing, employment and other policy designations referred to in the two DPDs. These will be shown on a separate Proposals Map that will accompany publication of the Submission DPDs.
- 3.4 The Town and Country Planning (Local Development) (England) Regulations, under Regulation 27, require the final versions of the two DPDs to be published and for representations to be invited from residents, parish and town councils, statutory consultees and other stakeholders prior to the submission of the DPDs for independent examination. This is not intended as another period of public consultation but rather the opportunity for representations to be made as to whether the DPDs are considered to be 'sound'.

- 3.5 When publishing the final version of the DPDs they should not require any further changes. However, in light of representations received there may be the need to make minor changes, for example in the interests of clarity or accuracy, prior to the DPDs being submitted. In the event that there is a need for such changes, delegated authority is sought for the Head of Service Development and Growth to make these, following consultation with the Economic Development Portfolio Holder. Such minor changes could be made without further consultation and the Inspector, based on the experience of the Core Strategy examination, will take these, together with the published DPDs, as the starting point for their consideration of the document's soundness.
- 3.6 The period for the submission of representations will be six weeks, which it is anticipated, subject to approval by Council, will commence in late September. In order to ensure the timely submission of the DPDs it is recommended that representations received after the end of the six week period are not accepted as duly made or submitted to the Inspector for consideration.
- 3.7 Following the close of the representation period, an analysis of the representations will be undertaken to consider whether any fundamental matters of soundness have been raised. If not, then it is anticipated that submission of the DPDs to the Secretary of State will take place before the end of 2011 (Regulation 30 stage).
- 3.8 A number of documents will accompany the publication of the DPDs, including:
 - Statement of Pre-Submission Consultation
 - Final Sustainability Appraisal Report
 - Changes to the Proposals Map
 - Any other supporting documents relevant to the preparation of the DPDs including the technical studies that have been completed
- 3.9 All those who have previously made representations to earlier stages of the two DPDs will be notified of the six week representation period. Copies of the documents will also be made available to relevant statutory consultees, including Parish and Town Councils, as well as in the Council's four offices and local libraries and on the website. It is also a legal requirement for public notices to be placed in local newspapers.

4. OTHER OPTIONS CONSIDERED

- 4.1 The Adopted Core Strategy provides the overarching policy framework for the SAP and GAAP DPDs. If the DPDs do not include relevant policies they will not be in conformity with the Core Strategy and could fail to be found sound at examination.
- 4.2 Each of the policies in the DPDs is based upon a Core Strategy policy and has provided little scope to consider alternative policy options. However, this is a requirement of the LDF preparation process and has been addressed through earlier consultations, in particular through the Issues and Options consultation in 2005 and the Housing and Economic DPD consultation in 2006, and through the consideration of the responses to the public consultation undertaken on the

two DPDs over the past 12 to 18 months. The allocated sites have been identified following assessment, against consistent criteria, of a considerable number of alternative sites. Both DPDs have also been subject to a Sustainability Appraisal.

4.3 At examination the DPDs will be tested as to whether they are the most appropriate strategy when considered against reasonable alternatives and that they have been developed from a robust and credible evidence base.

5. RESOURCE IMPLICATIONS

5.1 There will be costs associated with publishing the DPDs and subsequent examination which have been accounted for and can be met from the Planning Policy and Partnerships Service Budget.

5.2 The Planning Inspectorate has been notified of the intention to submit the DPDs for examination and that the Council would expect concurrent examinations to be held. It is expected that this would result in some cost savings i.e. through the employment of a single Programme Officer, but the Inspectorate have yet to confirm that concurrent examinations are feasible.

6. RISK AND MITIGATION

6.1 There are risks that the DPDs may be considered unsound by the Inspector. However, the DPDs are based on an extensive evidence base and wide ranging consultation which should minimise this risk. In the event that the Inspector has concerns regarding the two DPDs then they are likely to raise these with the Council at the earliest opportunity and provide the Council with the opportunity to address the issues identified prior to proceeding to the hearings stage of the examination or issuing their report.

7. ISSUES ARISING FROM EQUALITY IMPACT ASSESSMENT

7.1 A service Equality Impact Assessment has recently been completed and issues arising from this have been taken into account in finalising the DPDs.

8. CRIME AND DISORDER IMPLICATIONS

8.1 As the DPDs contain strategic policies there are considered to be no direct crime and disorder implications. The application of the policies to individual development proposals may, however, give rise to crime and disorder issues at which time the implications of these or the use of any mitigation measures necessary would need to be assessed.

9. COMMENTS OF FINANCIAL SERVICES

9.1 All costs associated with the development of the Local Development Framework can be met from within existing budgets supported by the monies received from the Housing and Planning Delivery Grant award.

10. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

10.1 The Town and Country Planning (Local Development) (England) Regulations 2004 (Regulation 27(3)) require the Local Planning Authority to consider any representation made as part of “pre-submission consultation” prior to submission of the relevant Development Plan Document to the Secretary of State. This report, together with the attached schedules, is made to Council to obtain approval of Council for the documents referred to before publishing them for receipt of representations and submission for independent examination by the Inspector to satisfy this regulation. The Inspectors report will ,under current regulations, be a binding report for adoption by the Council.

11. APPENDICES:

Appendix A Submission Grantham Area Action Plan

Appendix B Submission Site Allocation and Policies DPD

Appendix C Proposed Housing, Employment and other Policy Designations to be included on Proposals Map

Grantham Area Action Plan: Submission Consultation DPD September 2011

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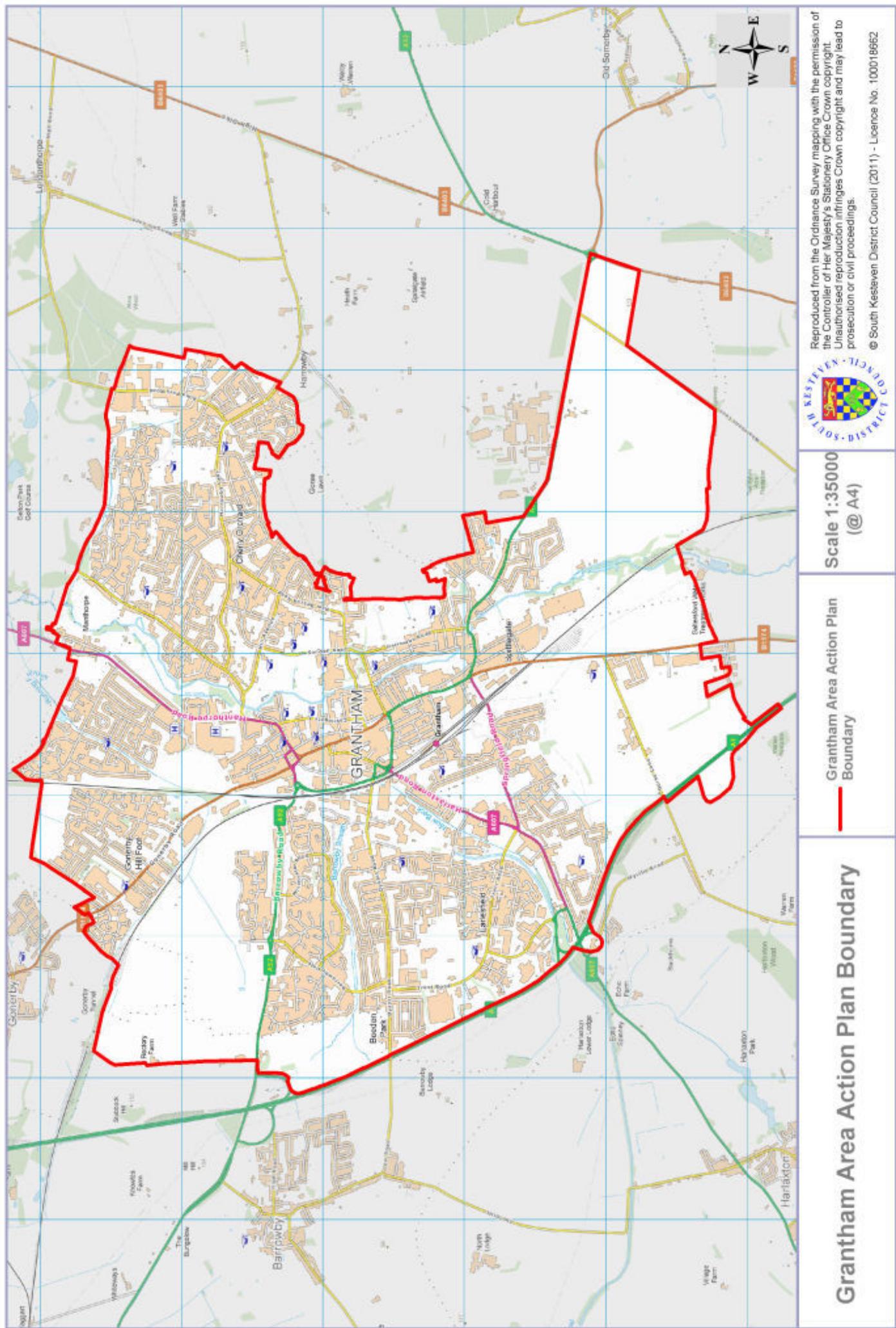
1 Introduction

1.0.1 The Grantham Area Action Plan will drive regeneration and growth for the town and will serve as a vehicle to deliver Grantham's status as a Growth Point. It sets out the Council's vision for the town together with objectives, a policy framework and proposals to guide future development over the next 15 years up to 2026. It seeks to enhance Grantham's historic environment and improve the quality and range of facilities and services available to residents and businesses. The Grantham Area Action Plan (GAAP) identifies and allocates sites for specific types of development including employment, retail, housing, open space and green infrastructure networks and will play a key role in delivering the future development requirements for Grantham town.

1.0.2 The GAAP covers the whole of Grantham but excludes Great Gonerby which is covered by the Site Allocation and Policies Development Plan Document (DPD). However, policies contained in this DPD will have regard to developments in Great Gonerby and its immediate surroundings. This approach is necessary to ensure that Great Gonerby maintains its identity as a community and also to minimise the impact of growth from Grantham town.

1.0.3 The GAAP boundary includes parts of the adjoining parishes of Barrowby, Londonthorpe and Harrowby and Great Gonerby. This reflects the location for future housing and employment development which have been identified following an assessment of potential development sites, completion of several technical studies and public consultation.

The boundary of the GAAP is shown in Figure 1:



1 Introduction

1.0.4 The GAAP will replace the existing 'saved' planning policies for Grantham within the 1995 South Kesteven Local Plan, and forms part of the Council's Local Development Framework (LDF). Appendix 1 sets out those remaining saved Local Plan policies replaced by policies in this DPD.

1.0.5 Together with the Core Strategy and a separate Site Allocation and Policies DPD, the GAAP will provide the policy framework for the District, guiding the location, design, form and use of land and buildings.

1.0.6 The GAAP must be in conformity with the spatial strategy and policies included within the Core Strategy. It is aligned with local, countywide and national strategies and takes forward many of the key objectives and priorities set out for Grantham, interpreting them spatially so that what happens on the ground best reflects what the local community wants to see in the town. It also helps to deliver growth aspirations and regeneration initiatives expressed in the Council's Economic Strategy, Grantham Local Investment Plan and Grantham Growth Point Programme of Development.

1.0.7 This Plan builds upon views expressed through previous consultations and wide-ranging research, to shape and guide the rejuvenation of Grantham.

1.0.8 The GAAP will result in:

- A strong local economic focus that will provide high quality housing, employment and a strong retail offer
- New road infrastructure, which will assist in reducing traffic in the town centre enabling a traffic calmed environment to be created
- A vibrant and visually attractive town
- An enhanced environment with striking architecture, spaces, waterways and green networks
- An attractive shopping area with new retail and mixed use developments
- A centre for strong community culture and historic environment
- Improved accessibility, particularly for pedestrians and cyclists

1.0.9 The GAAP is based upon:

- A number of background studies providing robust evidence to support the approach proposed (see below)
- A sustainability appraisal to make sure the approach will have the best environmental, social and economic outcomes possible
- Technical and viability assessments of key development sites

1.0.10 A significant amount of evidence has been prepared to inform the development of the LDF. Much of this was prepared for the Core Strategy but additional studies, or review of previous reports, has been undertaken to support the development of the GAAP. These studies can be viewed on the Council's website and include:

- Employment Land Capacity Study (2010)
- Retail Needs and Town Centre Study (2010)
- Strategic Flood Risk Assessment Level 2 (2011)
- Landscape Capacity and Sensitivity Study (2011)
- Belton House and Park Setting Study (2010)
- Grantham Movement Strategy (2010)
- Grantham Townscape Assessment (2010)
- Grantham Green Infrastructure Strategy (2010)
- Peterborough Sub Regional Strategic Housing Market Assessment (updated 2010)
- Strategic Land Availability Assessment (updated 2010)

1.1 Policy Context and Community Engagement

1.1.1 In 2005 South Kesteven started work on the Local Development Framework with publication of an Issues and Options document. This resulted in consultation on two spatial policy documents in 2006 - the Core Strategy and a Housing and Economic DPD. In 2007 the Council prioritised the preparation of the Core Strategy so that it would be adopted in advance to give the strategic policy framework for more detailed policy and site allocation plans. This has ensured that the guiding principles and spatial strategy established by the Core Strategy are in place to guide the development of subsequent plans and to provide an overarching policy framework for determining planning applications. In July 2010, the Council's Core Strategy was adopted. This provides a sound policy base for the Grantham Area Action Plan.

1.1.2 The GAAP provides more detailed policy guidance as required by the Core Strategy and also provides further guidance and criteria on a number of specific issues and types of development.

1.1.3 The Core Strategy establishes a Policy context for the more detailed policy guidance provided in the GAAP as follows:

Policy SP1 Spatial Strategy

Policy SP2 Sustainable Integrated Transport

Policy H1 Residential Development

Policy H2 Sustainable Urban Extension (SUEs) boundaries and broad distribution of land uses

Policy E1 Employment Development/Protection Existing Employment Areas

Policy E2 Town Centre and Retail Development

1 Introduction

Policy EN1 Protection and Enhancement of the Character of the District

1.1.4 In producing the GAAP, consideration has been given to the context provided by existing policy frameworks at the national level. This document has been influenced by the Government's Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs), which cover a wide range of topics, and Planning Circulars. Those national policy documents relevant to a particular GAAP policy are identified throughout.

1.1.5 The preparation of the GAAP has involved consultation with the local community and other key stakeholders not only on the overall policy approach of the GAAP but also specific proposals for key development sites. Previous community engagement on a number of the policy issues contained in the GAAP has also taken place through the publication of the Issues and Options paper in September 2005, the Housing and Economic Development DPD in June 2006 and the Grantham Issues and Options (Masterplan) in 2007. The views received during consultations have helped shape development of the document and its policies.

1.2 Sustainability Appraisal

1.2.1 The purpose of sustainability appraisal is to promote sustainable development through better integration of sustainability considerations into the preparation of a plan. It can be used to highlight problem areas where a plan may not contribute to sustainable development. By identifying these problems at an early stage as part of the preparation of the plan, it can be changed to make it as sustainable as possible.

1.2.2 In order to meet the SA/SEA requirement for this Plan, baseline data relating to biodiversity; flora; fauna; land; water air; climate change; cultural heritage; landscape; demography; crime; health; education; recreation; the economy; employment and transport, have been collected and reviewed as a generic baseline information on the state of Grantham. This process has enabled the Council to make informed decisions based on sustainability principles on the choice of sites for allocation and preferred policies over the plan period.

1.2.3 Key issues which are considered relevant to this plan include:

- To direct development to locations which meets the strategic requirements set out by the Core Strategy
- Delivering housing, employment and retail requirements of the Core Strategy
- Delivering Green infrastructure networks and protecting and enhancing existing open spaces and meeting open space standards for new development
- To identify the town centre as a focus for development including retail, mixed use development, employment, housing and other other town centre uses
- To avoid development in areas of high risk from flooding
- To consider locations that have existing or potential infrastructure to support development

- To protect against detrimental impact on historic assets
- The need for affordable housing.

1.2.4 A SA Scoping Report was published in October 2009: this was a combined report for both the GAAP and the Site Allocation and Policies DPD. The Scoping Report identified the sustainability objectives and set out a framework to be used to assess the policies and proposals included in the GAAP. The Scoping report also assessed the proposed GAAP objectives against the sustainability framework.

1.2.5 The policies contained in the GAAP have been assessed using the SA framework and a SA report prepared and published as a separate document.

1.3 Habitats Regulations Assessment

1.3.1 The Habitats Directive (Directive 92/43/EEC) requires an assessment of the implication of plans and projects on Natura 2000 sites (these are European sites identified and protected for their nature conservation value). There are two Natura 2000 sites within the District (Baston Fen and land at Grimsthorpe) and two areas outside the District which could be affected by development within South Kesteven (Rutland Water and the Barnack Hills and Holes). The Habitats Regulation Assessment for the Core Strategy was prepared, published and considered as part of the Public Examination. This concluded that the Core Strategy policies were not likely to have any significant effects on these Natura 2000 sites.

1.3.2 The GAAP policies have been developed from and are in conformity with the Core Strategy policies. This means that the GAAP policies are not likely to have significant impacts on Natura 2000 sites and that, therefore, there is no need to proceed to the next stage of undertaking an Appropriate Assessment.

1.4 Spatial Portrait of Grantham

1.4.1 There are a wide range of challenges within Grantham which need to be addressed in the GAAP. As a designated Growth Point, Grantham is committed to achieving increased delivery of housing numbers and providing employment opportunities for all residents across the plan period, although this is not without its challenges as there will be significant infrastructure requirements arising from the proposed developments.

1.4.2 At present, development opportunities within Grantham are constrained by the lack of capacity within the foul water drainage network, which the Council and its partners are working to address.

1.4.3 In order to attract people to Grantham, there will also need to be improvements to areas such as employment and retail provision, whilst ensuring that the town's cultural heritage is protected and enhanced.

1 Introduction

1.4.4 South Kesteven's Retail Needs and Town Centre Study (2010) indicates that there is an identified need for Grantham to provide increased comparison goods retail floor space across the plan period. This will be necessary to provide additional facilities for the increased population of the town, and to prevent further leakage of retail expenditure to competing centres.

1.4.5 There is currently a lack of modern, high quality office space within Grantham, which makes it harder to attract businesses to the area and, coupled with major transport infrastructure constraints, potential investment is being deterred.

1.4.6 Effectively dealing with the recognised congestion problems within Grantham will be a key component to growth. Making it easier to travel around the town, and making better use of public transport, walking and cycling opportunities, will be important elements to relieving this congestion and successfully achieving the growth agenda.

1.4.7 New open spaces and green infrastructure networks will be required providing an enhanced environment and well connected town centre. As the population of Grantham grows, the pressures upon public open space will too, highlighting the need for the appropriate types of open space to be provided in line with growth proposals.

Demography

1.4.8 Grantham is located around 26 miles south of Lincoln and 24 miles east of Nottingham and is the largest settlement within the District with an estimated population of around 45,000. The current population structure is similar to that of the UK in general, although there is a smaller proportion of the population in the 20-29 age groups due to the town's long standing problem with retaining skilled younger workers. The ethnic makeup of the town is largely white British. The largest proportion of other ethnic groups are Asian, African, Caribbean and Chinese, though the past few years have seen a significant increase in the level of migrant workers from EU Countries such as Portugal and Eastern Europe living and working in the town.

Historic Environment and Biodiversity

1.4.9 Grantham was founded by the Anglo-Saxons in the 6th and 7th century and its boundaries are still found in the street layout and water courses. By the middle of the 11th century Grantham was an important market town, the centre of a region of Saxon and Danish villages and where the production and sale of wool and leather trade created the riches of the town.

1.4.10 The town features a large number of both Grade I and Grade II listed buildings together with a large conservation area. This includes St Wulfram's Church where Peregrine Falcons roost within the bell tower. The River Witham flows through

the town and to the south of the town, between Little Ponton and Saltersford, the area is rich in biodiversity. The River and its surroundings are home to a range of wildlife such as herons, duck, water voles and the endangered white clawed crayfish.

Health, Crime and Life Expectancy

1.4.11 The health of the population is generally good with life expectancy in South Kesteven District being 82.4 years for females and 77.9 years for males. Deprivation levels within Grantham are generally low with much of the town classified as being amongst the least deprived nationally. Despite this, there are areas of fairly high deprivation close to the town centre, with Earlsfield being among the bottom 10% of the most deprived areas in the country. Despite this, Grantham is statistically a safe place to live as the District benefits from a generally low crime rate which is below the county average.

Transport

1.4.12 The town has historically been of strategic importance due to its location on the River Witham, the Great North Road and the rail link with London and the north. It has good communication links with the A1 running just to the west of the town, the A52 providing links to Nottingham and the East Coast Main Line passing through Grantham station, providing excellent road and rail links to both London and the north. Public transport has recently been improved with regular town bus services now serving the town centre, train station, employment areas and surrounding residential areas.

Economy

1.4.13 The town's economy has traditionally been reliant on industries like manufacturing, engineering, construction and wholesale retail trade. However, distribution, tourism and service sectors have taken an increased role in employment provision over recent years with much of the employment now found within the service sector.

1.4.14 The workforce is relatively well qualified in comparison to the national picture, although many of the highly skilled local people use the excellent transport links to travel out of Grantham to work, which is demonstrated through resident based earnings being significantly higher than workplace earnings. Grantham as a Growth Point will provide an attractive environment for investment in housing, employment, retail, tourism and green infrastructure development. This will provide a good and attractive environment to retain a highly skilled labour force.

Education

1.4.15 There is a strong history of learning within the town with key Stage Two results in line with the national averages and a good GCSE performance. There are several secondary schools in the town, including two Grammar schools: Kesteven and Grantham Girls' School and the Kings School. Further education in the town is provided by Grantham College.

Housing

1.4.16 House prices are relatively low compared to elsewhere in South Kesteven District and the wider Lincolnshire area. Yet despite this, Grantham has relatively low levels of owner occupancy and high rates of social housing and private sector renting. There is a shortage of affordable housing compared to the level of demand.

2 Vision and Objectives

2.1 Vision

Vision for Grantham

By 2026, Grantham will be a vibrant and key economic centre in Lincolnshire. It will be an economically, socially, environmentally and physically connected town.

Grantham will offer a high quality choice of retail, leisure, residential and employment opportunities for all. Development will take account of existing design characteristics to conserve and improve the character of the area including Grantham's heritage. It will celebrate its natural and built heritage, culture and riverside location.

Grantham will be an attractive traffic calmed environment which allows the enjoyment of its historic spaces, building and streets. The East-West Relief road and other highway improvements will have improved traffic circulation. Public transport, cycling and walking routes will all have improved giving a real alternative to using private cars.

Grantham will provide high quality open spaces and networks of multi-functional green spaces linking new developments to the town centre.

Redevelopment will have increased the quantity and range of retail space, together with additional dwellings and leisure facilities. The Greyfriars and Wharf Place development sites will provide high quality retail led development opportunities for Grantham.

New offices and commercial uses will be accessible by a number of means of transport and will be close to residential areas. Grantham will provide a gateway to the East Midlands region for the business community with a reputation for quality business facilities. The waterways within Grantham will be given new and exciting uses and opportunities for the town, including the location for a vibrant night time economy.

The Station Approach will serve as a gateway into the town centre and will have been transformed into a distinctive entrance to the town centre creating a sense of arrival set within a consolidated, high quality built and landscaped environment, providing good pedestrian connections to the town centre.

Housing will be of the best possible layout and high quality design, whilst integrating effectively with the landscape and character of Grantham.

2 Vision and Objectives

The Northwest and Southern Quadrants will provide a high quality “place” and neighbourhoods which are sustainable, attractive, and safe for people to aspire to live, work and visit.

All new development will incorporate renewable energy and energy saving features, make better places to live, reduce carbon emissions and respond to the challenges of climate change.

This will be achieved by :

- Creating the right balance of jobs, housing and infrastructure;
- Ensuring that development is sustainable in terms of location, use and form;
- Balancing the development needs of the District with the protection and enhancement of the natural and built environment;
- Addressing and mitigating any negative effects of development on the built and natural environment;
- Working with partners and residents to develop a place where people really matter

2.2 Objectives

2.2.0.1 The Core Strategy establishes the overarching policy framework for the LDF. It incorporates the Vision and Objectives for the whole LDF. The GAAP will provide more detailed policies and specific site allocations to enable the Core Strategy vision, objectives and policies be delivered.

2.2.0.2 To ensure the policies and allocations of the GAAP are in conformity with the Core Strategy, and are developed in a consistent and robust manner, a number of sub-objectives have been identified to guide the preparation of this DPD.

2.2.1 Housing

Objective 1

To provide new dwellings within Grantham up to 2026 of sufficient variety in terms of sites, size, types, tenure and affordability to meet the needs of the population.

Objective 2

To promote and strengthen the role of Grantham as a Sub-Regional Centre, and properly plan and deliver the additional housing growth expected by the Grantham Growth Point.

2.2.2 Employment/Commercial

Objective 3

To provide for the development of employment land on a variety of sites to support a diversity of employment opportunities and attract high quality investment and skilled jobs up to the period of 2026.

Objective 4

To promote the vitality and viability of the town centre, exploiting the benefit of enhanced growth of the town whilst retaining the best and most valued aspects of its existing character.

Objective 5

To ensure that the Town Centre is a convenient and accessible place that is easy to get to and get around.

2.2.3 Retail Development

Objective 6

To seek a major increase in retail provision, bringing enhanced quality and choice, whilst keeping the centre compact.

2 Vision and Objectives

2.2.4 General

Objective 7

To locate development within Grantham where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education and other services locally or in locations which minimise the need to travel and where there are modes of transport available in addition to the motor car.

2.2.5 Sustainable Communities

Objective 8

To ensure that the new growth brings opportunities to enhance existing services, facilities and infrastructure for the benefit of existing and new communities.

2.2.6 Cultural Heritage

Objective 9

To conserve and enhance Grantham's heritage, respecting historic buildings and their settings, links and views.

2.2.7 Biodiversity

Objective 10

To provide a network of multi-functional green spaces which secures a net gain in biodiversity, provides for the sporting and recreational needs of the population, promotes healthy lifestyles and enhances the quality of the natural and built environment.

2.2.8 Water

Objective 11

To reduce the risk of flooding by ensuring the appropriate location and design of new development, having regard to the likely impact of climate change.

3 Spatial Policies

3.1 Movement and Accessibility

3.1.1 In order to meet the growth aspirations for Grantham and to maximise investment opportunities for the town, the Council commissioned a Movement and Accessibility Strategy (Urban Initiatives, 2011) to identify proposals which would improve and manage the additional movement demands to be generated by the planned growth of the town. This builds on the Grantham Transport Strategy (2007). The Strategy recognises the importance of improved mobility and accessibility to economic growth and inward investment. It supports the location, mix and form of development proposed in Grantham to deliver improvements to the town network by all modes including public transport, cycling and walking.

3.1.2 The challenge for Grantham is to provide a framework within which development proposals can come forward in an integrated and mutually supportive manner over time, leading to the achievement of a more compact and connected town form and, consequently more sustainable patterns of trip making. Encouraging a higher share of trip making by non-car modes and greater levels of trip containment within the town will, in conjunction with the provision of improved transport networks and other demand management measures, help achieve the root cause of the historic problem - the poor relationship of land use and transport.

A graphical representation of some of the key elements concerning movement in Grantham is shown in Figure 2.

Annotations:

1. The town centre core and key public realm
2. Historic Victorian and Edwardian neighbourhoods
3. Severence created by the town centre 'traffic collar'
4. Key town centre regeneration sites and the potential to improve connectivity and linkages
5. New [and existing] areas of employment
6. Proposed residential led urban extensions to the town
7. The River Witham and the green corridor linking Belton Park through to the south
8. The East Coast Main Line and the rail line to Nottingham

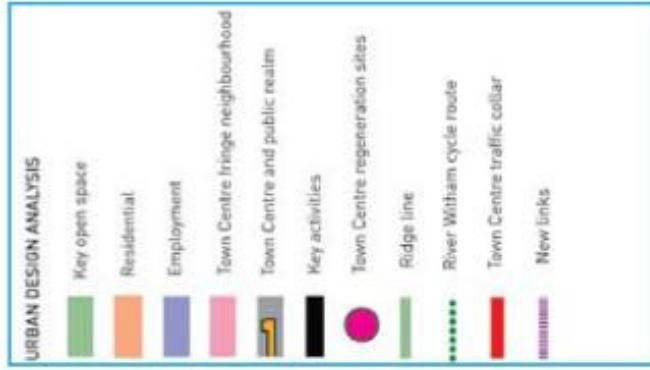


Figure 2: Movement and Accessibility

3 Spatial Policies

Public Transport

3.1.3 Grantham enjoys excellent rail access to an array of national destinations via the East Coast Main Line (ECML), as well as regional services. A new network of local bus services has recently been delivered along with new bus shelter facilities, markedly improving access by bus for local journeys. Despite this, bus services struggle to meet timetables due to town centre congestion, and consequently fail to capture a greater market share. Although the bus station is located in the most accessible location in the town, it is currently an unwelcoming gateway to Grantham. The growth point agenda for Grantham will provide new opportunities for public transport investment. New growth across the town will be required to deliver a step change, to include improved frequency, reliability and efficiency of bus services as well as higher quality facilities, information and amenities for bus users. It is expected that new and significant development will contribute towards the delivery of prime bus stops in key locations such as the town centre, community facilities, schools and employment sites. This should include higher order bus shelters, signage, information and public realm. The Sustainable Urban Extensions need to hardwire in public transport routes and facilities from the outset through appropriately located and designed streets with prime bus stops. There is also the potential for new high-frequency bus services between the Northwest and Southern Quadrants through the town centre.

3.1.4 Cycle Network

3.1.5 Grantham has a well established cycle network. Facilities along heavily trafficked radial routes are generally of good quality with some shared or segregated cycleway/footways running along one side of the streets like Gonerby Road, North Parade, Barrowby Road, Harlaxton Road and Belton Road. Given that 60% of journeys to work into the town are 2km or under, there is a huge potential for Grantham to become a 'Cycling Town'.

3.1.6 Despite this huge potential, cycling is an under-performing mode only accounting for 5% of all journeys to work. The River Witham corridor, in particular, could provide an excellent walking and cycling link between the town centre and the Southern Quadrant. This has the potential to form the backbone for the town cycle network.

Traffic and Parking

3.1.7 Traffic congestion is one of the major problems hindering vehicular movement within Grantham especially in the town centre. This is more prevalent, particularly during AM and PM peak travel times in the town centre traffic collar of Wharf Road, Sankt Augustin Way, Barrowby Road/Broad Street. This is the main pinch point on the network resulting from the convergence of radial roads and closely spaced junctions caused by physical constraints of the River Witham and the ECML. This issue is compounded by the fact that Grantham is located on the main freight route

between the A1 Trunk Road and distribution centres and rural areas to the east. Due to a lack of alternative routes, heavy goods vehicles (HGVs) are forced to use the town centre streets, particularly Wharf Road and the High Street.

3.1.8 Parking is also a key issue for the town to deal with. On-street parking is saturated throughout the town on both weekdays and weekends. Private off-street car parks such as those associated with Morrisons and Asda supermarkets are well utilised. Public off-street car parking sites, such as those in Watergate, are potential development sites whilst others are under utilised: this may be due to either being too far away from the town centre or their visibility to car park users. It is expected that future growth opportunities will generate a demand for new car parking and that the best use of underutilised car parks will be made.

3.1.9 The delivery of the East-West Relief Road will bring significant social and economic benefits to Grantham and the wider area. Its construction will help to reduce traffic congestion within the town centre and will provide an alternative vehicular route especially for HGVs. This will attract people and businesses into the town which will in turn support the vitality and viability of the town centre.

Policy MOV1: Movement and Accessibility

Improved mobility and accessibility is critically important to economic growth, inward investment and climate change and should minimise adverse environmental impacts of motorised travel on the environment and communities.

Development should encourage sustainable transport networks by offering alternatives to the use of private car.

In order to achieve this, development should:

- **Deliver an appropriate mix of uses to maximise people's propensity to walk and cycle when accessing local goods and services.**
- **Avoid cul-de-sac layouts as they work against making public transport, walking and cycling attractive as modes of choice.**
- **Pursue more compact forms of development to support more viable public transport.**
- **Integrate the River Witham and other green features/corridors into new development to act as high quality walking, cycling and recreational corridors.**
- **Ensure that street networks are designed to hardwire in public transport services with highly legible and walkable bus hubs located within areas of activity.**
- **Provide a network of connected streets which disperse movement loads and promote walking and cycling.**

3 Spatial Policies

- **Contribute towards junction improvements for all modes of transport to enable growth to occur whilst resolving local movement and place issues**
- **Contribute towards the delivery of bus service improvements, and other sustainable transport initiatives, including the provision of facilities, through S106 and S278 agreements and, in the future, the Community Infrastructure Levy.**
- **Contribute to, and/or provide high quality new cycle facilities and routes.**

This policy contributes towards achieving Objectives 2, 4, 5, 6, 7, 8, 9 and 10

3.2 Green Infrastructure

3.2.1 ‘Green infrastructure’ is the network of green spaces and links that supports natural processes, and delivers ecosystem services and benefits integral to the health and quality of life for Grantham’s communities. It is a network of multi-functional green spaces in urban areas, the countryside in and around towns, and the wider countryside. Green infrastructure will also contribute to the setting of Grantham and its surrounding landscape. The provision of high quality accessible green infrastructure is seen as increasingly important to regeneration and creating places that are based upon local distinctiveness. Quality environments also attract quality investment in terms of housing, the economy, jobs and skills. Investment in the public realm and green networks should, therefore, be seen as equally important as any other aspect of the regeneration process.

3.2.2 Grantham’s green infrastructure network comprises both green spaces within urban areas, such as Wyndham Park, and larger spaces in the countryside around the town, such as Belton Park. It also includes green corridors, such as the River Witham and the Grantham Canal that are significant green infrastructure assets for the town.

3.2.3 The current national planning policy framework for the natural environment, countryside and landscape is set out in PPS 1 (Delivering Sustainable Development), PPS 7 (Sustainable Development in Rural Areas) and PPS 9 (Biodiversity and Geological Conservation). The policies are aimed at sustainable development which protects and enhances biodiversity, and provides for access to the countryside. The draft PPS on Planning for a Natural and Healthy Environment encourages local planning authorities to adopt a strategic approach to planning for green infrastructure alongside open space, sports and recreation facilities provision. It also identifies development management policy principles relating to the maintenance of an adequate supply of green infrastructure for meeting identified environmental, social and economic needs. PPS 12 (Local Spatial Planning) calls for local development plans to be underpinned by evidence of what green infrastructure is needed to support the proposed amount, type and distribution of development for an area.

3.2.4 A key aim of the GAAP will be to increase access to Grantham town and deliver green infrastructure for the Sustainable Urban Extensions. Investment in green infrastructure provision for Grantham will help to tackle existing deficits in the provision of accessible green space, and help provide and protect wildlife corridors, open space and accessible land. It will also help to create new areas of habitat. This will be achieved through the identification of opportunities within the plan area for delivery of new and enhanced green infrastructure that is required to meet the needs of existing and future communities, such as that provided by the redevelopment of the Canal Basin for example.

3.2.5 The District-wide Green Infrastructure Strategy (2009) provides a strategic framework for green infrastructure planning in the Grantham area, and identifies strategic opportunities to plug deficiencies in accessible green spaces in and around the

3 Spatial Policies

town – including areas of countryside to the north of the town around Belton Park in particular. A more detailed Green Infrastructure Strategy for Grantham town has been completed (Chris Blandford Associates, 2011), which identifies priorities for green infrastructure provision and investment to support the sustainable growth of Grantham over the next 15 years up to 2026.

3.2.6 The Green Infrastructure Strategy aims to provide a strategic framework and vision for the planning, implementation and management of a multi-functional green infrastructure networks connecting Grantham and surrounding countryside. The application of green infrastructure concepts, as set out in the Strategy, apply beyond the boundary of the GAAP as illustrated by Figure 3 and Figure 4.

Policy GI1: Green Infrastructure Provision

Green infrastructure is a network of high quality green spaces and other environmental features.

It includes parks, open spaces, playing fields, woodlands, allotments and private gardens. The provision of Green Infrastructure can provide social, economic and environmental benefits close to where people live and work.

In Grantham, priority will be given to investment in locations with identified needs and opportunities for green infrastructure provision, including regeneration sites within the town centre, the Sustainable Urban Extensions and for key green corridors and links, such as the River Witham and Grantham Canal. An action plan for delivery of a range of green space and access projects within these areas is provided by the Grantham Green Infrastructure Strategy.

The green infrastructure networks will be protected managed and, where necessary, enhanced by:

- **Ensuring that proposals for housing and employment development retain, enhance and/or create green corridors and spaces to provide linkages between the development site and the town centre, urban fringe areas and the wider countryside, and provide a net increase in biodiversity.**
- **Not permitting development that will cause significant harm to the functioning of the green infrastructure network, particularly in relation to reducing the impacts of climate change.**
- **Where an adverse impact on green infrastructure is unavoidable, only permitting development if suitable mitigation measures are provided to ensure the multi-functionality and connectivity of the green infrastructure network is maintained.**
- **Requiring development to provide or contribute towards the provision of on- or off-site green infrastructure as appropriate through planning**

conditions or legal agreement to address identified deficiencies. Provision of financial contributions will be required to include arrangements for on-going management and maintenance of green spaces where necessary.

This policy contributes towards achieving objectives 8, 9 and 10.

3.2.7 Key locations for investment in green infrastructure provision are shown on Figure 3. Options for investment in new and enhanced green space and access linkages within these areas are provided in the Grantham Green Infrastructure Strategy, which identifies 28 recommended projects to address needs and opportunities identified by the Strategy. These projects include, for example: the creation of a 'riverpark' based on the River Witham linking Belton Park, the town centre and the southern Sustainable Urban Extension; and a number of new 'greenways' to provide shared cycle and pedestrian access routes linking the town centre with destinations in the surrounding countryside.

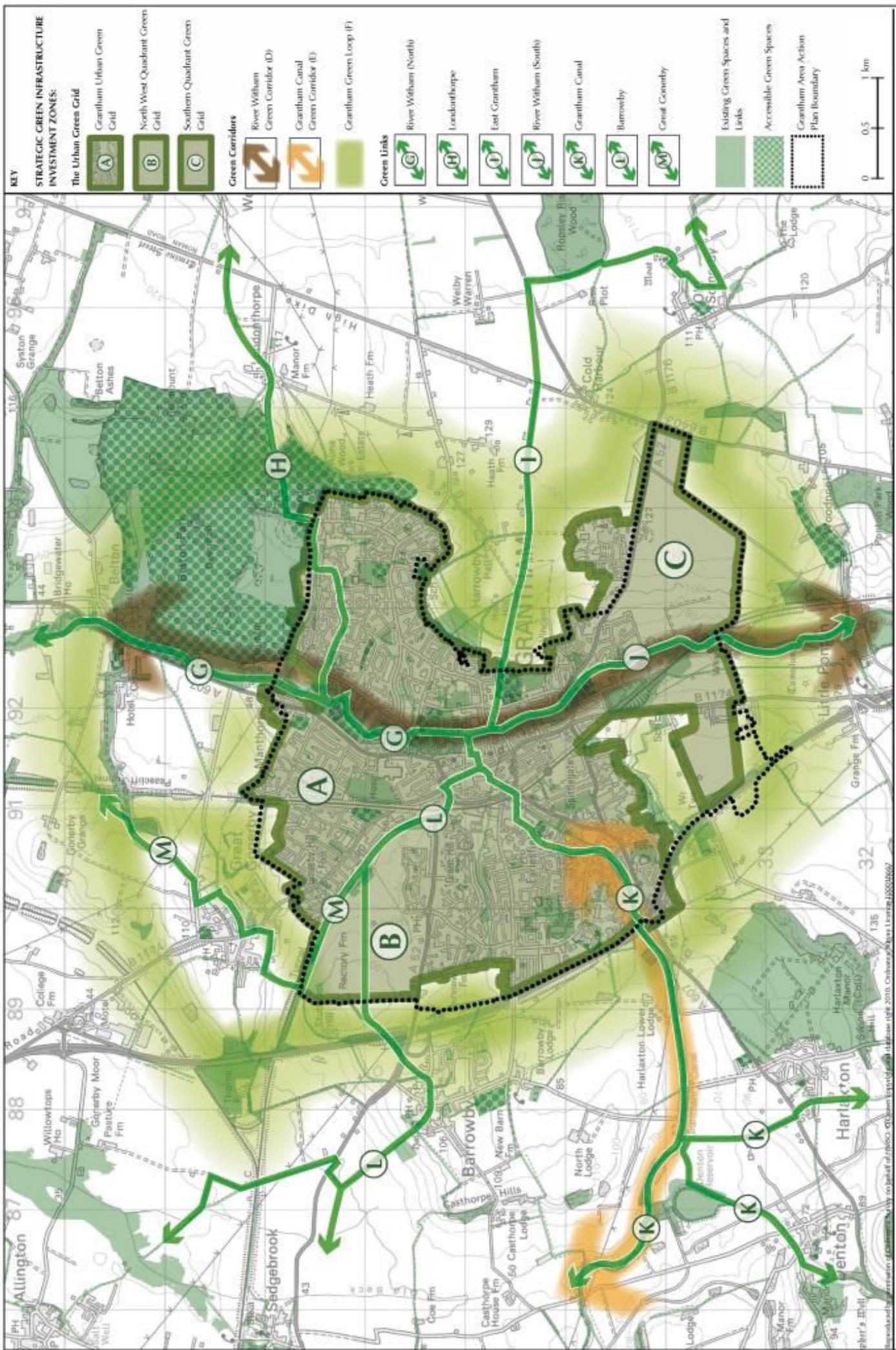


Figure 3: Proposed Green Infrastructure Networks and Opportunity Areas

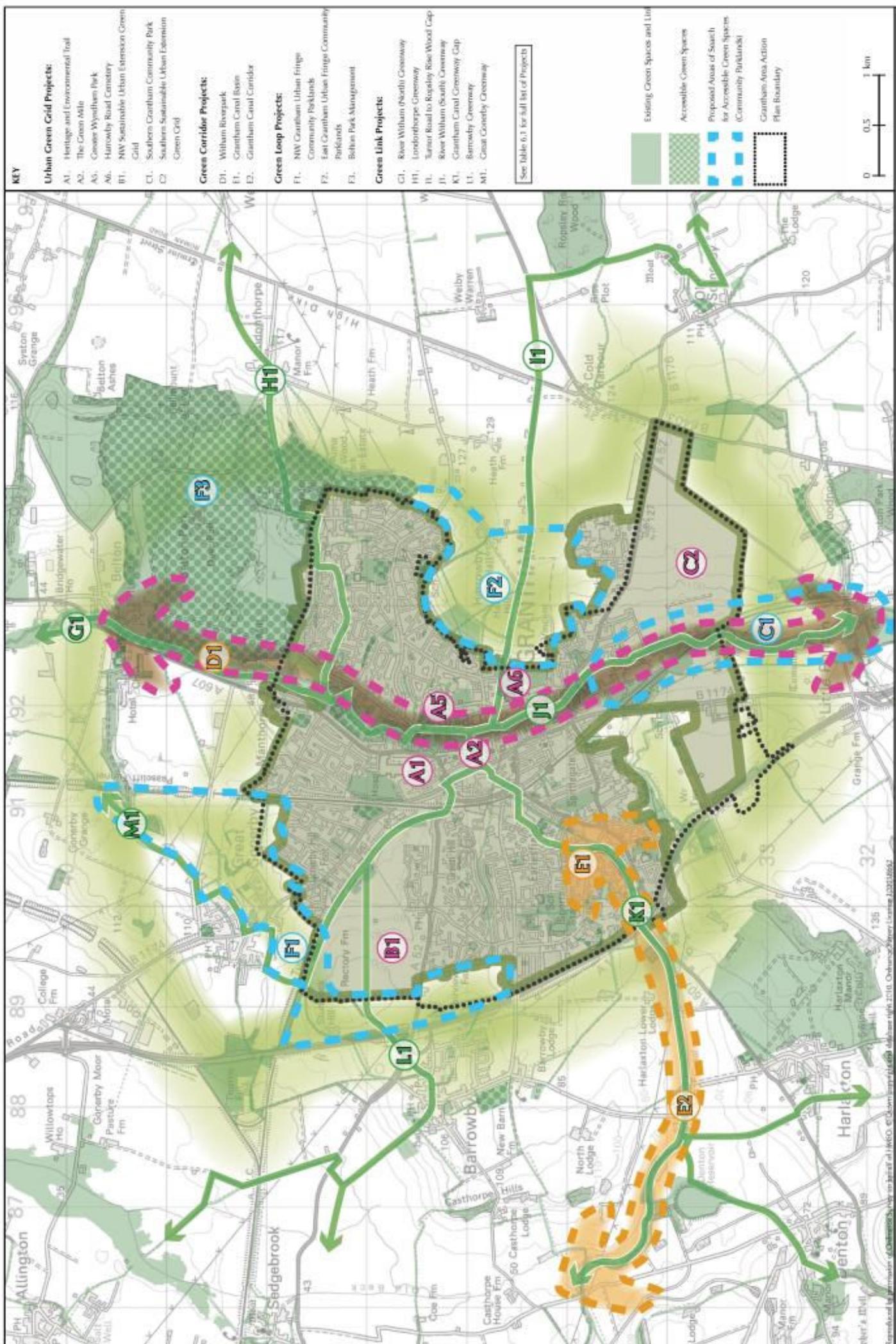


Figure 4: Proposed Green Spaces and Green Links Projects

3 Spatial Policies

3.3 Retail Development and the Town Centre

3.3.1 Retail Development

3.3.1.1 Grantham is the main shopping and commercial centre in South Kesteven. The centre serves shoppers from across the District with a large number and variety of retail and service uses.

3.3.1.2 Convenience retailing in the town is strong but there has been a gradual change in the comparison offer available in the town and vacancy rates are slightly above the national average, with a number of larger units not being reoccupied. In its present form the town centre presents a fragmented offer and is under performing: the lack of the right size and type of units available in the town centre is seen as being a contributory factor to this.

3.3.1.3 The Retail Needs and Town Centre Study (Nathaniel Lichfield and Partners, 2010) indicates that there will be a requirement for additional development to accommodate retail and other town centre uses during the plan period to 2026. The study identified a need for additional retail floorspace for comparison goods (for shopping where you might compare the offer and prices of two or more similar stores, such as for clothes, electrical goods etc) and more limited capacity for convenience goods (day to day shopping for things such as food, newspapers etc). These projections provide broad guidance and should be used as an indicator when assessing major retail proposals.

3.3.1.4 The floorspace projections take into account many factors, including population levels and spending patterns, and changes in shopping patterns e.g. increased growth in home/electronic shopping.

3.3.1.5 The Study found that most of the key commercial leisure sectors are sufficient to support the catchment population, although there may be potential for further health clubs, restaurants and bars in line with population growth.

3.3.1.6 The Retail Needs and Town Centre Study identified that Grantham had the potential to increase its market share, which could see a potential floorspace capacity of about 23,000 sqm to 2016. It is anticipated that some of this (over 6,000sqm) could be met by the reoccupation of vacant floorspace and the short term approach will be to ensure re-use of vacant units in the town centre.

3.3.1.7 A number of sites within or on the edge of the town centre have been identified as being suitable for development or redevelopment, particularly Greyfriars and Wharf Place, which could go some way towards meeting the identified need for additional floorspace, providing the type and size of unit attractive to retailers and strengthening the town centre.

3.3.1.8 The Study projects retail capacity beyond 2016 (40,800sqm by 2021). These long-term projections should be treated with caution as they are subject to uncertainty and may need to be amended to reflect, amongst other things, changing economic conditions, trends in retailing and commitments.

3.3.1.9 Should this additional retail floorspace be required in the longer term (beyond 2016) the Retail Needs and Town Centre Study identified a site at Elmer Street South as a potential area to accommodate this.

3.3.1.10 A number of the sites identified are currently in use and provide an important local facility e.g. car park. The suitability of these areas for redevelopment may, therefore, depend upon the provision of a replacement facility either through the better use of that site, or by relocating or changing the nature of the facility.

3.3.1.11 Opportunities for small scale retail development to serve local needs will be provided as part of the community hubs within the Sustainable Urban Extensions.

Policy RT1: Improving Town Centre Retail Offer

To maintain its role as a Sub-regional Centre and strengthen and improve the vitality and viability of the town centre the redevelopment of the following sites, and identified on the proposals map, for retail and other appropriate town centre uses will be supported provided that the proposal is in accordance with the requirements of the Core Strategy, the town centre policy (TOC1) and specific regeneration site policies in this Plan:

- **Greyfriars**
- **Wharf Place**
- **Station Approach**
- **Watergate Car Park**

Redevelopment of a site at Elmer Street South, shown on the proposals map, will be supported for retail and appropriate town centre uses should this be required in the longer term.

Where a site incorporates existing public services or facilities the proposal will be expected to include appropriate arrangements for the replacement or reconfiguration of that facility as part of the scheme.

Redevelopment and or re-use of sites on the edge of the defined town centre or in out of centre locations for large scale retail uses will only be acceptable if it is demonstrated that:

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- all other sequentially preferable sites, including the identified sites have been considered, but are demonstrated to be unavailable or unsuitable for the proposed use, and
- the proposal will not lead to significant adverse impacts on the town centre.

“On the edge of the defined town centre” is taken to mean any site which is well connected to and within easy walking distance (up 300 metres) of the Primary Shopping Area.

“Out-of Centre” is taken to mean any location not in or on the edge of a centre but not outside the existing urban areas.

This policy contributes towards achieving Objectives 4, 6 and 7.

3.3.2 Town Centre Uses

3.3.2.1 The Council’s adopted Core Strategy Policy E2 requires the GAAP to define the boundary of the town centre and the boundaries of the Primary and Secondary Shopping Frontages within it. The town centre includes the Primary Shopping Area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the Primary Shopping Area.

3.3.2.2 The Primary Shopping Area is made up of both Primary Shopping Frontages and Secondary Shopping Frontages. The Primary Shopping Frontages are the core shopping area in the centre of the town, likely to include a high proportion of comparison retail uses and services such as banks and building societies. To promote a busy and attractive town centre new retail opportunities will be concentrated within the Primary Shopping Frontage, providing a focus for activity and preventing key uses from being dispersed throughout the centre.

3.3.2.3 The Secondary Shopping Frontages support independent and convenience retailers and non-retail uses such as offices, restaurants and cafés. These uses form an important complementary function and by allowing a higher proportion of non-retail uses in the Secondary Shopping Frontage a diversity of uses can be encouraged.

3.3.2.4 The Retail Needs and Town Centre Study (2010) included a review of the town centre shopping areas and primary shopping streets identified in the 1995 Local Plan. The study showed that some slight adjustments were required to reflect current usage. The findings of this Study have been used to define the town centre.

3.3.2.5 The defined Primary and Secondary Shopping Frontages include the properties identified in the table below. The defined town centre boundary and frontages are illustrated in Figure 5.

Primary Frontages	Secondary Frontages
4-39 High Street	22-35 St. Peters Hill
41-67 High Street	2-3 and 68-71 High Street
40-42 St. Peters Hill	1-3 (odd numbers), 2-18 (even numbers) and 9-51 (odd number) Watergate
Units 1-39, Isaac Newton Shopping Centre	12-15 Vine Street
1-4 The Pantiles	1-2A and 5-31 Market Place
Units 1-27, The George Shopping Centre	1-3, 7-31 and 64-99 Westgate
	1-4, 10-16 (even numbers) and 11 Guildhall Street
	Guildhall Court
	Kings Walk
	Blue Court
	1-15 (even and odd numbers), 53-59 (odd numbers only) and 62-63 Welby Street
	1-33 Wharf Road
	1-20 St. Catherine Road
	7-49 (odd numbers) London Road

Policy TOC1: Town Centre Uses

The Town Centre Boundary and the Primary and Secondary Shopping Frontages are defined on the proposals map.

Within the Town Centre, development or reuse of vacant buildings for a range of uses including retail, leisure, office, food and drink, cultural and residential uses will be supported. This should be consistent with local and national policies but should not undermine the developmental agenda for the town centre as set out in the Regeneration Site policies.

The primary focus of ground floor usage within the town centre will be retail. Within the Primary Shopping Frontage development will be restricted to retail (Use Class A1) uses at street level. Non-retail uses at street level will only be permitted where it can be demonstrated that the proposed non-retail use will generates a high level of callers such as bank, cafés etc. and provided they are sited appropriately so as not to detract from the shopping frontage by creating 'dead' frontages. Non-retail development will be permitted on the upper floors of buildings within the defined Primary Shopping Area.

Within the town centre, the Council will permit development for:

- **A1-A5 uses, provided is consistent with other policies**
- **Leisure, arts, tourism and cultural uses within use classes D1 and D2**
- **Residential development on upper floors**
- **Offices (B1 use), on upper floors within the Primary Shopping Area.**

This policy contributes towards achieving Objectives 4, 5, 7, 8 and 9

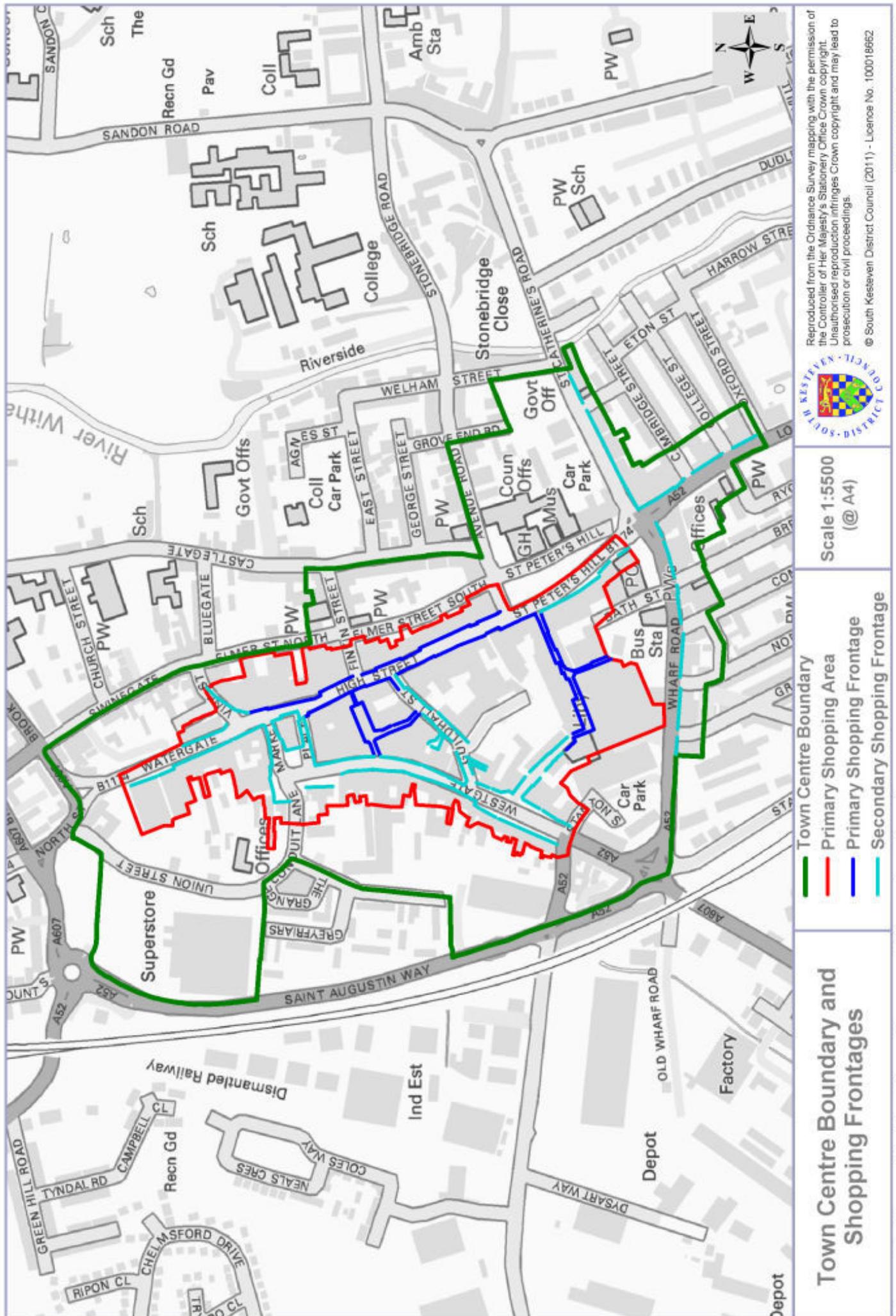


Figure 5: Town Centre Boundary and Shopping Frontages

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3.4 Regeneration Opportunity Areas

3.4.1 Introduction

3.4.1.1 Four key regeneration sites have been identified, the successful regeneration of which will play a significant part in positively changing Grantham over the next 15 years. Each site is considered a key development opportunity area due to its significance in delivering the GAAP objectives and the Growth Point agenda.

3.4.1.2 Three of these sites are located within or close to the Town Centre namely Station Approach, Wharf Place and Greyfriars. The Canal Basin has also been identified as an opportunity site outside of the town centre which will provide long term regeneration benefits for Grantham. The extensive redevelopment of this site will contribute significantly to the attractiveness and vitality of the town and improve connectivity with better pedestrian links to the town.

3.4.1.3 Regeneration of these key sites will reinforce and enhance the viability of the town including an expanded retail offer, employment opportunities, new homes, improved transport facilities and services. The development expectations for each site are set out in the following policies which identify primary and ancillary uses to direct the nature of the mixed used development proposals associated with each area.

3.4.1.4 The sites encompass land in several different private ownerships. There may be the opportunity for a phased approach to development and the policies provide a framework for development to come forward in this way provided the overall regeneration objectives and development principles for the site are met.

3.4.2 Station Approach

3.4.2.1 Station Approach presents significant opportunities to regenerate an underused area of land to create a vibrant and attractive 'gateway' development providing office and employment floor space, new homes, a high quality public realm and enhanced connectivity between the Railway Station, Wharf Place (regeneration site) and the town centre. The transformation of this area as a gateway to the town is one of the key development opportunities to strengthen Grantham's future success.

3.4.2.2 Station Approach constitutes two land parcels which comprise 5.26 hectares (13 acres) situated on the eastern side of Grantham Railway Station and the East Coast Mainline. The extent of the area included in the Station Approach policy area is defined on the Proposals Map. The location of the site is also illustrated in Figure 6. The site is currently disconnected from the town by a lack of clear pedestrian routes and by the dominance of the A52 Wharf Road. To the north of the site along Wharf Road is the edge of the defined town centre. The Maltings, a three storey listed building currently in commercial use, is located at the junction of Wharf Road and Westgate adjacent to the northern boundary of the site.



Figure 6: The Station Approach

3.4.2.3 The redevelopment of this site must reflect a sense of arrival for passengers coming from the train station. A major office/employment led scheme is potentially a major catalyst for wider regeneration of Grantham Town Centre. The presence of a modern office space of high visual quality in close proximity to the town centre is to be encouraged. Given Grantham's Growth Point status and the provision of office space on the Station Approach site, there is potential demand from the business sector for a hotel of circa 120 rooms. However, the option to provide other commercial uses to serve those working in the new office space should be provided if a suitable hotelier does not come forward.

3.4.2.4 The Policy provides prospective developers with certainty as to what the planning authority will consider in principle on the Station Approach site, whilst avoiding being too prescriptive. More detailed guidance can be found in the Station Approach Development Brief Supplementary Planning Guidance. Site 1 (north of the train station) provides an opportunity for a Business Innovation Centre with other commercial type uses such as retail units at ground floor level to provide activity along new pedestrian routes and public squares. Site 2 (south of the train station) could provide employment floorspace of light industrial uses and small start up units, a multi-storey car park to serve the train station, with the potential for some residential development on part of the site if necessary.

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3.4.2.5 The redevelopment of this site may come forward in phases. The phasing approach will have potential wider regeneration benefits for Grantham to attract future investment to the town, not only for Station Approach but for other key opportunity sites. The early phases of development may be brought forward by the public sector to kick start the regeneration of this site.

Policy SA 1: Station Approach

The Station Approach regeneration site will be a gateway to Grantham's town centre encouraging visitors to the Town Centre and an area that will provide for economic development and job creation. The site will also offer the opportunity for new homes, jobs, shops and improved public realm.

Development should provide:

- **A mix of uses including commercial and employment floorspace, new homes, local convenience outlets and car parking to serve the train station creating a dynamic and vibrant area.**
- **A public realm that connects the Railway Station, Wharf Place and the Town Centre through a series of urban spaces as well as enhanced pedestrian and cycle movement throughout a main Boulevard.**
- **A distinctive arrival point to Grantham in the form of a Station Square public amenity space that promotes a sense of community cohesion and civic pride.**
- **The promotion of Station Road as a pedestrian and bus priority route including the provision of a bus interchange and taxi and passenger drop off point.**
- **For the settings of the Grade II listed railway cottages, the Maltings, the Grantham conservation area and other heritage assets within and surrounding the site.**
- **A creative and positive streetscape that demonstrates a strong building line with active frontages along Wharf Road and Station Road East.**
- **High design quality and architecture, ensuring that a mix of complementary uses and building types is accommodated in an integrated way to create a distinctive gateway place.**

This policy contributes towards achieving Objectives 2, 3, 4, 5, 7, 8 and 10

3.4.3 Wharf Place

3.4.3.1 Wharf Place is one of the key regeneration sites in the Grantham Area Action Plan due to its location adjoining the primary shopping area providing the opportunity to extend the range and quality of retail provision in Grantham. The site is within the defined town centre and can provide a development that will assist in

improving Grantham's attractiveness as a sub-regional centre. Wharf Place will deliver a retail-led mixed use development that will anchor the southern part of the main town centre shopping area and reinforce the retail offer as a whole.

3.4.3.2 The site extends to approximately 3.36ha (8.3 acres) and is located on the southern edge of Grantham town centre. It is bounded to the south by Wharf Road, the east by St Peter's Hill, and the north/west by retail units, comprising Morrisons and the Isaac Newton Centre. Vehicle access to the site is via Wharf Road and Greenwood's Row. Grantham Railway Station is approximately 400m to the south west, and Grantham Bus Station lies within the site. The extent of the area included in the Wharf Place policy area is defined on the Proposals Map and its location is also illustrated in Figure 7.

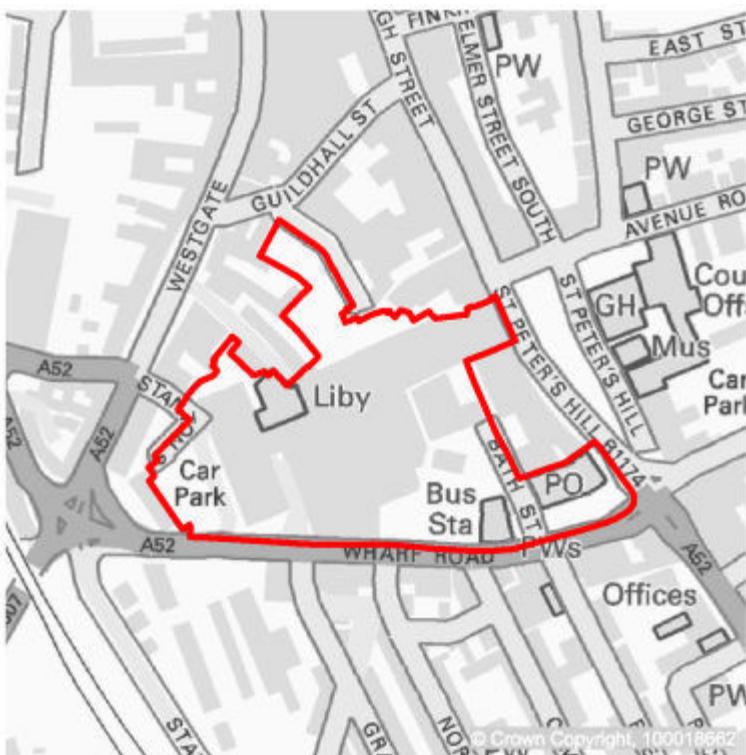


Figure 7: Wharf Place

The site has the potential, with appropriate land uses, to improve the visual and pedestrian experience and establish quality links between the Isaac Newton Centre and the railway station (via the Station Approach site). The development of Wharf Place should be structured around a series of urban spaces. These new urban spaces could include new pedestrian routes that improve connectivity within the site itself and between Isaac Newton Centre, the Railway Station and the Town Centre.

There is the potential to open up the existing enclosed mall and create an inviting vibrant space that maximises opportunities for social and economic exchange. It is recognised that the Grantham Baptist Church located on Wharf Road and Bath Street

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has local historic and architectural value with scope for development potential. A new landmark building, the improvement of the Wharf Road frontage and the redevelopment of the existing car parking area all present themselves as key development opportunities to compliment the adjacent Primary Shopping Area and increase retailing activity.

3.4.3.3 The Council and its Growth Point partners have worked with a range of stakeholders to establish a preferred approach to the development of this site. This has led to the preparation of a Development Brief for Wharf Place, which will be adopted as a Supplementary Planning Document.

Policy WP1: Wharf Place

The re-development of Wharf Place will improve connectivity, legibility and permeability north and south of Wharf Road. The site will deliver a mix of town centre uses with the opportunity of having a strong presence of retail and office development that compliments the surrounding areas.

Development should provide:

- **A building of high quality architectural response to this important corner site.**
- **The refurbishment of all existing retail floor space including the opening up and appropriate landscaping of the internal malls of Isaac Newton Centre.**
- **New retail spaces that enhance vitality and compliment the main town centre shopping area.**
- **The strengthening of pedestrian and visual connections between the town centre, Station Approach and the railway station and the introduction of a new, direct, high quality pedestrian route through the site enhanced by streetscape works and lined by active frontages.**
- **Public realm improvement and unification throughout the site that encourages consumer activity and economic growth.**
- **The potential relocation or rationalisation of the bus station and bus waiting area to a more efficient facility.**
- **Retention of access and servicing arrangements to existing properties where possible, including specific measures to include conveniently located parking for disabled persons.**
- **A new multi-level car park accessed via Wharf Road.**
- **For the setting of the historic environment, including heritage assets within and surrounding the site.**

This policy contributes towards achieving Objectives 4, 5, 6, 7, 8 and 9

3.4.4 Greyfriars

3.4.4.1 The Greyfriars site has the potential to be a niche destination with retail and leisure use. Greyfriars is an ideal location to provide a range of shops and complimentary evening time economy uses that appeal to a wide range of people. The area will thus widen consumer choice and support and promote cultural and economic development. Greyfriars is highly accessible and is currently an underutilised plot of land. The site has an immediate sense of place due to its location near the historic Market Place.

3.4.4.2 Greyfriars is located directly west of the Primary Shopping Area, wedged between the railway line and the main shopping streets. The site extends to approximately 2.8 ha (6.9 acres) and is located to the west of Grantham Town Centre. The extent of the area included in the Greyfriars policy area is defined on the Proposals Map. The location of the site is also illustrated in Figure 8. Greyfriars is bordered by commercial and retail land to the south, Greyfriars residential estate to the west, by Conduit Lane to the north and Westgate (Road) to the east. Several private car parks are currently located along Greyfriars: an existing industrial building and the rear of retail buildings which front onto Westgate. Greyfriars is a minor cul-de-sac, providing access to residential housing; car parks and existing buildings that are situated along Greyfriars. A defining feature of the Greyfriars site is the historic alleyways that provide links through to Westgate. Conduit Lane acts as the northern boundary of the site and provides for local access northwards from Market Place.

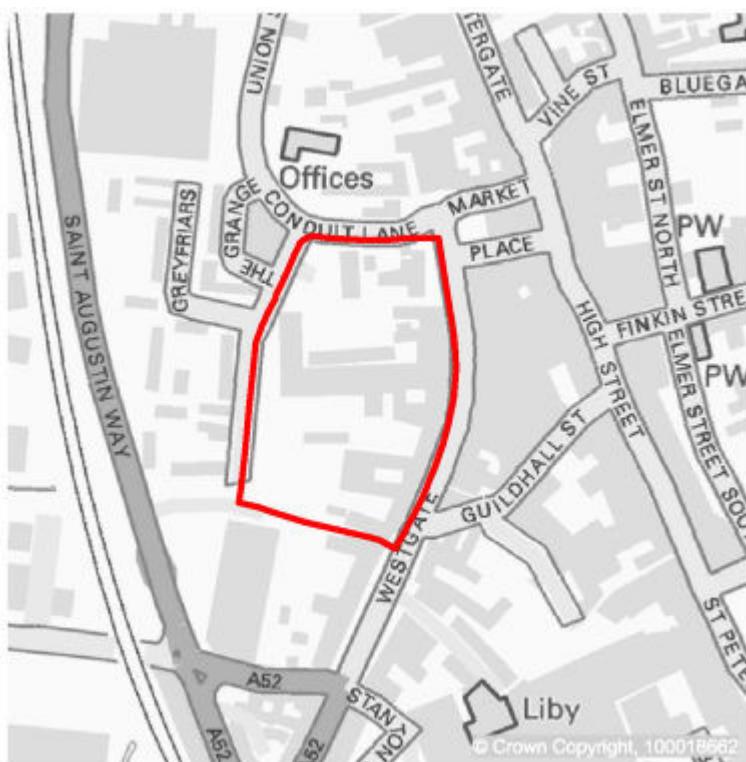


Figure 8: Greyfriars

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3.4.4.3 The eastern part of the site lies within the Grantham Conservation Area. The site includes several statutory listed buildings and a Scheduled Ancient Monument (SAM). Conduit Lane contributes to Grantham's historic fabric with its special character arising from the Scheduled Ancient Monument, the Greyfriars Conduit.

3.4.4.4 The Council and its Growth Point partners have worked together with a range of stakeholders to establish a preferred approach for the development of this site. This has led to the preparation of a Development Brief which will be adopted as a Supplementary Planning Document.

Policy GF 1: Greyfriars

The Greyfriars site can accommodate a leisure, retail and residential mixed use development that establishes the area as a niche destination quarter. All new development must fully integrate Greyfriars into the Primary Shopping Area and enhance the vitality and viability of the Town Centre. Pedestrian connectivity from Greyfriars to Westgate through to the High Street must be invested in any new proposal.

Development should provide:

- **A mix of retail and leisure uses with particularly active uses at street level.**
- **Town houses/flats within the development site that will complement the existing residential in the immediate area.**
- **Adequate car parking to serve the proposed land uses.**
- **Integration of the site into its town centre surrounds through improved access and permeability, particularly improved pedestrian links to Westgate, Market Square and the High Street.**
- **A public realm designed to encourage pedestrian activity, using high quality materials, including street trees, seating, public art and good lighting and enhancement of the existing lanes and alleyways linking Greyfriars to Westgate.**

Redevelopment must be undertaken to a high design quality, ensuring that a mix of complimentary uses and building types are accommodated in an integrated way, with particular respect to the historic grain and surrounding town context.

This policy contributes towards achieving Objectives 1, 2, 4, 5, 6, 7 and 9.

3.4.5 Canal Basin

3.4.5.1 Lying to the south west of Grantham Town Centre, the Grantham Canal Basin area has the potential to deliver the town's growth and development aspirations. It is a substantial tract of under-utilised, largely brownfield land offering significant redevelopment and regeneration opportunities for Grantham. When redeveloped it will be a waterside destination for visitors, businesses and residents located on the edge of a thriving and growing gateway town and sub-regional centre.

3.4.5.2 The Canal Basin site is a long term opportunity area reserved for future regeneration and development for Grantham. Its regeneration will improve the vitality and viability of the town centre and will attract investment to the town which will improve the quality of life for residents.

3.4.5.3 The site is approximately 22 hectares in area, bounded by Dysart Road to the north. The site extends as far as the A1. To the east of the site there is an area of higher density Victorian/Edwardian terraced housing. Towards the north eastern edge of the site, a railway viaduct carrying the East Coast Mainline separates the site from the town centre. The Canal Basin sits at the end of the canal route and is currently occupied by a range of employment uses including a household waste recycling centre. The extent of the area included in the Canal Basin policy area is defined on the Proposals Map and Figure 9 illustrates the location of the Canal Basin regeneration site.

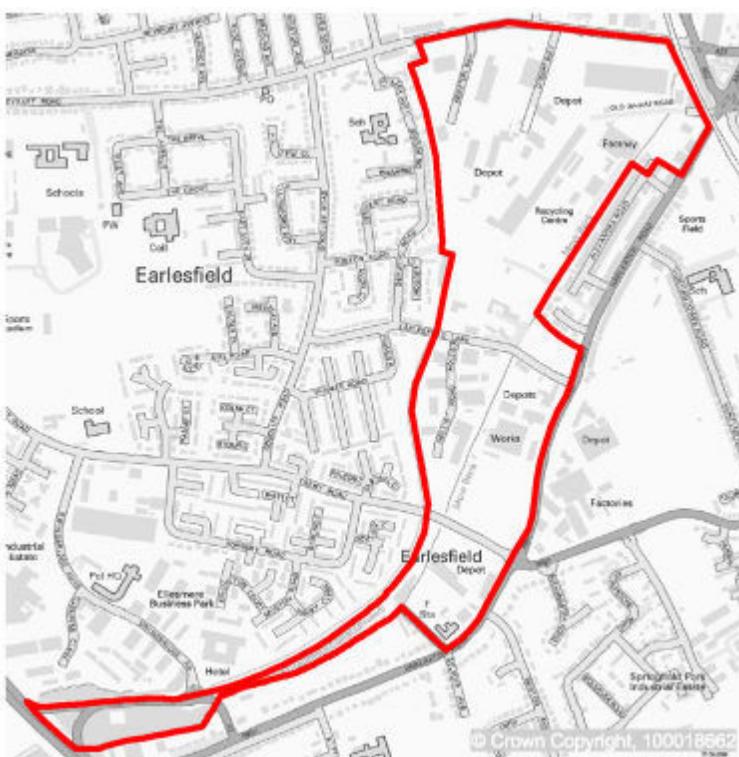


Figure 9: Grantham Canal Basin

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3.4.5.4 The regeneration of the Canal Basin and reinstatement of this section of the Grantham Canal will help transform the performance of Grantham for the economic and social benefit of the town's residents in an environmentally friendly and sustainable way. The site offers significant landscape assets with views and nodes that contribute to the area having a specific sense of identity. The integration of the Canal Basin, the town centre and Station Approach should provide more of a focus for residential and leisure related facilities resulting in a mix of uses which complement rather than compete.

Policy CB1: Canal Basin

The Canal Basin redevelopment will make a significant contribution to the overall attractiveness of the canal as a tourist route. A comprehensive redevelopment of the Canal Basin will be permitted for a mixed use development including retail, employment, leisure, residential, office development, open space and public realm improvement. This redevelopment will create an attractive waterside destination for visitors, businesses and residents.

Development should provide:

- **A balance mix of uses that do not undermine the vitality and viability of the town centre**
- **The improvement of pedestrian linkages within the site, maximising the waterfront amenity and providing a good pedestrian connection through to the heart of the town centre thus encouraging visitors to explore the rest of the town.**
- **The preservation of the area's sense of identity in particular the significant views and nodes.**
- **New homes that deliver a mix of type, size and housing tenure, including affordable housing, and be designed to the highest standards**
- **A range of facilities for boaters, including short stay moorings, within the canal basin to help strengthen the tourism offer.**

The Council will encourage appropriate development that contributes towards the overall future vision for the site.

This policy contributes towards achieving Objectives 2, 4, 8 and 10

3.5 Open Space, Leisure, and Recreation

3.5.1 Open Space Provision

3.5.1.1 Open space includes all open spaces of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity. Open spaces in towns are essential in improving public health, well-being and quality of life. Attractive, safe and accessible parks and green spaces contribute positively to social, economic and environmental benefits and promote social inclusion. Well-used and maintained open spaces make a considerable contribution to the quality of life of residents and visitors and promote sustainable communities. Each type of open space has various benefits, for example allotments for growing produce, play areas for children's play and playing pitches for formal sports events.

3.5.1.2 It is important to provide a balance between different types of open space in order to meet local needs. For example, not all residents living in every area will have a demand for open space in the form of playing pitches or allotments. In some areas there will be a specific local demand for 'green corridor' sites such as nature walks or bridleways.

3.5.1.3 Planning Policy Guidance 17 (PPG 17) requires the Council to prepare a strategy for the provision and enhancement of open spaces, sport and recreational facilities based on up to date data assessment of need. In response to this, a Study on Open Space, Sport and Recreation in South Kesteven was undertaken (2009). In accordance with PPG17 the study examined the quantity, quality and accessibility of open space provision and considered the local needs of the present population and the demands that will be made by future development.

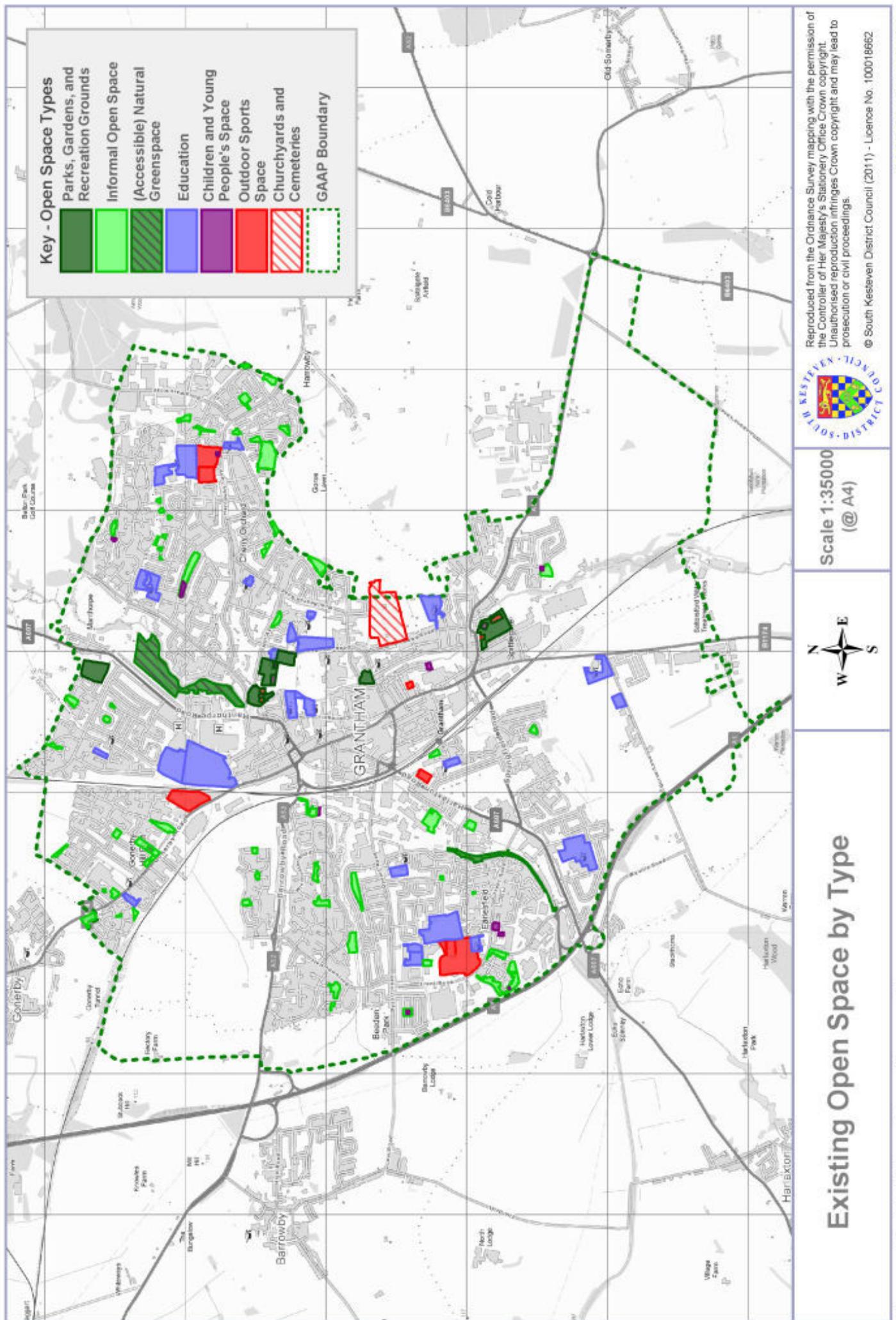
3.5.1.4 Figure 10 shows the location of existing typologies of open space within Grantham. These include Parks and Gardens, Informal Open Space or Amenity Green Space, Allotments, Churchyards and Cemeteries, Natural Greenspace, Outdoor Sports Space and space for Children and Young People's play.

3.5.1.5 It is important to protect and increase the provision of open space now and in the future, to meet the future needs associated with development. New development should provide opportunities to provide new and/or improve the existing open spaces. This provision could be either on or off-site depending on the scale and nature of the development.

3.5.1.6 Locally based Open Space Standards have been developed based on the assessment of needs in the Study, and proposals for new residential development should contribute to the provision of open space in areas where the standards are not met. These standards are all higher than the current levels of provision, with the exception of allotment provision.

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3.5.1.7 Open space should be well designed and of a high quality providing a welcoming, well kept, litter and dog fouling free environment that is free of vandalism and that is valued and enjoyed by everyone. This in turn will encourage healthy living, biodiversity and wildlife conservation, sustainable development and environmental education and is fit for the purpose intended.



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Policy OSS 1: Open Space Provision

The standards in the table below will be used to ensure the availability of adequate open space for all areas. They will be used to ensure adequate levels of provision for each type of open space, based on existing and future needs. This will be achieved by both protecting existing open space and by opportunities to deliver additional open space where it is required.

Open Space Type	Quantity Standard	Accessibility
Informal/Natural Green space. (These are amenity greenspace, natural green space e.g woodlands, scrub, and grasslands (commons and meadows) wetlands, open & running water).	2.0 hectares per 1000 population.	480 m (10 minutes walk time).
Parks and Gardens (includes urban parks and formal gardens that provide opportunities for various informal recreation and community events)	0.30 hectares per 1000 population.	480 m (10 minutes walk time).
Outdoor Sports Facilities (This is natural or artificial surfaces and either publicly or privately owned). This includes tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields and other sports areas.	1.0 hectares per 1000 population.	480 m (10 minutes walk time).
Provision for Children and Young People (This includes equipped play areas, skateboard parks, outdoor basketball hoops, and other informal areas e.g 'hanging out' areas, teenage shelters.	0.3 hectares per 1000 population.	480 m (10 minutes walk time).

Open Space Type	Quantity Standard	Accessibility
Allotments	0.20 hectares per 1000 population.	480 m (10 minutes walk time).

To ensure that new housing development provide sufficient new (or improved) open space to meet the needs of the development, the above standard will be applied to all development proposals for new housing that meet the thresholds set out in the Planning Obligations SPD. Development proposals in areas that do not currently meet these standards for open space will be required to make appropriate provision, based upon this standard, as part of the development proposal.

Open space provision should form an integral part of the development layout. It should be easily accessible by means of pedestrian connections through the development and should be designed to ensure that it is clearly visible to the public.

Where open space cannot be provided on-site as part of the development an off-site financial contribution for the provision of a new open space or to improve the quality of existing open space within the locality of the proposal will be expected.

This policy contributes towards achieving Objectives 8 and 10.

Policy OSS2: Protecting Existing Open Spaces, Sports and Recreational Facilities

All existing open space including, parks, equipped play space, sport pitches and informal natural open space, route ways and corridors will be protected.

Development proposals on existing open spaces will only be permitted where it is demonstrated that:

- (i) The proposal will provide increased or improved open space and /or recreational facilities, or
- (ii) The site is not required to meet the local standard set out in Policy OSS1 or;

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(iii) Equivalent (or better) replacement provision is to be made within the same catchment area.

This policy contributes towards achieving Objectives 8 and 10.

3.5.2 Allotments Provision

3.5.2.1 The planning system through PPG17 and PPS3 (Housing) provides a framework for the protection of urban green spaces including allotments and sets out that allotments should not be considered as previously developed land. PPG17 emphasises that planning permission should not be granted for the redevelopment of allotments simply because they have been allowed to fall out of use and become derelict or that poor use or quality of a facility should be taken as necessarily indicating an absence of need in the area.

3.5.2.2 The Open Space, Sport and Recreation Study assessed the level of all allotment provision in Grantham as being equivalent to 0.52 hectares per 1000 population. However, this included a number of allotment sites, or parts of sites, that were unused or underused so the supply of available allotments within the town is effectively reduced from this assessed position. The majority of allotment sites are also in private ownership which can create difficulties in obtaining access to and use of plots.

3.5.2.3 Whilst the assessed level of provision of 0.52 hectares is higher than the proposed local standard for new allotment provision in Policy OSS1, this should not be taken to mean that there is significant over provision relative to likely future needs. With population growth in line with the town's status as a Growth Point and expected increase in demand for allotments over time, the level of assessed provision per 1000 population will fall.

3.5.2.4 Identified allotment sites, as shown in Figure 11, within Grantham will, therefore, be safeguarded for future provision and protected from alternative development unless it can be demonstrate that certain criteria are met as set out in Policy AT1.

Policy AT1: Allotment Provision

The allotment sites identified on the proposal map will be safeguarded for future allotment provision.

Development that leads to a loss of allotment land will not be supported unless:

- **It can be demonstrated that the allotments are not required to meet demand in Grantham in the long term or**
- **Equivalent alternative provision is made elsewhere which is accessible and provides equivalent community benefit.**

Where the above criteria are met other uses compatible with the character and amenity of the area may be acceptable.

This policy contributes towards achieving Objectives 8 and 10.

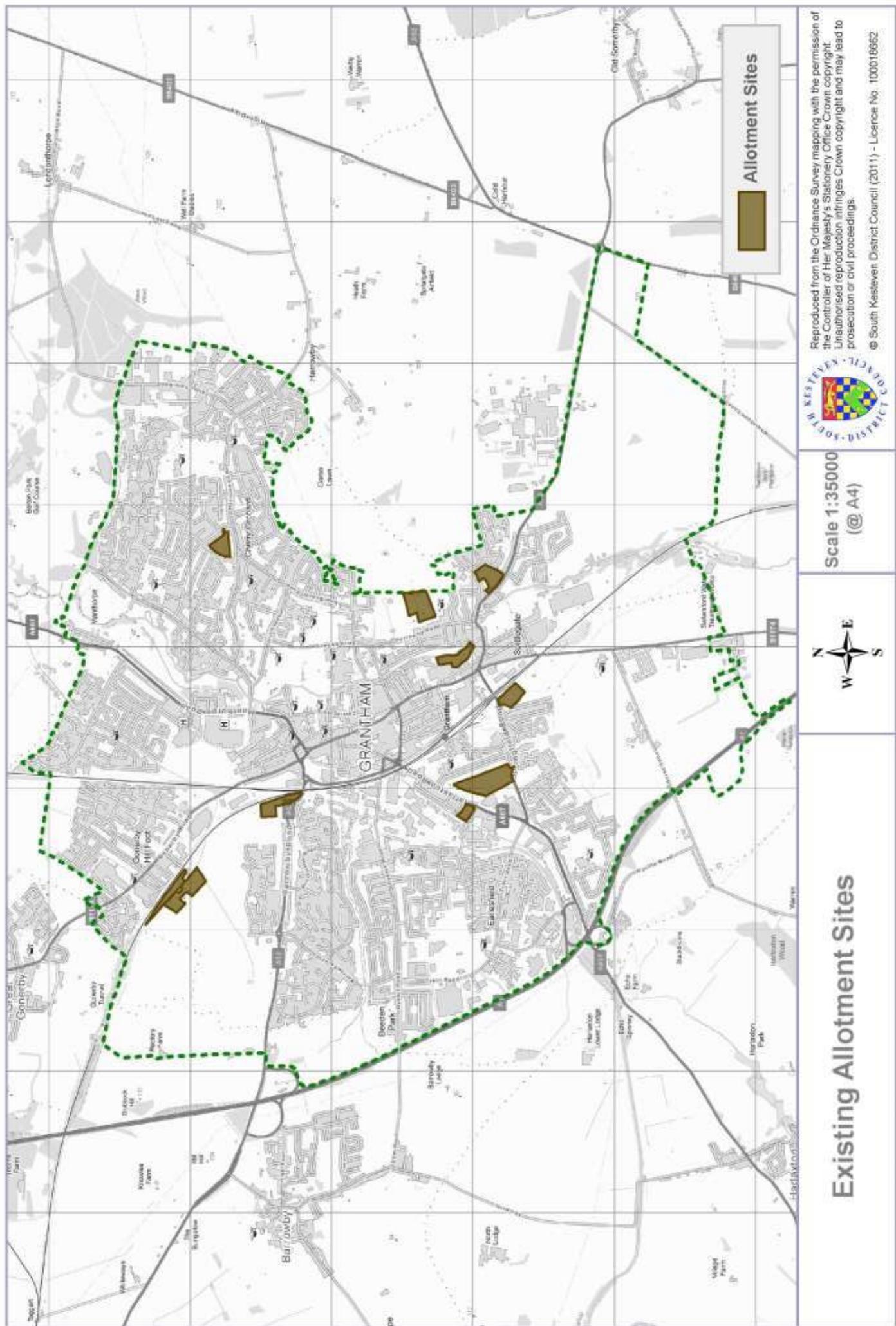


Figure 11: Existing Allotment Sites

3.6 Housing Delivery and Allocations

3.6.1 The Core Strategy provides a broad framework for the right amount of housing and distribution of new homes across the District. In Grantham, the Core Strategy identifies a total of 7,680 of new dwellings to be provided for between 2006 and 2026. Between 1st April 2006 and the 31st March 2011 1,392 houses had been built in the town. The remaining requirement, therefore, is for 6,288 houses over the 15 year period to 2026. In addition a further 759 houses had planning permission, leaving 5,529 houses to be provided for.

3.6.2 The broad locations for housing growth in Grantham have already been established through the adopted Core Strategy: the North West Quadrant and Southern Quadrant SUEs. These sites are expected to deliver a significant element of the housing requirement during the plan period of around 5000 dwellings. Policies NWQ1 and SQ1 set out development principles to provide more detailed criteria to guide the development of master plans for each SUE.

3.6.3 The Core Strategy recognises that the two SUEs will not be the only possible locations for future development and that it will be necessary to allocate 'appropriate and sustainably located sites both within and on the edge of the built up area of the town to ensure that a range of sites is available throughout the plan period'.

3.6.4 The approach adopted has been to seek to identify small to medium size sites which are suitable, available and deliverable. This will help to manage the supply of housing and will ensure that the right amount of housing is provided at the right time. In addition Station Approach and Greyfriars, which have been identified by the GAAP as key town centre regeneration sites, are expected to provide an element of new housing as part of redevelopment proposals.

3.6.5 The proposed allocations are set out in Policy HS1. These have been derived from an assessment of a number of sites identified in the Strategic Housing Land Availability Assessment (SHLAA) and put forward by landowners and developers as being available and suitable for development. This has included sites both within the built up area of the town, including previously developed sites, and on the edge of the town. Each site has been assessed against a set of criteria (derived from those set out in the Core Strategy) to assess the housing capacity, impact of development and infrastructure requirements. A summary of the assessment for each site can be found in the background evidence to this Plan.

3.6.6 In addition to the allocated housing sites, a certain amount of new housing will come forward during the plan period through the redevelopment of sustainable and deliverable brownfield sites and small infill sites within the built up area of the town in accordance with Policy SP1 of the Core Strategy.

3.6.7 Ensuring there is a continuous supply of housing land is a requirement of Government housing policy (PPS3). It is proposed that this should be managed by phasing development of the allocated sites into 5 year periods.

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3.6.8 If during the plan period it is clearly demonstrated that insufficient housing development has taken place, that allocated housing sites have not been delivered in accordance with the phasing strategy and that there is not a five year supply of deliverable housing land, consideration will be given to re-prioritising the phasing of sites. In accordance with the Core Strategy, if insufficient allocated housing land is available to be re-prioritised to provide a five year supply, consideration will be given to granting planning permission for additional housing sites which meet the locational requirements of PPS3 and Core Strategy policies SP1 and H1. The Council will, therefore, continue to monitor the amount of development that is coming forward from all sources and report on this through the Annual Monitoring Report.

3.6.9 In bringing forward proposals for the allocated sites, development will need to comply with policies in the Development Plan. This includes issues that may need to be considered early on in the process (e.g access or flood risk issues) that may impact on the scale, layout and/or design of development proposals. Planning proposals will need to comply with policies that address issues including but not restricted to:

- Flood risk and surface water management identified in the current Strategic Flood Risk Assessment
- Sustainable design and construction and incorporation of energy from low carbon technology sources
- Preservation and enhancement of the historic environment including listed buildings and archaeology
- Preservation and enhancement of biodiversity
- Provision of social and physical infrastructure

3.6.9 The Core Strategy establishes a high need for affordable housing in the District. The Affordable Housing Viability Assessment (2010) (AHVA) indicated that because of variations in local land and sales values, Grantham was one area of the District where it may be challenging to achieve a higher proportion of affordable housing on market schemes. The AHVA indicated that only 21% affordable housing is likely to be achievable for much of the plan period. This will be the minimum level of provision that qualifying development sites will be expected to deliver, in accordance with Core Strategy Policy H3. However, to ensure that over the lifetime of the Plan the maximum amount of affordable housing possible is delivered the Council will review the viability of this level annually and publish any changes in the Annual Monitoring Report. This will allow changes in house prices, cost of construction and alternative land use values to be reflected in the affordable housing contribution to be sought over the plan period.

3.6.10 An indicative amount of affordable housing allocated sites will be expected to deliver against the anticipated site capacity, based on 21% provision, is set out in Policy HS1.

Policy HS1: New Housing Development

New homes will be provided to meet the future needs of residents in Grantham. At least 5,529 houses will be built during the plan period to 2026 in a way that will create sustainable communities. The sites listed below, as identified on the Proposals Map, are allocated for housing development. Site specific proposals will need to be developed in accordance with policies in the development plan and national planning guidance unless material considerations determine otherwise.

Site Ref.	Site Location	Indicative Number of Dwellings	Indicative Minimum Number of Affordable Dwellings*	Phase
GRAH1	Land north of Dysart Road, Grantham	240	50	2011-2016
GRAH2	Stonebridge House, Stonebridge Road, Grantham	69	15	2011-2016
GRAH3	Land north of Peachwood Close, Grantham	400	84	2016-2021
SA1	Station Approach, Grantham	60	13	2016-2021
GF1	Greyfriars, Grantham	50	10	2016-2021

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Site Ref.	Site Location	Indicative Number of Dwellings	Indicative Minimum Number of Affordable Dwellings*	Phase
NWQ1	North West Quadrant, Grantham	3500	735	2011-2026
SQ1	Southern Quadrant, Grantham	1600	336	2011-2026

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

This policy contributes towards achieving Objectives 1 and 2

3.6.1 North West Quadrant

3.6.1.1 An element of the Sustainable Urban Extension to the northwest of Grantham, known as Poplar Farm, has been a strategic allocation for a number of years. Poplar Farm featured in the 1995 Local Plan, and has been carried through to the Core Strategy, where it has been expanded upon to encompass further land to the west of the Poplar Farm allocation. Collectively the site is known as the Northwest Quadrant (NWQ), with Poplar Farm known as NWQ East, and the remaining adjoining land referred to as NWQ West.

3.6.1.2 An outline application for 1,800 dwellings and associated community facilities covering the NWQ East was approved in June 2011. A condition of the planning permission requires the development of a master plan for the NWQ East which will give an indication of how the site will function as a new neighbourhood.

3.6.1.3 The Council is working with the NWQ landowners on the preparation of a master plan for the entire NWQ site. The Council aims to ensure that both the NWQ East and the NWQ West successfully knit together to create a cohesive, integrated new sustainable urban extension to Grantham.

3.6.1.4 The Core Strategy requires the GAAP to define the broad distribution of land uses within the SUE's. It's considered that the NWQ could provide for some retail provision adjacent to the Muddle Go Nowhere pub at the Barrowby Road end of the site. Additional retail provision could also be provided adjacent to the Pennine Way Link Road in a more centralised location within a Community Hub that could

also provide a primary school, a community centre, and a health centre. Facilities for play and areas of open space could be dispersed throughout the site and along 'walk to school' routes to encourage physical activity. These locations are broadly in line with the indicative master plan that forms part of the NWQ East planning application.

3.6.1.5 Areas sensitive to development such as flood risk areas, as well as areas of high ecological and landscape value should be protected with the presumption against their development.

3.6.1.6 The potential exists for some small scale local retail provision within the NWQ West, in order to ensure that the entire community has access to local shopping facilities which can be accessed without the need for vehicular movements.

3.6.1.7 Policy NWQ1 builds upon policy H2A outlined in the Core Strategy, and will help guide the development of the master plan supplementary planning document.

3.6.1.8 Figure 12 shows a broad distribution of some of the land uses in the NWQ. The broad locations reflect the Design Code for Poplar Farm and will help shape the master plan for the entire North West Quadrant.

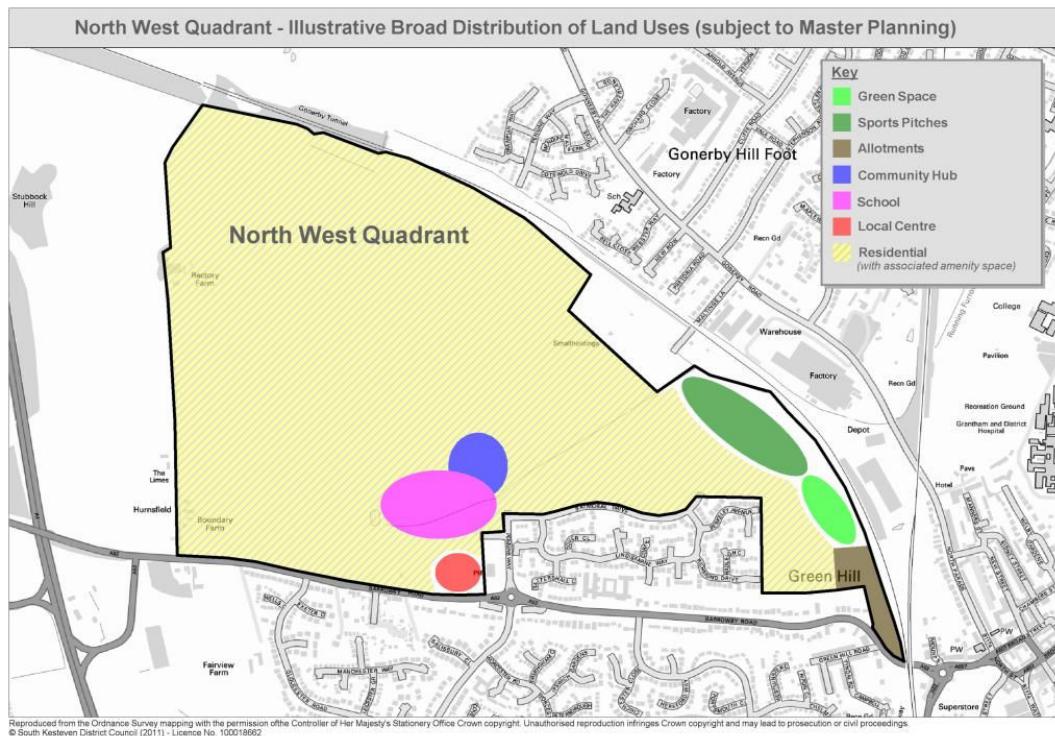


Figure 12: North West Quadrant

Policy NWQ1: Developing Sustainable New Neighbourhoods (North)

The Northwest Quadrant, as identified on the proposals map, is allocated as a Sustainable Urban Extension. It will make a significant contribution to the future population growth of Grantham through the provision of an attractive new residential neighbourhood. Development proposals should ensure that:

- The design and layout responds to the following issues, as identified in the Grantham Townscape Assessment:
 - Strategic views into and from the site
 - Encroachment of development along ridgelines
 - The use of colour and materials palettes to reinforce local identity
 - The integration of the built edge of development with the landscape fringe
- A diverse range of residential tenures and types are provided throughout.
- The Pennine Way Link Road, and rail bridge, is delivered in full between Barrowby Road and Pennine Way.
- Safe, direct and convenient pedestrian and cycle routes across the Pennine Way are provided, and strong links are forged with the town centre, Great Gonerby and Barrowby Gate.
- Development integrates well with surrounding neighbourhoods and the town centre and provides walking and cycling links with them, with the varied topography and its impact on both views into and out of the site is taken into account.
- A high standard of sustainable design and construction is provided in all residential, commercial and community buildings.
- On site renewable energy technology should be included wherever possible.
- Provision is made for an integrated public transport network including bus stops at key points within the site.
- A neighbourhood centre together with facilities to serve the new community delivered on site including a new primary school, community centre, health centre, retail facilities, sports pitches and open space.

This policy contributes towards achieving objectives 1, 2, 7, 8, 9 and 10

3.6.2 Southern Quadrant

3.6.2.1 The Southern Quadrant (SQ) was included as a strategic allocation in the Core Strategy as a Sustainable Urban Extension site under Policy H2B. It is anticipated that it will be able to deliver around 4,000 dwellings, together with employment development, community facilities and the east west relief road connecting the A52 and the A1.

3.6.2.2 To the west of the Southern Quadrant site, a full planning consent has been granted for a major industrial/commercial development between the B1174 and the A1. This proposes to deliver an all movements junction with the A1 which will link into the B1174 and form phase 1 of the east-west relief road.

3.6.2.3 The Council is working with the landowners on the preparation of a master plan for the entire SQ which will help to deliver a comprehensive scheme for the creation of a sustainable new neighbourhood.

3.6.2.4 Policy SQ1 builds upon policy H2B outlined in the Core Strategy, and will help guide the development of the master plan supplementary planning document.

3.6.2.5 Figure 13 gives an indication of the possible distribution of some of the land uses in the Southern Quadrant. Clarification and further detail will be delivered in the master plan for the area.

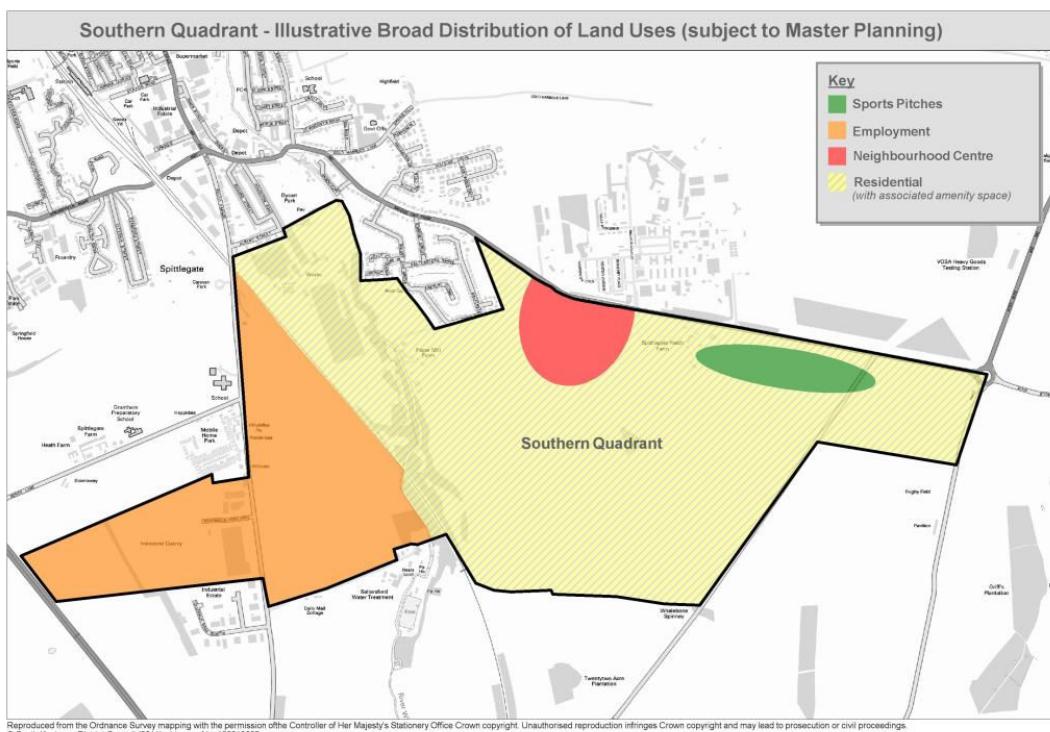


Figure 13: Southern Quadrant

Policy SQ1: Developing Sustainable New Neighbourhoods (South)

The Southern Quadrant, as identified on the proposals map, is allocated as a Sustainable Urban Extension. It will create a significant new community to the south of Grantham which will contribute to the growth of the town, provides new employment opportunities for residents and attracts new businesses. Development proposals should ensure that:

- The design and layout responds to the following issues, as identified in the Grantham Townscape Assessment:
 - Strategic views into and from the site
 - Encroachment of development along ridgelines
 - The use of colour and materials palettes to reinforce local identity
 - The integration of the built edge of development with the landscape fringe.
- An appropriate mix of residential tenures and types are provided throughout, including affordable housing.
- The River Witham is protected and enhanced including the population of white clawed crayfish together with other significant biodiversity values and natural landscape features within and surrounding the site.
- A high standard of sustainable design and construction is provided in all residential, commercial and community buildings.
- Renewable energy generation is delivered on site wherever possible.
- Impacts upon the ecosystem are minimised with existing trees, hedgerows and wildlife habitat retained wherever possible.
- The East-West Relief Road is delivered in full between The A1 and the A52.
- A shift away from the private car to the use of public transport, walking and cycling is promoted.
- Provision is made for an integrated public transport network including bus stops at key points within the site.
- Safe, direct walking and cycling routes are provided throughout a network of green infrastructure routes leading to key destinations within the site (such as the River Witham and employment areas), surrounding areas and the town centre.
- Residential streets adhere to the principles of good design assigning higher priority to pedestrians and cyclists in line with the Department for Transport's Manual for Streets (2007) as supplemented by Manual for Streets 2.

- A neighbourhood centre together with facilities to serve the new community delivered on site including new Primary and Secondary schools, Community centre, Health Centre, retail facilities, sports pitches and play areas.
- Employment opportunities are provided on site to encourage sustainable travel to work patterns.

This policy contributes towards achieving objectives 1, 2, 3, 7, 8, 10 and 11

3 Spatial Policies

3.7 Employment Allocations

3.7.1 A key requirement of the Area Action Plan is to provide for appropriate sustainable employment opportunities for the residents of Grantham and to support the growth of local businesses and attract investment. This will help to realise the role of Grantham as a growth point and sub-regional centre.

3.7.2 This will be achieved through protecting existing employment sites and allocating new employment land at sustainable locations that offers a choice and range for different types of employment – offices, light industry, manufacturing, storage and distribution and the service sector. The Council's Employment Land Capacity Study (Nathaniel Lichfield and Partners, 2010) revealed that there was a lack of modern, high quality office accommodation and suitable distribution sites and that a number of general industrial estates are currently coming to the end of their useful economic life. There is the need, therefore, for Grantham to increase its supply of attractive modern office and business premises; in particular the need for a high quality business park with good access to the strategic highway network to provide and attract new employment opportunities and higher paid jobs to boost the local economy. Future delivery of employment opportunities in Grantham will be provided by the allocated sites identified in Policy EM2. This will be delivered in phases to ensure a continuous supply of employment land through out the plan period up to 2026. To ensure that there is no over supply of a type of employment use in Grantham, consideration has been given to existing employment sites or the potential allocation of future employment land outside of the GAAP boundary, such as at Gonerby Moor, which may have an impact on the type, choice and supply of employment land. .

3.7.3 For a number of years, the District has experienced an annual net loss of 5.4ha of employment land, predominantly to residential uses. In Grantham this has included the redevelopment of the former BMARCO site (8.87 ha), former John Lees Sacks (2.50 ha) and part of Earlesfield Industrial Estate (1.17ha). If Grantham is to maintain its role as a growth point and aspire to provide job opportunities for the growing population then existing employment sites of high quality should be protected.

3.7.4 Policy E1 of the adopted Core Strategy recognises the valuable role of locally important existing employment areas and establishes that they will be identified within the Grantham Area Action Plan. Policy E1 also requires this plan to establish policy criteria to protect such areas from redevelopment to other non-employment generating uses. Within the identified areas the Council will not, as a general principle, support development for non-employment uses.

3.7.5 The identification of Locally Important Existing Employment Sites has arisen through joint work with the Council's Economic Development team. Sites which satisfy one or more of the following broad key criteria were identified for protection and future enhancement:

- a) Located within the GAAP boundary

- b) Proximity or access to local services by buses or within easy reach by foot and cycle
- c) Suitable for employment uses
- d) Well located in terms of highway network
- e) Has scope to be redeveloped, improved and extended to meet future needs
- f) Site/use provides employment opportunities for local residents
- g) Has the ability to meet the needs of multiple businesses in one area, allowing for business networks to be established
- h) Site provides a range of land and premises suitable for different sizes and uses of businesses.

Policy EM1: Existing Employment Areas

Proposals for development, re-use and/or redevelopment of land or premises within the existing employment areas listed below for employment generating uses will be supported.

Proposals for non-employment uses on these sites will only be considered acceptable if it clearly demonstrated that an alternative use:

- **Will not have an adverse impact on the primary employment uses(s) in the locality**
- **Will not reduce the overall supply and quality of employment land and premises within the locality**
- **Will deliver economic regeneration benefits to the site and/or area**
- **Will resolve existing conflicts between land uses**

Proposals for retail and town centre uses on these sites will also be subject to the requirements of Policy E2 of the Core Strategy and Area Action Plan Policies RT1 and TOC1.

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Site ref.	Site/Area	Why is it important	Area (ha)	Criteria met
EEP1	Land at Earlesfield Along Venture Way	Sited within mixed industrial area with good highway link. Access to the site is good and will provide employment opportunity to local residents.	11.24	a, b, c, d, e, f
EEP2	Land at Earlesfield Along Swingbridge Road	Land is sited within employment setting. Close to industrial estate and hotel with good connection to the A1 and will provide employment to local residents.	12.78	a, b, c, f
EEP3	Land at Alma Park Off Isaac Newton Way	Site within industrial setting. The current use is compatible with the immediate uses and provides employment opportunities to local people.	33.55	a, c, f, g
EEP4	Land at the Junction of Dysart Road and Kempton Way	Located on a good transport links and close proximity to the town centre. Good access to local services	1.33	a, b,c
EEP5	Land Adjacent Padleys, Gonerby Road	Sited within employment area. There is scope for intensification and is suitable for employment use.	7.68	a, e, f
EEP6	Auto Rental Car Wash, Harlaxton Road	Close proximity to the town centre and is suitable for employment use	0.46	a, c

EEP7	London Road Industrial Estate, SpringGarden	The site is strategically linked to the town centre and has excellent access links and provides employment opportunities to local residents and will form part of growth point project.	2.82	a, b, f
EEP8	Land North of Dysart Road	Has good access to local services e.g buses and easy reach by foot. It will form an integral part of the Canal Basin. It is strategically linked to the town centre.	10	a,b, c
EEP9	Factory at North end of Trent Road	Fit within industrial setting and is compatible with surrounding uses and has Access to the A1. Suitable for employment use.	1.99	b, a, c
EEP10	Anglia Recycling, Springfield Road	Suitable for employment use and fit within the surrounding area and has the scope to be improved and redeveloped.	0.86	c, e, a
EEP11	Cinema and Car Park, St. Catherine's Road	Contiguous site for the Council and the Primary Care Trust and is strategically important to the town. Is easily accessible by foot and public transport.	0.42	a , b, e
EEP12	Former School Launder Terrace	Strategically important to Grantham Growth initiative.	0.36	a, c

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	Inner Street	Proximity and easy access to local services by buses, foot and cycle. Suitable for employment uses and has scope to redeveloped, improved and extended to meet future needs. Provides employment opportunities for local residents.	2.4	a, b, c, e, f
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This policy contributes towards achieving Objectives 3, 4, 7 and 8

3.7.6 Selection criteria as specified above were used to assess all the existing employment sites for inclusion in Policy EM1. However, some of the sites failed to meet the selection criteria for protection against loss to other uses.

3.7.7 The Council's Core Strategy Policies (SP1, E1 and E2) gave a strategic policy framework for selecting existing employment sites for protection. Existing employment allocations in the Local Plan (1995) and those that were put forward through the Council's Housing and Economic DPD (2006) were also considered for protection.

Policy EM 2: New Employment Allocations

New employment allocations are needed to provide job opportunities for residents in Grantham and to support the growth aspirations for the town. To achieve this objective, at least 90 hectares of new employment land is provided for through the allocation of sites listed below, and as defined on the proposals map, to provide for offices, storage and distribution centre, industry and manufacturing uses. The range of uses will allow for diversification of employment opportunities within Grantham which will increase the skills base and retain employees within the town.

Proposals for employment development for the B use classes specified will be supported. Sites allocated for employment use will be protected against future loss to alternative uses. The employment sites identified in the table below are gross figures thus including all ancillary works.

A reserve site for B1, B2 and B8 uses has been identified and will be brought forward for development toward the end of the plan period, if required under the "plan, monitor, manage" approach. The reserve site will serve as an additional site outside the employment target set for the Grantham Area Action Plan.

Site Ref.	Site Location	Area (ha)	Proposed Use
Phase 1 - 2011-2016			
EM2 (a)	Land South of Barrowby Road and East of A1	26.33	B1-Business
EM2 (b)	Land at Tollemache Road (east of the A1, South of Gorse Lane, West of Spittlegate)	39	B8 B8-Storage & Distribution
EM2 (c)	Level The Station Approach site (part allocated for employment use).	1.8	B1(a) Office B1(c) Light industry
EM2 (d) (phase 1)	Southern Quadrant (part allocated for employment use)	18	B1, B2, B8
Phase 2 - 2016-2021			
EM2 (d) (phase 2)	Southern Quadrant (part allocated for employment use)	7	B1, B2, B8

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Site Ref.	Site Location	Area (ha)	Proposed Use
Phase 3-2021-2026			
EM2 (e)	Canal Basin Site (part allocated for employment use)	3.34	B1(a)
EM2 (f)	Land at Spittlegate Level, South of Gorse Lane Between A1 and B1174 Old Great North Road	15.78	Reserved for B1, B2 and B8. This site will only be released when required and will not count toward employment target for Grantham.
<p>* B1-Business, B1(a)-Office, B2-General Industry, B8-Storage or Distribution</p>			

This policy contributes towards achieving Objectives 3, 4, 7 and 8

3.8 Historic Environment and Townscape

3.8.1 The historic environment is a rich and diverse part of our cultural heritage which provides a sense of place and contributes to our cultural and socio-economic life style.

3.8.2 PPS5 (Planning for the Historic Environment) provides a policy framework to protect and conserve historic assets and the historic environment. It recognises that historic assets are a non-renewable resource which needs protection against unsustainable use. Policy EN1 of the Core Strategy stresses the need for development to be appropriate to the character and significant historic and cultural attributes.

3.8.3 The historic environment links people to their past and contributes to their sense of local and community identity. People care about their past history and want to conserve those elements of the historic environment that holds their heritage value. Once they are lost, they cannot be replaced.

3.8.4 Grantham has a rich architectural and cultural heritage dating back to the early Saxon period. In the medieval period it was an important regional trading centre for wool and agricultural produce. St Wulfram's Church formed the nucleus of the

medieval town and the historic street pattern which emerged around it comprising of Swinegate, Castlegate, Westgate, Market Place and Watergate, is a distinctive feature of the town and remains largely intact. The modern town centre owes much of its architectural character to the 18th and 19th centuries and is a historic legacy of the wealth generated by the coaching trade on the Great North Road.

3.8.5 The town centre was designated a conservation area in 1970. It comprises of four distinct character areas with their own attributes. These include:

- The medieval town centre which consists of a group of 14th-19th century limestone buildings clustered around St Wulfram's Church. It is the oldest part of the town with a high concentration of Grade I, II* and II listed buildings and is therefore a highly significant area which is sensitive to any change or alteration. It comprises of the northern section of Castlegate, Church Street, Swinegate and Bluegate.
- The predominantly 18th century commercial centre, the focal point of which is the medieval Market Place. It comprises of the two principal retail streets of High Street and Westgate, together with Watergate, Vine Street, the southern end of Castlegate and Finkin Street and other smaller subsidiary streets. Buildings date from the 14th-20th centuries with a high concentration of listed buildings.
- The 19th century civic centre situated on St Peters Hill which is characterised by a formal layout dominated by the ornate Guildhall and the open green in the foreground.
- A mixture of terraced and semi detached housing on the northern periphery of the town centre which comprises of North Parade, Brown Street, Brook Street, Manthorpe Road, Gladstone Terrace, Albion Road, Chambers Street and Welby Gardens.

3.8.6 The Townscape Character Assessment undertaken for the town (Forum Heritage Services et al, 2011) has divided the town into a number of distinct character areas: geographically specific parts of the town with their own individual character. Sixteen townscape character areas, predominately characterised by built form (houses, shops, factories, warehouses and other community uses), and a landscape dominated character area on the edges of the town have been identified. For each character area the Townscape Character Assessment has identified what the key issues may be when considering development within or adjacent to the character area and the opportunities for improvement through management of existing assets or redevelopment of sites.

3.8.7 The Grade I listed Belton House and its Grade I registered historic park and garden are heritage assets of international importance. Protecting and enhancing the character of Belton House and Park and their setting is a key objective for the District Council. In recognition of this objective the District Council, jointly with the National Trust, commissioned the Belton House and Park Setting Study to define the extent of the setting of these heritage assets and inform policy formulation and decision making development proposals within the defined area. The Belton House and Park Setting Study will be a material consideration when assessing what impact

3 Spatial Policies

of development proposals that fall within the defined extent of the setting of Belton House and Park and within the area covered by the Grantham Area Action Plan will have on the internationally significant heritage assets.

3.8.8 Bringing forward new development that respects the built heritage of the town and enhances the appearance and character of the area can present both challenges and opportunities. The Council will seek to ensure that new developments respond positively, and are successfully integrated with, the town's historic environment.

Policy HE1: Townscape Character

The setting, historic fabric and cultural heritage of Grantham and its surrounding area are what give the settlement its distinctiveness and sense of place.

The preservation and enhancement of both designated and undesignated heritage assets and their setting is, therefore, vitally important in creating a quality environment for the benefit of existing and future residents, investors and visitors.

The Council will manage the historic environment positively through the use of its statutory powers, management plans and supplementary planning guidance informed by Conservation Area Appraisals and the Grantham Townscape Character Assessment in order to ensure that the historic identity of the town is preserved and enhanced.

This Policy contributes to achieving Objective 9

Policy HE2: Development affecting Heritage Assets of Local Interest

In consultation with the local community, a list of heritage assets of Local Interest in accordance with Planning Policy Statement PPS5 and guidance published by English Heritage will be compiled.

Development proposals should seek to retain and re-use heritage assets that although not statutorily listed are nonetheless of Local Interest for their contribution to local identity and distinctiveness, a sense of history, place and belonging. Proposals involving the demolition/removal of non-designated heritage assets will only be favourably considered if it can

be demonstrated that their demolition/removal would produce substantial benefits for the community in accordance with national and local planning policies.

In cases where it is accepted that demolition/removal would be of benefit to the community, an appropriate level of archaeological recording should be undertaken prior to demolition/removal.

This Policy contributes to achieving Objective 9

Policy HE3: The setting of St Wulfram's Church

The views of St Wulfram's Church are one of the town defining characteristics of Grantham. St. Wulfram's Church is prominent in both short and long views and the key strategic views identified in the Grantham Townscape Assessment will be safeguarded from development within and without the town that would have a detrimental impact on these views.

This Policy contributes to achieving Objective 9

Policy HE4: Protecting and Enhancing the Setting of Belton House and Park

Belton House and its Historic Park and Garden are nationally and internationally significant heritage assets located in close proximity to the northern edge of the existing built up area of Grantham. Protecting and enhancing their setting, the extent of which is defined in the adopted Belton House and Park Setting Study, is important to maintaining their significance as heritage assets.

Proposals will need to demonstrate what, if any, impact there will be on the setting of Belton House and Park through the preparation of a Heritage Impact Statement, and how through their location, scale, design, landscaping and materials take account of the setting of Belton and that any adverse impacts have been removed and/or mitigated.

This Policy contributes to achieving Objective 9

Policy HE5: Public Realm

The impressions created by a place are to a large degree formed by the buildings and spaces that make up the public realm. A good quality public realm can encourage visitors and businesses to invest in an area. As part of the future challenges for Grantham it is important that the public realm is respected and, where traditional examples survive, these are retained.

Where opportunities arises, the public realm will be enhanced in accordance with the recommendations contained in the Grantham Townscape Assessment, in order to create an attractive environment in which to reside, visit and invest. This will engender a sense of pride amongst existing and future residents such that the environment will be cherished and cared for, helping to reinforce a sense of community and interest in the history in the area.

There will be an integrated approach to public realm proposals through the co-ordination of relevant local authority strategies and functions and encouraging coordination of the activities of statutory undertakers and other agencies whose functions affect the public realm.

This Policy contributes to achieving Objective 9

4 Monitoring and Implementation

4.1 Monitoring Framework

4.1.1 The GAAP will deliver some of the Core Strategy policies and objectives. Therefore where applicable the monitoring framework included in the Core Strategy (Appendix B) is used to monitor the effectiveness of the Plan in delivering its objectives. In addition a series of additional indicators and targets have been derived to monitor performance of the GAAP.

4.1.2 Monitoring will be undertaken on an annual basis, with the results being published at the end of each calendar year in an Annual Monitoring Report.

4.1.3 The monitoring framework for the GAAP is set out in Appendix 2.

4.2 Implementation

4.2.1 The Council is committed to delivering the growth agenda and regeneration of Grantham town. In doing so it will seek to engage with, and work in partnership with the public, private and voluntary sector organisations in delivering new development and attracting new investment into Grantham.

4.2.2 Chapter 7 of the Core Strategy details the delivery of necessary infrastructure to support the spatial strategy and level of growth envisaged during the plan period. This includes an Infrastructure Delivery Schedule which identifies further details of the critical infrastructure requirements which include education, health, water resources, sewage treatment works and highways.

4.2.3 This has been updated where more information is available (see Appendix 3). It sets out a detailed delivery plan of the key infrastructure necessary to serve the new development proposed during the GAAP plan period.

Appendix 1: Schedule of Local Plan Policies to be Replaced

Appendix 1: Schedule of Local Plan Policies to be Replaced

The following table sets out those saved policies in the South Kesteven Local Plan that are superseded by policies in the Grantham Area Action Plan. In the remainder of the District they will be superseded by policies to be included in the Site Allocation and Policies DPD.

Local Plan Policy	Grantham Area Action Plan Policy
H1 Housing Allocation - Grantham	HS1 New Housing Development and NWQ1 Developing Sustainable New Neighbourhoods (North) and SQ1 Developing Sustainable New Neighbourhoods (South)
H12 Restriction on Change of Use of Residential Properties	No Replacement
E1 Employment Allocation - Grantham	EM1 Existing Employment Areas and EM2 New Employment Allocation
S1 Existing Town Centre Shopping Areas	RT1 Improving Town Centre Retail Offer and TOC1 Town Centre Uses
S2 New Shopping Development in and Around Town Centres	TOC1 Town Centre Uses and RT1 Improving Town Centre Retail Offer
S3 Non-Retail Uses in Primary Town Centre Shopping Streets	TOC1 Town Centre Uses

REC1 Protection of Existing Recreational Open Space	OSS2 Protection of Existing Open Space, Sports and Recreational Facilities and AT1 Allotment Provision
REC3 Public Open Space and New Housing Development	OSS1 Open Space Provision
REC4 Playing Fields Provision in new Residential Development of more than 100 dwellings or 4 Hectares	OSS1 Open Space Provision
REC5 Play Space provision in new Residential Developments of more than 50 dwellings or 2 Hectares	OSS1 Open Space Provision
REC7 Allotments	AT1 Allotment Provision
REC9 The Grantham Canal	CB1 Canal Basin
REC10 Indoor Leisure Facilities	No Replacement
REC11 Touring Caravan and Camping Sites	No Replacement
T2 Existing Town Centre Car Parks	No Replacement

Appendix 2: Monitoring Framework

Appendix 2: Monitoring Framework

POLICY	IMPLEMENTATION	RESPONSIBLE AGENCIES	INDICATOR	ASSOCIATED TARGETS
MOV1: Movement	GAAP	SKDC LCC Developers Public Transport Operators Network Rail	Length of dedicated walking and cycling routes (LO)	Increase in length of dedicated walking and cycling routes over plan period
			Supply of new movement infrastructure in phase with new development (LO)	All new movement and transport infrastructure required to be delivered in conjunction with the development to be secured through Section 106 Agreements or CIL
			Number of bus journeys per annum (LO)	% increase in number of journeys per annum year on year
GI1: Green Infrastructure Provision	GAAP	SKDC Developers Landowners	Percentage of development permitted that includes green infrastructure provision	Net increase in GI provision over the plan period
			Changes in areas of biodiversity importance	Net increase in habitats over the plan period
			Length/area of dedicated green infrastructure networks	Increase in length/area of dedicated green infrastructure networks over plan period

POLICY	IMPLEMENTATION	RESPONSIBLE AGENCIES	INDICATOR	ASSOCIATED TARGETS
RT1: Improving Town Centre Retail Offer	GAAP	SKDC Developers Landowners	New floor space completed within the town centre boundary (CO)	Provision of convenience and comparison floor space in accordance with Retail Needs Study
			Pedestrian footfall in Grantham town centre (LO)	Increase in footfall year on year
			Vacancy rates in Grantham town centre (LO)	Maintain at 5 %
TOC1: Town Centre Uses	GAAP	SKDC Developers Landowners	Total amount of floor space for 'town centre uses' (CO)	Provision of convenience and comparison floor space in accordance with Retail Needs Study
			Number of additional homes provided on upper floors within the Town Centre	Net increase in additional homes provided on upper floors
			Total amount of additional employment floor space – by type within the Town Centre	Net increase in amount of employment floor space per annum

Appendix 2: Monitoring Framework

POLICY	IMPLEMENTATION	RESPONSIBLE AGENCIES	INDICATOR	ASSOCIATED TARGETS
SA1: Station Approach	GAAP	SKDC Developers Landowners	Amount of additional office development completed on identified regeneration site	Net increase in additional office floor space per annum
			Amount of additional employment floor space completed on identified regeneration site	Net increase in additional employment floor space per annum
WP1: Wharf Place	GAAP	SKDC Developers Landowners	Amount of additional retail floor space completed on identified regeneration site	Net increase in additional retail floor space per annum
			Total amount of floor space for 'town centre uses' completed on identified regeneration site	Net increase in additional floor space for town centre uses per annum
GF1: Greyfriars	GAAP	SKDC Developers Landowners	Amount of additional retail floor space completed on identified regeneration site	Net increase in additional retail floor space per annum
			Amount of new floor space for town centre uses completed within the regeneration site	Net increase in additional floor space for town centre uses per annum

POLICY	IMPLEMENTATION	RESPONSIBLE AGENCIES	INDICATOR	ASSOCIATED TARGETS
CB1: Canal Basin	GAAP	SKDC Developers Landowners	Amount of additional land uses completed within the regeneration site	Net increase in additional land uses over plan period
OSS1: Open Space Provision	GAAP	SKDC Landowners Private Developers	Amount of public open space (CO)	Net increase in public open space provision over plan period
OSS2: Protecting Open Spaces, Sports & Recreational Facilities	GAAP	SKDC Landowners Private Developers	Amount of public open space (CO)	Net increase in public open space provision over plan period
AT1: Allotment Provision	GAAP	SKDC Landowners Private Developers	Allotment land lost to alternative use	No net loss of allotment land per annum
HS1: New Housing Development	GAAP	SKDC Private house builders Developers Landowners	Net additional housing completions (CO)	419 dwellings per annum
			Proportion of housing completions on qualifying sites that is affordable (LO)	21% of total housing completions per annum to be affordable

Appendix 2: Monitoring Framework

POLICY	IMPLEMENTATION	RESPONSIBLE AGENCIES	INDICATOR	ASSOCIATED TARGETS
HS2: Housing Allocated Sites	GAAP	SKDC Private house builders Developers Landowners	Net additional housing completions (CO)	Completions per annum in accordance with housing trajectory
			Supply of ready to develop housing sites	At least 100%
NWQ1: Developing Sustainable New Neighbourhoods (North)	GAAP	SKDC Private house builders Developers Landowners	Net additional housing completions	Completions per annum in accordance with housing trajectory
			Adoption of SPD	Adoption of SPD by 2012
SQ1: Developing Sustainable New Neighbourhoods (South)	GAAP	SKDC Private house builders Developers Landowners	Net additional housing completions	Completions per annum in accordance with housing trajectory
			Adoption of SPD	Adoption of SPD by 2012
EM1: Existing Employment Areas	GAAP	SKDC Developers LCC Landowners	Employment land lost to non-employment uses (LO)	No net loss of employment land per annum
EM2: New Employment Allocations	GAAP	SKDC Developers LCC Landowners	Amount of additional employment floor space completed (CO)	Net increase in amount of employment floorspace per annum

POLICY	IMPLEMENTATION	RESPONSIBLE AGENCIES	INDICATOR	ASSOCIATED TARGETS
			Number and type of employment schemes permitted in the study area (LO)	Increase range and number of schemes over plan period
HE1: Townscape Character	GAAP	SKDC Landowners Developers	Number of buildings in Grantham on the Buildings at Risk Register	Net reduction in number of buildings over plan period
HE2: Development affecting Heritage Assets of Local Interest	GAAP	SKDC Landowners Private Developers	Prepare a local list of developments affecting heritage assets of local interest.	Adoption of the list
HE3: The Setting of Saint Wulfram's Church	GAAP	SKDC Landowners Developers	Number of applications granted contrary to policies on the impact on the setting of St. Wulfram's Church	No planning permissions granted contrary to advice.
HE4: Protecting and enhancing the setting of Belton House and Park	GAAP	SKDC Landowners Developers	Number of applications granted contrary to the Belton House and Park Setting Study	No planning permissions granted contrary to advice.
HE5: Public Realm	GAAP	SKDC Landowners Developers	Number of public realm schemes permitted in the study area	Increase in the number of public realm schemes over the plan period.

Key	
CO	Annual Monitoring Report Core Output Indicator
LO	Annual Monitoring Report Local Output Indicator
SKDC	South Kesteven District Council
CIL	Community Infrastructure Levy
GAAP	Grantham Area Action Plan
LCC	Lincolnshire County Council

Appendix 3: Delivery Plan

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL COST & ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISK AND CONTINGENCY
HIGHWAYS						
Southern Quadrant	Highways Scheme (East-West Relief Road)	Construction of new road and viaducts Cost estimate: £31-33M depending on route taken.	Detailed design has been completed. Construction will take between 3-6 years.	Developer Contributions, LCC, Other Public Sector funding.	Landowners/ Developers, HALCC, SKDC, Network Rail	Requires agreement from Network Rail. Delivery mechanism anticipated to be based on Bedford By-pass model. Under this model responsibility would be shared between the highway authority and developer

Appendix 3: Delivery Plan

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL COST & ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISK AND CONTINGENCY
						with the highway authority providing some or all of the funding with this recouped through Section 106 or tariff arrangements as development progresses.
Northwest Quadrant	Highways Scheme (Pennine Way Link)	Construction of new bridge over rail line and junction improvements to Barrowby Road and Gonerby Hill.	Bridge to be delivered before certification of 751 st	Developer Contributions	Landowner/Developer, LCC, Network Rail	Requires agreement from Network Rail. Risk is low since the cost of

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL COST & ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISK AND CONTINGENCY
		Cost: estimate: £4.1M (bridge only)	dwelling on site (Section 106 term)			developer and Network Rail "ransom" are factored into the site viability calculations which form part of the approved planning permission. Delivery relies on developer building more than 750 dwelling within their planning consent of 1800 dwelling.

Appendix 3: Delivery Plan

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL COST & ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISK AND CONTINGENCY
Employment Land South of Barrowby Road and East of A1	New Roundabout Junction at A1 (southbound)/A52 Junction	To Be Confirmed		Developer Contributions	Landowners, Developers, HA, LCC	There is risk that developer funding not available. There will be the need to seek alternative funding.
Housing Allocated Site Land North of Peachwood Close	New Highway Access and potential for footpath/cycle path links adjacent to the railway line	To Be Confirmed	A Transport Assessment will determine the detail of the access option to be selected, design and delivery framework.	Developer Contributions	Landowners/ Developers, LCC	Requires agreement from the Highways Authority and Network Rail

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL COST & ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISK AND CONTINGENCY
Housing Allocated Site Land North of Dysart Road	New Highway Access in the form of a T-Junction and if necessary the inclusion of a right-turn lane	To Be Confirmed	A Transport Assessment will determine the detail of the access option to be selected, design and delivery framework.	Developer Contributions	Landowners/ Developers, LCC	The risk factor is low since the developer is aware of potential costs and development implications. Further information will be provided on completion of Transport Assessment.

Appendix 3: Delivery Plan

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL COST & ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISK AND CONTINGENCY
HEALTH						
Southern Quadrant	GP Services	6 GP facility Cost estimate: approx.£1.14 M (construction cost only)	To be confirmed through the master plan process.	PCT, Developer contribution	Landowner/ Developer and PCT	If no provision is made will increase pressure on existing GP services. There is risk that developer funding not available. There will be the need to seek alternative funding.

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL COST & ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISK AND CONTINGENCY
Northwest Quadrant	GP Services	4GP facility Cost estimate: £1.1M (construction costs only)	Land reserved until certification of 1,500 th dwelling (Section 106 term)	PCT, Developer contribution	PCT, Landowner/Developer	Current contribution secured through Poplar Farm s106 does not provide full funding. Additional funding is required or to be secured to bring forward GP surgery.
WATER RESOURCES						
Southern Quadrant	Water Supply	Provision of new pipeline between reservoir and development site Cost estimate: £3.6m	Three year procurement	Developer Requisition	Anglia Water Services Landowner/Developer	Work in Progress

Appendix 3: Delivery Plan

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL COST & ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISK AND CONTINGENCY
FOUL SEWERAGE NETWORKS (FSN) AND SEWAGE TREATMENT WORKS (STW)						
NW Quadrant	Foul sewerage	Sewer network capacity upgrade from Barrowby Road Cost estimate: £1.9m for Poplar Farm first phase. Subsequent phases will require sewer improvement	Following completion of 250 units	Developer Requisition	AWS	The risk factor is low since the cost of developer requisition is included in the viability assessment. The first phase of Poplar Farm has included sewer improvement. This will form part of the current planning application. Subsequent

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL COST & ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISK AND CONTINGENCY
						phases will include network improvements.
Southern Quadrant	Foul sewerage	<p>Building of new STW to the south of Grantham (or upgrade of existing Marston STW)</p> <p>Cost estimate: approx. £5m</p> <p>New sewerage network to connect to new STW</p> <p>Cost estimate: £0.8-£1.9m.</p>		Developer Requisition AWS	AWS	<p>Preferred solution will be confirmed by Water Cycle Study 2c or through technical data study.</p> <p>Anticipated confirmation of preferred solution by Summer 2011.</p>

Appendix 3: Delivery Plan

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL COST & ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISK AND CONTINGENCY
ENERGY						
All sites	Operational infrastructure	Depend on development and location	Across the plan period	Central Networks/ developer/ Landowner	Central Networks	No known constraints to deliver electricity infrastructure.
Southern Quadrant	Operational infrastructure	Upgrade of electrical and gas supply networks £5.3m- Electricity £620K – Improve Gas supplies	30 month Procurement. Time: unconfirmed by British Gas	Developer Funded & Central Networks Landowner/ Developer	Central Networks	Pre-requisite to development. Risk level is low since the landowner is aware of cost and development implications
EDUCATION						
North West Quadrant	Primary School	New 3 Form Entry school Approx cost:8.7m	Site to be transferred to LCC prior to	Developer contributions, LCC,DCSF	LCC,SKDC, landowners, Developer	Provision of a 2 Form Entry school

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL COST & ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISK AND CONTINGENCY
			certification of 600 dwellings			catered for in Poplar Farms106 with £4.8m secured towards construction costs of £6m. Funds will need to be sought from NWQ West toward extending school to 3FE from 2FE.
Southern Quadrant	2 Primary School	New 2 Form Entry schools Cost estimate: £6m (each)	This will be confirmed by the Master Planning process	Developer contribution, LCC, DCSF process	LCC, SKDC, Landowner/Developer	Provision in the SQ will be included in the master plan.

Appendix 3: Delivery Plan

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL COST & ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISK AND CONTINGENCY
						It is the duty of LCC to provide for school places when required.
Southern Quadrant	Secondary School	New Secondary School Cost estimate: Awaiting LCC information master plan	The master plan will confirm it	Developer contribution, LCC, DCSF	LCC, SKDC, Landowner/Developer	If funding is not successful reliance will be on mobile or temporary classrooms or pupils will have to travel beyond Grantham to access school places.

Appendix 4: Glossary

A1 Shops - Shops and certain other high street uses such as hairdressers, travel agents, sandwich bars and dry cleaners.

A2 Financial/professional - Uses providing financial and professional services to the public services such as banks, building societies, estate and employment agencies, solicitors and accountants.

A3 Restaurants and cafés - Uses where the sale of food and drink is for consumption on the premises.

A4 Drinking establishments - Premises such as public houses and wine bars - but not a night club.

A5 Hot food takeaways - Uses where the sale of hot food is for consumption off the premises.

Adoption - The point at which a planning document becomes official policy.

Affordable Housing - Housing which meets the present and future needs of households unable to secure adequate housing at prices determined by the market.

Amenity - A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Annual Monitoring Report (AMR) - Produced by the Council to provide an assessment of the progress made against targets and the performance of policies. The monitoring period is 1st April to 31st March.

Area Action Plans (AAP) - AAPs are used to provide the planning framework for areas where significant change or conservation is needed. A key feature of AAPs will be the focus on implementation. They will deliver the planned 'growth' areas and resolve conflicting objectives in the areas subject to the major development pressures.

B1 Business - Includes offices, research and development and light industry

Biodiversity - The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

Brownfield - Land that has been previously developed (also known as previously developed land).

Carbon Emissions - Carbon Dioxide (CO₂) that enters the atmosphere as a result of human activity, especially the burning of carbon-based fuels.

Appendix 4: Glossary

Conservation Areas - Areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Convenience shopping - Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery.

Core Strategy - The Local Development Framework document which sets out the long term spatial vision for the local planning authority area, and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document.

D1 Non-residential institutions - Uses such as clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls and places of worship.

D2 Assembly and leisure - Includes uses such as cinemas, music/concert halls, bingo, swimming baths, gyms and sports halls.

Design Statement - A statement to explain the design principles on which a development proposal is based.

Developer contributions-When development takes place there is a need for infrastructure and services to accompany it. Developer contributions are intended to ensure that developers make appropriate provision for any losses, or supply additional facilities and services, that are required to mitigate the impact of a development.

Development brief - A document providing detailed information to guide the uses, layout and design principles appropriate to the development of a particular, usually substantial, site.

Development Plan Documents (DPD) - A document that is the main consideration in deciding planning applications.

East Coast Main Line (ECML) - Is a 393 mile (632 km) long electrified high-speed railway link between London, Peterborough, Doncaster, Wakefield, Leeds, York, Darlington, Newcastle and Edinburgh. It is classed as a High Speed railway line because it meets the necessary speed criteria of 125 mph (200 km/h).

Examination in Public - DPDs are assessed at an examination, during which the Planning Inspector assesses the soundness of the document.

Fauna - The animal life of a particular time or region.

Flora - The plants of a particular region or time period.

General Certificate of Secondary Education (GCSE) - Is an academic qualification awarded in a specified subject, generally taken in a number of subjects by students aged 14 –16 in secondary education in England, Wales and Northern Ireland.

Grantham Area Action Plan (GAAP) - A Development Plan Document for Grantham used to provide a planning framework for areas of change or conservation.

Grantham Growth Point Programme of Development - Sets out a clear strategy for the town's growth and development over the next 10 years and beyond.

Green Corridor - This open space type includes towpaths along canals and riverbanks, cycleways, rights of way and disused railway lines. The primary purpose is to provide opportunities for walking, cycling and horse riding, whether for leisure purposes or travel, and also provide opportunities for wildlife migration.

Green Infrastructure (GI) - Highlights the importance of the natural environment in decisions about planning. GI is the network of green spaces and links that supports natural processes, and delivers ecosystem services and benefits integral to the health and quality of life for communities.

Greenfield land - Land (or a defined site) which has never been built on before, that has not been previously developed, and is therefore typically in a natural state.

Growth Point Status - Status awarded to a number of Local Planning Authorities (including South Kesteven District Council), which has resulted in Grantham receiving an allocation of funding towards various infrastructure projects, in exchange for agreeing to additional housing provision over requirements.

Heavy Goods Vehicles (HGVs) - Is the European Union term for goods motor vehicles (i.e. trucks / lorries) with a maximum allowed mass (MAM) or gross combination mass (GCM) of over 3,500 kilograms (7,716 lb).

Housing Needs Study - A study which assesses the future housing needs of the District, in terms of the size, type and affordability of dwellings.

Infrastructure - The basic services and facilities needed for the smooth running of a community.

Listed Building - Buildings of special architectural or historic interest. Permission is required before works that might affect their character or appearance can be undertaken. They are divided into Grades I, II* and II, with I being of exceptional interest.

Local Development Document (LDD) - A document making up part of the planning strategy.

Local Development Framework (LDF) - The overall name for the folder or portfolio of Local Development Documents and the LDS and AMR, which together makes up the planning strategy for an authority.

Local Distinctiveness - Elements or features of a local area that make it distinct from other local areas.

Appendix 4: Glossary

Local Plan - The plan produced under the former planning system by the District. The South Kesteven District Local Plan (and the Lincolnshire County Council Structure Plan) will be replaced by the RSS and LDF.

Local Strategic Partnership (LSP) - A partnership of service providers, the community, the voluntary sector and businesses that help to identify local priorities for action and devise strategies for delivery. One of its main tasks is to prepare and implement the Sustainable Community Strategy.

Local Transport Plan (LTP) - The transport strategy prepared by the local transport authority, i.e. Lincolnshire County Council. A five year plan setting out the strategy and priority for transport.

Mixed-use development - A combination of land uses such as residential, retail, leisure, office or other land uses within a development.

Net floor space - The sales floor space of a store, which is defined as the area where members of the public have access.

Northwest Quadrant (NWQ) - Is the Sustainable Urban Extension to the northwest of Grantham.

Open Space - In applying the policies in this guidance open space should be taken to mean all open space of public value in line with the latest National Guidance. Including: parks and gardens, natural and semi natural urban green spaces, green corridors and outdoor sports facilities, amenity green space, allotments etc.

Permeability - The extent to which the layout of urban forms enables people or vehicles to move in different directions.

Planning and Compulsory Purchase Act 2004 (The Act) - Puts in place the new statutory framework for preparing LDFs.

Planning Obligation - A legally binding agreement or obligation entered into by the local authority and a land developer over an issue related to a planning application, under Section 106 of the Town and Country Planning Act 1990.

Planning Policy Guidance Notes (PPG) - Guidance produced by the Government on planning matters (being replaced by PPSs)

Planning Policy Statements (PPS) - Statements of National Planning Policy issued by the Government (to replace PPGs)

Population Density - A measurement of the number of people in a given area.

Preferred Options/Approach - Document(s) produced as part of the preparation of Development Plan Documents, and issued for formal public participation. The general preferred approach is presented.

Primary Shopping Area - The hub of the town centre where A1 uses predominate.

Proposals Map - A map on an Ordnance Survey base, which shows the sites and locations to which policies apply, it is site and location specific. The Proposals Map will be revised each time a new DPD is prepared which has site specific policies or proposals, and will always reflect the up-to date planning strategy for the area.

Public Realm - Areas of the town centre and regeneration sites such as streets, squares and open space, which are available for everyone to use

Regulations - Town and Country Planning (Local Development) (England) Regulations 2004 as amended by the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

Renewable Energy - Energy supplies that are produced from elements which can be renewed i.e. used over and over again. The use of renewable energy helps to reduce carbon emissions. Examples include solar energy and wind power.

Saved policies - Policies principally contained in the Local Plan: which continue to be used in the determination of planning applications pending their replacement by policies in the Local Development Framework.

Scheduled Ancient Monuments (SAMs) - Ancient structure, usually unoccupied, above or below the ground, which is preserved by order of the secretary of state. Works affecting an ancient monument must be approved by the Secretary of State.

Section 106 Agreement - Derived from Section 106 of the Town and Country Planning Act 1990. A voluntary agreement between the local planning authority and any other body with an interest in land in their area. Its purpose is to restrict or regulate the use of land, or to make other such arrangements (such as financial contributions) as the Local Authority considers it necessary.

Section 278 Agreement - Derived from section 278 of the Highways Act 1980, as amended by section 23 of the New Roads and Street Works Act 1991. Section 278 agreements are legal agreements between a planning authority and a developer, under which the developer pays for required works on the existing adopted highway to be carried out. Examples of such works could be the construction of safety related works, such as traffic calming or improved facilities for pedestrians and cyclists.

Site Specific Allocations and Policies document - Allocations of sites for specific or mixed uses or development, to be contained in the Site Allocations DPD, which will come forward during the lifetime of the Local Development Framework. Policies will identify any specific requirements for individual proposals. The sites will be shown on the Proposals Map.

Southern Quadrant (SQ) - Is included as a strategic allocation in the Core Strategy as a Sustainable Urban Extension site to the South of Grantham town centre.

Appendix 4: Glossary

Spatial Planning - The bringing together and integration of policies for the development and use of land, with other policies and programmes that influence the nature of places and how they function.

Spatial Strategy - A strategy for the future development of South Kesteven District, also illustrated on a plan, which identifies broad locations for various forms of development, key principles, and strategic level policies governing development and land use.

Statement of Community Involvement (SCI) - Document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of the LDF (and in the consultation of individual planning applications).

Strategic Environmental Assessment (SEA) - Sustainability Appraisal needs to be undertaken in a way that incorporates the requirements for SEA. SEA is a generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. This is a statutory requirement under the European 'SEA Directive' (2001/42/EC).

Strategic Housing Land Availability Assessment (SHLAA) - To identify sites which may be suitable for housing development during the period to 2026 each site within the SHLAA has been assessed to establish whether it is likely to be suitable for residential development and, if so, when it might come forward for development.

Strategic Housing Market Assessment (SHMA) - An assessment of need and demand for housing, to assist in developing long term strategies for planning and housing for a housing market area

Structure Plan - The strategic plan produced under the former planning system by County Councils. The Lincolnshire Structure Plan (and the South Kesteven Local Plan) will be replaced by the RSS and LDF.

Supplementary Planning Document (SPD) - Elaborates on policies or proposals in DPDs, and gives additional guidance.

Supplementary Planning Guidance (SPG) - Provides guidance or development briefs to supplement policies and proposals in a Local Plan (being replaced by SPD).

Sustainability Appraisal (SA) - A sustainability appraisal should be completed for all local development documents, at all stages. It identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.

Sustainable Development - Development to improve quality of life and protect the environment in balance with the local economy, for current and future generations.

Sustainable Urban Extension (SUE) - Are developments which take place at the edges of existing urban areas, typically on greenfield sites or on other open land at the urban fringe.

Town centre - The principal centre in Grantham. It is defined on the **Proposals Map** and includes the **Primary Shopping Area** together with areas of predominantly leisure, business and other main town centre uses within or adjacent to the Primary Shopping Area.

Appendix 5: List of Abbreviations

AAP	Area Action Plan
AMR	Annual Monitoring Report
CIL	Community Infrastructure Levy
DPD	Development Plan Document
LDF	Local Development Framework
LSC	Local Service Centre
LSP	Local Strategic Partnership
PCT	Primary Care Trust
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SSSI	Site of Special Scientific Interest
SUDS	Sustainable Urban Drainage System
SUE	Sustainable Urban Extension

Alternative formats

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Site Allocation and Policies DPD: Submission Consultation September 2011

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1 Introduction

1.0.1 The Site Allocation and Policies Development Plan Document (DPD) forms part of the South Kesteven Local Development Framework (LDF). Together with the Core Strategy and the Grantham Area Action Plan, it will provide the planning policy framework for the District, guiding the location, design, form and use of land and buildings across the District to 2026.

1.0.2 The Site Allocation and Policies DPD allocates land for specific types of development. It also includes policies to guide the way these sites are developed, ensuring that where development takes place, proper provision is made for necessary community facilities and infrastructure, and that appropriate open space and affordable housing is incorporated into the design and development of a site. The policies also provide the detailed framework to guide the scale, form and location of new employment and retail development expanding upon the policies included in the Core Strategy.

1.0.3 The Site Allocation and Policies DPD covers all of South Kesteven District except for the town of Grantham which is covered by a separate Grantham Area Action Plan (GAAP). The Site Allocation and Policies DPD is in conformity with the spatial strategy and policies included within the Core Strategy, which was adopted in July 2010.

1.1 Background

1.1.1 Work on the Local Development Framework for South Kesteven began in 2005 with the publication of an Issues and Options consultation paper. This led to consultation on two documents in 2006 - the Core Strategy and a Housing and Economic Development Plan Document. In 2007 the Council prioritised the preparation of the Core Strategy so that it would be adopted in advance of the more detailed policy and site allocation plans. This has ensured that the guiding principles and spatial strategy established by the Core Strategy are in place to guide the development of subsequent plans and to provide an overarching policy framework for determining planning applications.

1.1.2 In October 2009 and August 2010 the Council asked for comments from local communities and key stakeholders about a large number of sites which had been suggested for consideration as future development sites. These sites have been assessed to determine whether they are suitable, available and deliverable. Consideration has also been given to the communities responses about the sites and the amount of new development needed within each of the principle settlements, before decisions were made by the Council about which sites to allocate.

1.1.3 A standard set of criteria prescribed by the Core Strategy and the Sustainability Appraisal was used to assess each of the suggested sites. The assessment also relied upon evidence contained within a number of Background Evidence reports and studies, and the responses of statutory consultees and service providers. All sites were also visited by members of the Planning Policy team.

1.1.4 The criteria used to assess the sites are included within the Housing and the Economic Prosperity sections of the Core Strategy. These have been subject to examination through the Core Strategy and are, therefore, considered to be the most appropriate criteria when considering the suggested sites.

1.1.5 The criteria for housing allocations are:

- Availability
- Relationship to the existing highway network, public transport, cycling and pedestrian network, or the ability to create opportunities to improve accessibility
- Access to and capacity of existing services and infrastructure
- Potential impact on wildlife, biodiversity, historic assets, archaeology
- Ability of existing built up area to absorb/accommodate development
- Visual impact on surrounding landscape
- Known constraints to development (eg flood risk)

1.1.6 The criteria for employment allocations are:

- Suitability of site for employment use
- Market attractiveness
- Relationship to the strategic highway network

1.1.7 The following Core Strategy policies establish the need for more detailed policy guidance on:

- Policy SP2 - Retention of local facilities in Local Service Centres (LSCs)
- Policy E1 - protection of existing employment areas
- Policy E1 - rural employment opportunities, including rural diversification
- Policy E2 - town centre boundaries (including primary and secondary shopping frontages)
- Policies SP4 and EN1 - open space standards

1.1.8 In addition the following Core Strategy policies require specific areas to be defined:

- Policy H3 *Affordable Housing* - states that areas of search for rural exception affordable housing schemes will be identified
- Policy E1 *Employment Development* states that locally important existing employment areas will be identified and
- Policy E2 *Town Centre and Retail Development* requires sites or area to be allocated where there is a need for additional retail floorspace.

1.1.9 All allocations and policies within this DPD must be in conformity with the adopted Core Strategy.

1.2 Community Engagement

1.2.1 Extensive public consultation has taken place on all sites considered prior to determining which sites to allocate. Officers worked with Town and Parish Councils to gauge their views about the suggested sites and about development generally within the towns and villages. Public consultation was undertaken about all sites considered in October 2009 and August 2010. The responses received about sites have been used alongside the site assessments to help determine which sites to allocate.

1.2.2 In addition to the consultation on suggested sites for allocation, the Council asked for comments from the local community and key stakeholders about the detailed policies which provide criteria for decision making about specific types of development, define the town centres, identify existing employment sites and areas of search for rural exception affordable housing schemes. This consultation was held during November and December 2010.

1.2.3 Previous community engagement had also taken place on a number of these policy issues through the Issues and Options paper in September 2005 and the Housing and Economic Development DPD in June 2006.

1.3 Policy Context

1.3.1 National

1.3.1.1 In producing the Site Allocation and Policies DPD, consideration has been given to the context provided by existing policy frameworks at the national level. This document has been influenced by the Government's Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs), which cover a wide range of topics, and Planning Circulars. Regard has also been had to the emerging Localism Bill.

1.3.2 Local

1.3.2.1 The adopted Core Strategy provides the overarching policy framework for the District. It is the key "umbrella" document of the Local Development Framework (LDF). It informs other policy and guidance documents included within the LDF, and provides the spatial policy framework for development and change in the District of South Kesteven for the period to 2026. It establishes the key principles which should guide the location, use and form of development.

1.3.2.2 The Core Strategy does not identify specific sites for development. Therefore, this DPD (together with the Grantham Area Action Plan) sets out the sites where the Council wishes to direct housing and employment development. It also identifies local employment areas for protection, the extent of the town centres of Stamford, Bourne and Market Deeping and provides further policies which expand those within the Core Strategy.

1.3.2.3 Appendix 1 sets out those remaining saved Local Plan policies replaced by policies in this DPD.

1.4 Background Evidence

1.4.1 The preparation of the Site Allocation and Policies DPD has been underpinned by the development of a robust evidence base. The evidence takes the form of both technical studies and evidence from dialogue with the community and stakeholders. The technical studies, commissioned by the Council unless otherwise stated, can be viewed on the Council's website.

1.4.2 Housing

- Housing Needs and Market Assessment Study (February 2006)

- Peterborough Sub Regional Strategic Housing Market Assessment (2008) (joint study for Peterborough City, South Holland District, South Kesteven District, Rutland County, Huntingdonshire District, Fenland District and East Northamptonshire Councils) (Updated 2010)
- Strategic Housing Land Availability Assessment (2008) (joint study by Rutland County, South Holland and South Kesteven District Councils) (updated 2010)

1.4.3 Economic

- Employment Land Capacity Study (2010)
- Retail Needs and Town Centre Study (2010)

1.4.4 Transport

- Second Lincolnshire Local Transport Plan (2006/7 – 2010/11)
- Stamford Traffic Model - Traffic Forecasting Report, Evaluation of Urban Extension Sites (Feb 2010) (study for Lincolnshire County Council)

1.4.5 Environment

- Open Space and Allotments Study (December 2004)
- A Study of Open Space, Sport and Recreation in South Kesteven District (April 2009)
- South Kesteven Green Infrastructure Strategy (April 2009)
- Strategic Flood Risk Assessment (June 2009 & January 2011)
- Lincolnshire Biodiversity Action Plan (July 2006)
- Landscape Character Assessment (January 2007)
- Landscape Sensitivity and Capacity Study (January 2011)
- Grantham Water Cycle Study (Level 1 Outline Strategy) (2008)
- Joint Outline Water Cycle Study (Stage 1) (January 2011)
- Detailed Water Cycle Study (final report expected October 2011)

1.4.6 In addition to the technical studies listed above a Background Evidence document has been prepared which explains the site assessment process and includes a summary sheet of the assessment of each site considered. This report also includes information about the assessment of the capacity of Local Service Centres which helped to inform the allocation of sites.

1.5 Relationship with other LDF Documents

1.5.1 The Site Allocation and Policies DPD must be in conformity with the adopted Core Strategy. It provides more detailed policies to enable the Core Strategy objectives to be implemented appropriately. The DPD must also dovetail with the Grantham Area Action Plan to ensure a consistent policy approach to new development and to ensure there is no "gap" in area coverage.

1.6 Sustainability Appraisal

1.6.1 The DPD has been prepared within the context of a large number of other plans and programmes prepared by a wide variety of statutory bodies and other organisations. Many of these plans and programmes have implications for the District and for the policies

and proposals included within the DPD. These implications need to be identified to ensure that the DPD is either consistent with existing policies or allows an opportunity to influence future change of other plans and programmes.

1.6.2 In addition to the other plans and programmes the Council must also consider a broad base of data which provides an overview of the current state of the District's environment, economy and social well-being. This process allows us to identify things which are good and should be protected as well as the identification of issues which may need to be addressed through planning policy.

1.6.3 Information has been collated about the District over a number of years; this information is reviewed and updated at each stage in the LDF process through the Sustainability Assessment (SA). This constant updating allows for the identification of trends and significant changes in the state of the environment, economy or social structure. This information can be used to predict and monitor the effects of planning policies.

1.6.4 Baseline data relating to biodiversity; flora; fauna; land; water; air; climate change; cultural heritage; landscape; population; health; recreation; the economy; employment and transport, have been collated and are used as the generic baseline of information on the state of the District. This process has enabled the Council to identify key issues which have affected the choice of sites for allocation and guide the way sites are developed over the plan period. These key issues have been used to inform the preparation of the adopted Core Strategy and as a result necessitate the preparation of a number of detailed policies

1.6.5 Key issues which are considered relevant to policies to be included in this DPD are:

- Ensure appropriate levels of new housing and employment development are directed to locations which meet the spatial strategy established by the Core Strategy
- Meet the Core Strategy requirements in respect of delivering appropriate levels of affordable housing in rural areas
- Consider new open space requirements for development as well as ensuring existing open space is protected and where possible enhanced by development
- Identify town and local centres as the focus for new retail, leisure and service development to promote their vitality and viability
- Identify retail need/capacity and seek to address this through policies or site allocations
- Promote rural diversification and development of local employment to assist the rural economy

1.6.6 The assessment of other plans and programmes and the consideration of baseline data is an integral part of the Sustainability Assessment (SA) process. A SA Report about the policies has been prepared and published as a separate document. This provides an assessment of the potential environmental, social and economic impacts of the policies and all the sites considered in preparing this plan. Details of the baseline data, key issues, other plans and programmes and the sustainability objectives which have been used to undertake this assessment are included in the Scoping Report which was published in 2009.

1.7 Habitats Assessment

1.7.1 The Habitats Directive (Council Directive 92/43/EEC) requires an assessment of the implication of plans and projects on Natura 2000 sites. These are European sites identified and protected for their nature conservation value. There are two Natura 2000 sites within the District (Baston Fen and land at Grimsthorpe) and two areas outside the District which could be affected by development within South Kesteven (Rutland Water and the Barnack Hills and Holes). The Habitats Regulation Assessment for the Core Strategy was prepared, published and considered as part of the Public Examination. This concluded that the Core Strategy policies were not likely to have any significant effects on these Natura 2000 sites.

1.7.2 The policies included in this DPD have been developed from and in conformity with the Core Strategy policies. These policies have been assessed to identify any possible effects on the Natura 2000 sites. The Assessment concluded that the policies of this DPD are not likely to have any significant effects on the four Natura 2000 sites and that there was, therefore, no need to proceed to the next stage of undertaking an Appropriate Assessment. The Habitats Regulation Assessment for this DPD is published as a separate supporting document.

2 Vision and Objectives

2.1 Vision

2.1.1 The Core Strategy establishes the overarching policy framework for the LDF. It incorporates the Vision and Objectives for the whole LDF.

LDF Vision

South Kesteven will become by 2026

"A successful rural district supported by excellent social and transport infrastructure. Grantham will have developed as a key economic centre not only in Lincolnshire but also sub-regionally. Stamford, Bourne and The Deepings will have equally developed their distinctive market town roles. Rural communities will have remained viable by achieving development that supports their needs. All of this will have been achieved in ways which ensures a good quality of life, health and well being for everyone as well as celebrating the distinctiveness of the districts countryside and heritage."

This will be achieved by:

- *Creating the right balance of jobs, housing and infrastructure;*
- *Ensuring that development is sustainable in terms of location, use and form;*
- *Balancing the development needs of the District with the protection and enhancement of the natural and built environment;*
- *Addressing and mitigating any negative effects of development on the built and natural environment;*
- *Working with partners and residents to develop a place where people really matter.*

2.1.2 This vision seeks to reflect both the vision of the Local Strategic Partnership, which is included in the South Kesteven part of the Lincolnshire Sustainable Community Plan, and that of the Council's Corporate Plan. It is supported in the Core Strategy by fourteen broad objectives as the means of delivering the LDF vision.

2.1.3 The Site Allocation and Policies DPD will provide more detailed policies and specific site allocations to enable the Core Strategy vision and objectives and policies to be delivered.

2.2 Objectives

2.2.1 To ensure the policies and allocations of the DPD are in conformity with the Core Strategy and are developed in a consistent and robust manner, a number of sub-objectives have been identified to guide the preparation of the DPD.

Housing

Objective 1

Make provision for at least 8250 new homes across the District (excluding Grantham) up to 2026. Ensuring a rolling five year supply of housing development which varies in terms of sites, size, type and tenure and affordability.

Objective 2

Identify suitable and deliverable sites for affordable housing schemes to meet local needs within rural villages, and ensure the provision of an appropriate amount of affordable housing on qualifying development sites.

Employment/Commercial

Objective 3

Identify a range of suitable and available sites to support a diversity of new and existing employers (including commercial, retail, leisure and other business sectors) to promote a thriving local economy.

Objective 4

Restrict the loss of existing viable and well located employment land to other non-employment generating uses.

Objective 5

Identify opportunities to support and encourage appropriate rural employment and diversification schemes in sustainable and accessible locations throughout the District.

Objective 6

Promote and enhance the vitality and viability of the principal retail areas within the District (excluding Grantham) by concentrating new retail, leisure and service developments within identified town centres and ensuring that such schemes meet an identified retail need and capacity. Identify local centres as the focus for local retail and service needs.

Supporting Rural Communities

Objective 7

Promote sustainable patterns of development through: the identification of appropriate housing allocations including rural affordable housing sites; promoting sustainable rural employment opportunities; improving access and public transport: and by seeking to retain and improve existing facilities.

General

Objective 8

Ensure all allocated sites are located in accordance with the spatial strategy and policies of the Core Strategy. In particular that they:

1. Prioritise the use of well located previously developed sites
2. maximise the use of existing public transport, cycling and pedestrian routes
3. have access to appropriate services and infrastructure
4. protect and enhance wildlife sites, protected species; biodiversity; historic assets; archaeology; water quality; landscape character and open space.

Objective 9

Minimise the impact of new development on the environment from construction through to occupation, by reducing the use of resources (including land); reducing carbon emissions and promoting a reduction in energy use.

Objective 10

Reduce the risk of flooding by ensuring that new development is appropriately located and designed, and that consideration is given to the use of Sustainable Urban Drainage Systems on allocated sites.

Green Infrastructure

Objective 11

To ensure that the District has a network of multi-functional green space which increases biodiversity, provides for the sporting and recreational needs of the population, promotes healthy lifestyles and enhances the quality of the natural, historic and built environment.

3 Site Allocation and Development Policies

3.1 Stamford

Population

3.1.1 Stamford is the second largest town in South Kesteven. At the 2001 census Stamford had a population of 19,500; 17.5% of which was over of age of 65 and 19.2% under age 16. This compares with the District averages of 16.45% and 20.51% respectively. Unemployment in the town is 1.40% which is lower than the District average of 2.3%. Stamford has four electoral wards: St Georges, All Saints, St Mary's and St John's.

Location

3.1.2 Stamford is located adjacent to the strategically important national north-south route the A1, meaning cities such as Peterborough and Cambridge are commutable and London (100 miles away) within easy reach. There are direct rail services to Cambridge, Birmingham, Peterborough and Stanstead airport, and the east coast main rail network is accessed via Peterborough. The town serves as a service centre for nearby villages, such as Uffington and Great Casterton.

3.1.3 Development is restricted by the A1 to the west and by the County boundary to the north and south of the town, as well as by Burghley House and grounds to the south.

Description

3.1.4 Stamford is noted for its architecture and unspoilt medieval and Georgian character, which has been used as the backdrop for many film and television productions. The town centre is protected by a Conservation Area (the first in England). The River Welland passes east-west through the town, and its valley provides a valuable open space, known as The Meadows. This large area of Common Land is crossed by footpaths and serves as a recreation area for the town.

Services and Facilities

3.1.5 Stamford has a full range of facilities, including a hospital and several doctors' and dentists' practices. Many of the major national retailers have stores in the town, including branches of the leading supermarkets and the major banks. The town also has many local independent traders providing a variety of goods and services. Stamford has a market every Friday and Saturday and a Farmers Market on alternate Fridays.

3.1.6 Education is available in both state and private schools in Stamford at Primary and Secondary level. New College, Stamford offers both Further and Higher Education courses.

Development Needs

3.1.7 The Core Strategy (Policy SP1) seeks to support and maintain the role of market towns. The policy states that priority for development will be given to sustainable sites within the built up part of the town and allocated sites. It also makes it clear that if insufficient land is available within the built-up part of the town to meet development needs, appropriate sites on the edge of the town may be considered suitable for development

3.1.8 Core Strategy Policy H1 establishes a requirement for 1140 houses for the 20 year period 2006-2026. This equates to an annual average of 57 houses per year. This is a very similar build rate to that which had been experienced by the town over the 10 years since 2001 (when just over 50 new houses were built each year in Stamford).

3.1.9 Between April 2006 and 31st March 2011, 380 houses had been built in Stamford. The remaining requirement for the town is therefore 760 houses (and annual rate of 50 per year for the remaining 15 years). In addition 170 additional homes had planning permission. Together the completions and commitments for Stamford total 530, leaving a shortfall of about 580 houses to be allocated.

3.1.10 Opportunities for new employment development in Stamford are limited and this has been compounded by the loss in recent years of a number of employment sites to other types of development. The Core Strategy seeks to redress this by establishing a need for 24 ha of additional employment land, and by protecting important existing employment sites. The identification of employment land in the Site Allocation and Policies DPD will ensure that there are appropriate opportunities for land and premises to meet the needs of new investment and existing employers within the town, providing important local job opportunities for its residents.

Local Issues

Highways and Access

3.1.11 Whilst north - south access is very well served by the A1, cross town movements are heavily constrained. The historic street pattern in the centre of the town does not lend itself to modern traffic movement and issues of congestion and the capacity of junctions limit development opportunities. Highway and junction improvements will be required within the town centre to ensure safe access to smaller infill and redevelopment sites within the built up part of the town.

3.1.12 Access to and from larger sites will have more serious implications for the existing network and the capacity of junctions. To assess the potential capacity of the existing and future road network to accommodate future traffic and land-use changes, Lincolnshire County Council commissioned the development of a traffic model for Stamford. This model has been used to forecast the likely impact of a number of different scenarios for accommodating the town's housing and employment needs. The recommendations of that report have been used to asses the best sites for allocation from a highway perspective.

3.1.13 It should be recognised that all sites are likely to require highway and junction improvements, footway/cycleway improvement/provision and, potentially, the provision of a local bus service. All sites have been considered by the Highway Authority and are considered to be acceptable in principle. However, a detailed Traffic Assessment (TA)

will be required to identify the specific issues relating to access for each site. The TA should also identify the most appropriate method of resolving any outstanding highway constraints.

Water Cycle

3.1.14 The Outline Water Cycle Study for the District (excluding Grantham) was completed in January 2011. The Water Cycle study looks at all water related issues including: water resources; wastewater treatment and transition; ecology; flood risk management and surface water management and SUDs potential. A detailed Water Cycle Study has also been prepared to look in more detail at issues arising from the Outline Study. This report was prepared in 2011.

In relation to Stamford the studies identify the following key issues:

- Wastewater Treatment and transition: Stamford lies within the catchment for Great Casterton Wastewater Treatment Works (WwTW) and for the Stamford WwTW (in Peterborough).

The Stamford WwTW has sufficient headroom capacity to accommodate growth proposed in the town.

Modelling of wastewater transition in the town reveals that there are constraints within the existing sewer network. Improvements will be required to the network to accommodate additional flows. This work will impact upon the phasing and delivery of large allocations.

- Surface Water Management and SUDs potential: The town is underlain by limestone, therefore, infiltration SUDs are likely to be suitable. However, the presence of large areas of Ground Source Protection Zones will require Environment Agency (EA) consent for soakaways.

Strategic Flood Risk Assessment (SFRA)

3.1.15 Areas of functional flood plain are identified along both the Rivers Welland and Gwash, and there are historical records of flooding instances which closely mirror the Flood Zone 3 (FZ3) area along the River Welland. The SFRA recommends that development is steered away for those areas within the FZ3 and that development of undeveloped parts of the fluvial floodplain be avoided.

3.1.16 Surface water flooding may be an issue following the route of the B1081 and along the flow route from the centre of town to the River Gwash. Wherever possible infiltration SUDs should be used to reduce surface water run-off. Alternatively surface water run-off should be discharged into natural watercourses rather than using surface water sewers. These requirements may reduce the amount of land available for development on larger allocated sites.

3.1.17 All sites of 1ha or more or which are at high risk of flooding should undertake a detailed sites specific FRA in accordance with the recommendations of the SFRA.

Landscape

3.1.18 A Landscape Character Assessment (2007) has been prepared for the District. This identifies that Stamford is within the Kesteven Uplands Character Area. The report recommends that special attention is given to sensitive spaces around the edge of the historic town of Stamford, and to maintain open areas that extend into the towns and villages.

3.1.19 To assess the landscape impact of large urban extension sites, a Landscape Sensitivity and Capacity Study (2011) has been prepared which considers the potential impact of development on the landscape around the town. The report looks at the sensitivity of the landscape to change and the capacity of it to accommodate development. The conclusions of this study have been used to inform the selection of allocated sites.

Affordable Housing need

3.1.20 The need for affordable housing across the District is very high. The recently updated SHMA demonstrates a need for 667 affordable homes each year. This equates to 98% of the District wide housing requirement. The Core Strategy Affordable Housing Policy (H3) recognises this level of need and gives consideration to issues of viability and deliverability. The result of which is to require up to 35% of new housing on sites of five or more units to be affordable. Application of the policy in Stamford could deliver about 165 additional affordable homes over the remaining plan period. Evidence in the SHMA suggested that the majority of the affordable housing needed is for small (1-2 bed) accommodation, primarily as houses or bungalows rather than flats or maisonettes, whilst market housing is likely to be focused upon larger (3-4 bed) accommodation.

3.1.1 Allocations

Site Selection

3.1.1.1 A large number of sites have been considered by the Council for potential allocation. Each site has been assessed against the same criteria. The Core Strategy sets out the criteria against which potential sites should be assessed. An outline of the site assessment process and a summary of the conclusions for each site can be found in the background evidence to this plan.

3.1.1.2 It is important that sufficient suitable, available and deliverable sites are identified and allocated for development in this plan to meet the development needs set out in the Core Strategy. It is also important to ensure that there is a continuous supply of housing and employment land to meet the needs of the town over the whole plan period. In particular Government housing policy (PPS3) requires a continuous five year supply of deliverable housing land: therefore, allocated land will be phased into five year periods.

3.1.1.3 The proposed allocations for housing development in Stamford are set out in Policy STM1 and employment allocations are set out in Policy STM2. In addition a single large urban extension site has been allocated to meet the housing and employment needs of the town - the requirements for the development of this site are set out in Policy STM3.

3.1.2 Policies

Development in Stamford

3.1.2.1 Provision is made in this plan for the development of at least 750 new homes in Stamford for the period to 2026. Comprising:

- 170 new homes on sites with planning permission at 1st April 2011
- 160 homes on a range of sites allocated within the town and
- About 400 homes on a single mixed use extension site located to the west of the town (Policy STM3)

3.1.2.2 To ensure a continuous supply of deliverable housing land throughout the plan period sites will be released in five year phases. The phasing of sites has been influenced by evidence relating to infrastructure constraints, particularly wastewater infrastructure, which will require improvement to accommodate new housing.

3.1.2.3 The Core Strategy establishes a high need for affordable housing in the District. This is particularly the case in Stamford which has the highest house prices in the District. The Affordable Housing Viability Assessment (2010) indicated that because of variations in local land and sales values, Stamford was one area of the District that might be able to deliver a higher proportion of affordable housing on market schemes. All allocated sites will be expected to deliver up to 35% of the total site capacity as affordable homes, in accordance with Core Strategy Policy H3. As a guide the appropriate affordable housing target is indicated against the anticipated site capacity in Policy STM1.

Policy STM 1: Housing Allocations in Stamford

The following sites, as identified on the proposals map, are allocated for housing development:

Reference	Location	Indicative number of houses	Affordable housing target	Phase
STM1a	Land adjacent to Kettering Road	30	10	2011-2016
STM1b	Land rear of Belvoir Close	30	10	2011-2016
STM1c	Land south of Uffington Road adjacent to Meadow View	50	17	2016-2021
STM1d	Stamford AFC Kettering Road *	50	17	2016-2021
STM3	Land between Empingham Road and Tinwell Road	400	140	2016-2026

* the redevelopment of STM1d) must be linked as part of a comprehensive proposal for the relocation of the football club. Development of this site for housing cannot commence before a new football ground is available and occupied by the town football club.

3.1.2.4 This Policy meets DPD Objectives 1, 2, 3, 8, 10 and 11

Policy STM 2: Employment Allocations in Stamford

A good supply of suitable, attractive and available employment land is required to meet the needs of new and existing businesses in the town.

The following sites, which are identified on the proposals map are allocated for employment generating uses which fall within the B Use Classes. Other employment generating uses may be appropriate on these sites, depending on the use and its impact on neighbouring properties. Retail development will not, however, be considered acceptable on these sites.

Reference	Location	Area	Proposed use
STM2a	Land North of Barnack Road	8ha	General employment B1, B2 and B8
STM2b	Land South of Uffington Road	2ha	B1 and B2 uses
STM2c (and STM3)	Land adjacent to the A1 off Empingham Road	14ha	High Quality Business Park incorporating B1 and B2 uses

3.1.2.5 This Policy meets DPD Objectives 3, 8, 9, 10

Policy STM 3: Mixed Use Urban Extension site in Stamford

29 ha of land on the western edge of Stamford between Empingham Road and Tinwell Road is allocated as a mixed use urban extension.

The development of this site should provide approximately 400 new homes completed in phases across the 10 year period 2016 to 2026 and up to 14 ha of land for a range of different employment uses including a 10 ha high quality and designed business park (as allocated in STM2 above). Employment opportunities will also be expected to arise from the development of a small

local centre within the site which will provide local facilities and shops for the residents of this development and the existing housing areas to the north and east of the site.

Planning permission for the development of any part of the site will not be granted in isolation unless it either:

- **forms part of an outline or detailed planning application for the whole site which is accompanied by a comprehensive masterplan for the whole site.**

Or

- **is in accordance with a comprehensive masterplan prepared and adopted as SPD by the District Council**

The masterplan for the site should ensure that development achieves the following key principles:

- **Provides a new access road from Empingham Road through the site to Tinwell Road**
- **Provides a small scale local centre appropriate to the size of the development, which is located as to be of benefit to both new occupants of the site as well as the occupants of existing housing areas to the north and east**
- **Incorporates appropriately planned green infrastructure and landscaping within the design and layout of development to both reduce the impact of development on the landscape and to provide a landscaped corridor between the new development and the existing residential area on Lonsdale Road. Green infrastructure should incorporate public open space, play and recreation facilities and other community open space as considered appropriate**
- **Ensures the design and layout of the development is of a high quality and standard which recognises the importance of this location at the entrance to Stamford**
- **Incorporates an appropriate mix of residential tenure and type that respects the surrounding context, including at least 140 affordable homes**
- **Ensures that appropriate education and health facilities are available, and if not, addresses any deficiencies through the provision of an appropriate financial contribution**
- **Secures the provision of good pedestrian and cycle access from and within the site to the local centre, primary and secondary schools, new employment opportunities and the town centre**
- **Incorporates within the development layout appropriate surface water management systems which will ensure that greenfield run-off rates are maintained once the site is developed**

- **Provision of necessary infrastructure improvements required to support the development, including improvements to the waste water transmission network**
- **Ensures that the highest standards of sustainable design and construction are provided in all buildings**

The masterplan should be prepared in consultation with the local community.

3.1.2.6 This Policy meets DPD Objectives 1, 2, 3, 8, 10 and 11

3.2 Bourne

Population

3.2.1 The market town of Bourne is the third largest settlement in South Kesteven. At the 2001 census Bourne had a population of 11,933; 20.31% of which was over the age of 65 and 19.47% under age 16. This compares with the District averages of 16.45% and 20.51% respectively. Unemployment in the town is 1.60% which is lower than the District average of 2.3%. Bourne has two electoral wards: Bourne West (which includes the settlement of Cawthorpe) and Bourne East (which includes the settlements of Dyke and Twenty).

Location

3.2.2 Bourne is an historically important market town because of its location on the A15 Lincoln to Peterborough route. There are regular bus services to Peterborough via Market Deeping, Stamford and Spalding. Bourne is important as a service centre for nearby smaller settlements in the south and east of the District, especially those located along the A15 corridor. It also provides housing for large numbers of people who commute the 16 miles to Peterborough daily.

3.2.3 Expansion of the town is restricted by woodlands (Bourne Woods, Elsea and Math Woods) to the west and south west of the town and the lower lying fenland area to the east which is at greater risk of flooding.

Description

3.2.4 Bourne is a bustling market town on the edge of the fens, which extend eastwards from the town boundaries. The town has a large parkland area in the centre, bounded by the Bourne Eau, known as Memorial Gardens and Well Head Fields. The park also includes one of the most ancient sites of artesian water supply in the country: St Peter's Pool. This is reputed to be filled by seven springs and it is from this natural feature that the early settlement of Bourne was first formed.

Services and Facilities

3.2.5 Bourne has a range of facilities, including several doctors' and dentists' practices. The town has a health centre, although the nearest hospital is in Peterborough, some 16 miles to the south. Many national retailers have stores in the town, including branches

of the leading supermarkets and the major banks. The town also has many local independent traders providing a variety of goods and services. Bourne market is held on Thursdays and Saturday.

3.2.6 There are primary and secondary schools, and a technology college, within the town.

Development Needs

3.2.7 Core Strategy Policy H1 establishes a requirement for 2310 houses for the 20 year period 2006-2026. This equates to an annual average of 115 houses per year. However the policy also restricts housing development in Bourne to that which is already committed via planning permission at the time the Core Strategy was adopted. This is in recognition of the high level of housing commitments in the town which includes the large ElseaPark development, which is expected to be built out during the life time of the plan. Between April 2006 and 31st March 2011 some 850 houses have been built in Bourne and a further 1666 have planning permission. If all of these homes are built, development will exceed the policy requirement. Therefore, no housing sites are allocated in this DPD.

3.2.8 Opportunities for new employment development in the town have been limited for a number of years, and employment development has not matched the growth in house building. The Core Strategy seeks to redress this by establishing a need for 50 ha of additional employment land, and by protecting important existing employment sites.

3.2.9 The identification of suitable and attractive employment land in this plan will ensure that there are appropriate opportunities for land and premises to meet the needs of new investment and existing employers within the town, providing important local job opportunities for its residents. Historically, the eastern side of the town has accommodated the town's employment areas. It is appropriate to continue this trend, however, it should be recognised that the capacity of the road network is limited. There may, therefore, be the opportunity to implement part of an eastern relief road through development funding to connect Cherry Holt Road with South Road.

Local Issues

Highways and Access

3.2.10 There are some major constraint issues on a number of the town's junctions which are at capacity. Access to and from larger sites may have more serious implications for the existing network and the capacity of junctions. Therefore, all sites are likely to require highway and junction improvements and footway/cycleway improvement/provision. All sites have been considered by the Highway Authority and are considered to be acceptable in principle. However, a detailed Traffic Assessment will be required to identify the specific issues relating to access for each site. The TA should also identify the most appropriate method of resolving any outstanding highway constraints.

Water Cycle (WCS)

3.2.11 The Outline Water Cycle Study for the District was completed in January 2011. The Water Cycle study looks at all water related issues including: water resources; wastewater treatment and transition; ecology; flood risk management and surface water

management and SUDs potential. A detailed Water Cycle Study has also been prepared to look in more detail at issues arising from the Outline Study. This report was prepared in 2011.

In relation to Bourne the studies identify the following key issues:

- Wastewater Treatment and transition: The level of housing development proposed in Bourne is committed and has therefore been taken into account in Anglian Water's (AW) future planning. Predicting future flows arising from employment land development is difficult because it depends on the nature of the business uses developed. The Detailed WCS considers that there are no constraints to the development proposed from a Wastewater treatment or transition perspective.
- Surface Water Management and SUDs potential: The town is underlain by clay with a small area of limestone. It is likely, therefore, that infiltration SUDs will not be suitable. New development will need to ensure run-off rates do not exceed pre-development run-off rates and that sufficient attenuation can be provided on site. Early discussion with Internal Drainage Boards and EA will be necessary and details of the maintenance of surface water systems should be provided at the site specific FRA stage.

Strategic Flood Risk Assessment (SFRA)

3.2.12 Bourne is on the western edge of the Fenland floodplain. In addition an area of functional floodplain is identified in the middle of Bourne associated with the Car Dyke Drain and the Bourne Eau. Allocated sites are primarily located in Flood Zone 1, and thus, from a flood risk perspective, are appropriate for all land use vulnerability classifications. The SFRA recommends that sites which are affected by Flood Zone 3 should be avoided.

3.2.13 The area has medium to low potential for infiltration SUDs and almost all suggested sites are located above Inner Source Protection Zones where infiltration SUDs are limited by the need to protect the water quality. Therefore, other forms of SUDs should be considered which do not use infiltration for access roads and parking areas. This is a particularly important consideration when allocating land for employment areas.

3.2.14 All sites of 1ha or more or which are at high risk of flooding should undertake a detailed sites specific FRA in accordance with the recommendations of the SFRA.

Landscape Impact

3.2.15 A Landscape Character Assessment has been prepared for the District. This identifies that Bourne is within the Fen Margins Character Area, where there is a low to medium sensitivity to new employment and residential development at the edge of existing settlements. Any new development around the edge of settlements should carefully consider the settlement edge.

Affordable Housing need

3.2.16 The need for affordable housing across the District is very high. The recently updated Strategic Housing Market Assessment (SHMA) demonstrates a need for 667 affordable homes each year. This equates to 98% of the District-wide housing requirement. The Core Strategy policy recognises this level of need and gives consideration to issues

of viability and deliverability. The result of which is to require up to 35% of new housing on sites of five or more units to be affordable. As no housing allocations are proposed in this plan, the delivery of affordable housing in Bourne will be dependant upon affordable housing to be provided as part of existing planning consents. Evidence in the SHMA suggested that the majority of the affordable housing needed is for small (1-2 bed) accommodation, primarily as houses or bungalows rather than flats or maisonettes, whilst market housing is likely to be focused upon larger (3-4 bed) accommodation.

3.2.1 Allocations

Site Selection

3.2.1.1 A large number of sites have been considered by the Council for potential allocation. Each site has been assessed against the same criteria. The Core Strategy sets out the criteria against which potential sites should be assessed. An outline of the site assessment process and a summary of the conclusions for each site can be found in the background evidence to this plan.

3.2.1.2 It is important that sufficient suitable sites are identified and allocated for employment development to meet the development needs set out in the Core Strategy. A good supply of suitable and attractive employment sites should ensure that the needs of new investment and existing employers wishing to expand or relocate can be met throughout the plan period.

3.2.1.3 The proposed allocations for employment land in Bourne are set out in Policy B1.

3.2.2 Policies

Development in Bourne

3.2.2.1 In accordance with Policy H1 of the Core Strategy no additional housing development is required in Bourne. Allocations included in this plan are therefore made only for employment development.

Policy B1: Employment Allocations in Bourne

A good supply of suitable, attractive and available employment land is required to meet the needs of new and existing businesses in the town.

The following sites, which are identified on the proposals map, are allocated for employment generating uses which fall within the B Use classes. Other employment generating uses may be appropriate on these sites, depending on the use and its impact on neighbouring properties. Retail development will not however, be considered acceptable on these sites.

Policy Reference	Site Location	Area	Proposed Use
B1a	Land to the north of Manning Road and west of Meadow Drove	14 ha	General employment generating uses, including: B1, B2 and B8 use classes
B1b	Land to the south of Tunnel Bank	21 ha	General employment generating uses including : B1, B2 and B8 use classes
B1c	Land south of West Road and north of Elsea Park	7 ha	High Quality Business Park incorporating B1 and B2 uses
B1d	In South Fen area, off The Slipe Bourne (Bourne North Farm)	8ha	General employment generating uses including : B1, B2 and B8 use classes
B1e	Land north of Bourne Eau and east of Carr Dyke	3 ha	Expansion land for food processing site off Spalding Road

3.2.2.2 This Policy meets DPD Objectives 3, 8, 9, 10

3.3 Market Deeping and Deeping St James

Population

3.3.1 Market Deeping and Deeping St James together make up the fourth largest settlement within South Kesteven. At the 2001 census they had a population of 13,400; 11.95% of which was over the age of 65 and 20.88% under the age of 16. This compares with the District averages of 16.45% and 20.51% respectively. Unemployment is 1.5% which is lower than the District average of 2.3%. Two electoral wards cover The Deepings: Market and West Deeping (which includes the settlement of West Deeping) and Deeping St James (which includes the settlement of Frogmire).

Location

3.3.2 Market Deeping and Deeping St James are located in the south of the District, at the junction of two major transport corridors: the A15 north-south and A16 east-west routes. The construction of the Market Deeping Bypass alleviated congestion by removing much of the north-south and east-west traffic from the town. They serve as a service centre for nearby smaller settlements as well as providing housing for large numbers of people who commute to Peterborough daily. There are regular bus services to Bourne, Peterborough, Spalding and Stamford.

3.3.3 Development is restricted by the river to the south, which marks both the District and settlement boundary and by the bypass to the west and north.

Description

3.3.4 Market Deeping and Deeping St James are located on the edge of the Fens, and are situated on the north bank of the River Welland, which also forms the boundary between Cambridgeshire and Lincolnshire. Between the bypass and the built-up part of the settlement lies an open area of land known as the Showground, where an Agricultural show has taken place every year since 1945. Market Deeping has a triangular market place surrounded by fine stone buildings and former coaching inns. Employment development has largely taken place to the north of Market Deeping, on the Northfields Industrial Estate.

Services and Facilities

3.3.5 There are a range of facilities, including a doctors' surgery and dental practices. The nearest hospital is in Peterborough, some 8 miles to the south. There are two supermarkets as well as a number of independent traders providing a variety of goods and services. A market is held in Market Deeping every Wednesday.

3.3.6 There are primary and secondary schools within the town.

3.3.7 The Core Strategy (Policy SP1) seeks to support and maintain the role of market towns. The policy states that priority for development will be given to sustainable sites within the built up part of the town and allocated sites. It also makes it clear that if insufficient land is available within the built-up part of the town to meet the development needs, appropriate sites on the edge of the town may be considered suitable for development. Future needs for housing and employment development for the town have also been identified in the Adopted Core Strategy

Development Needs

3.3.8 Core Strategy Policy H1 establishes a requirement for 870 houses for the 20 year period 2006-2026. This equates to an annual average of 43 houses per year. This is a higher annual build rate to that which has been experienced by the town over the 10 years between 2001 and 2010 (when about 30 new houses have been built each year).

3.3.9 Between April 2006 and 31st March 2011 some 270 houses have been built in the Deepings. The remaining requirement for the town is therefore 600 houses (an annual rate of 40 per year for the remaining 15 years). In addition some 195 homes also had

planning permission at 31st March 2011 reducing the overall remaining requirement for the town to just over 400. Sufficient land should, therefore, be allocated in this plan to provide for about 400 new homes.

3.3.10 Opportunities for new employment development in the Deepings have been limited for a number of years. The Core Strategy seeks to redress this by establishing a need for 23 ha of additional employment land, and by protecting important existing employment sites. The identification of employment land in this plan will ensure that there are opportunities for land and premises to meet the needs of new investment and existing employers within the town, providing important local job opportunities for its residents.

Local Issues

Highways and Access

3.3.11 There are constraint issues on a number of junctions across Market Deeping and Deeping St James which are currently at capacity. This includes the roundabout of A16/A15 and Peterborough Road; the Linchfield Road/Horsegate/Park Road junction; the B1624 and B1166 crossroads; and the junction of Broadgate Lane with Church Street.

3.3.12 The implications of new development on the capacity of the existing highway network and junctions needs to be explored. All allocated sites are likely to require highway and junction improvements, footway/cycleway improvement/provision. All sites have been considered by the Highway Authority and allocated sites are considered to be acceptable in principle, however a detailed Traffic Assessment will be required to identify the specific issues relating to access for each site, the TA should also identify the most appropriate method of resolving any outstanding highway constraints.

3.3.13 The Highway Authority would not support additional development at Frognall, which is located some distance from the services and facilities of the Deepings. Any development at Frognall would require major improvement to footways and provision of a cycleway. The length of such provision would be very expensive and would affect the viability of any sites in this location.

Water Cycle (WCS)

3.3.14 The Outline Water Cycle Study for the District was completed in January 2011. The Water Cycle study looks at all water related issues including: water resources; wastewater treatment and transition; ecology; flood risk management and Surface water management and SUDs potential. A detailed Water Cycle Study has also been prepared to look in more detail at issues arising from the Outline Study. This report was prepared in 2011.

3.3.15 In relation to Market Deeping and Deeping St James the studies identify the following key issues:

- Wastewater Treatment and transition: Market Deeping and Deeping St James lie within the catchment for Deeping WwTW. Whilst there is sufficient capacity at the WwTW to accommodate the proposed development growth for the plan period, the consented Dry Weather Flow (discharge consent) for this WwTW represents a constraint to the overall capacity of the works in the initial phase of the plan period.
- Surface Water Management and SUDs potential: The town is underlain by clay therefore infiltration SUDs are not likely to be suitable. New development will need to ensure run-off rates do not exceed pre-development run-off rates and that sufficient attenuation can be provided on site. Early discussion with the IDB and EA will be necessary and details of the maintenance of surface water systems should be provided at the site specific FRA stage.

Strategic Flood Risk Assessment (SFRA)

3.3.16 Areas of national flood zones associated with the Maxey Cut and River Welland are extensive. Whilst these flood sources are defended there is an area of residual risk in the form of failure of the flood defence. The residual risk for the River Welland has been modelled by the Environment Agency and the extent of the area at risk is large. However, it does not affect the built up part of the Deepings as it is confined to the land south of Market Deeping and Deeping St James.

3.3.17 Due to the flat topography of the Fens it is difficult to identify surface water flow routes, therefore rainfall is likely to pond where it falls. Because of this it is recommended that basements are discouraged and that flood resilience measures, like raised thresholds and/or floor levels are considered on a site by site basis.

3.3.18 The area has medium potential for infiltration SUDs, however, there are no Ground Source Protection Zones in the area reducing the restrictions which might be imposed on the SUDs. The use of SUDs should be promoted throughout.

3.3.19 All sites of 1ha or more or which are at high risk of flooding should undertake a detailed sites specific FRA in accordance with the recommendations of the SFRA.

Landscape Impact

3.3.20 A Landscape Character Assessment has been prepared for the District. This identifies that The Deepings is within the Fens Character Area, where there is a low to medium sensitivity to new employment and residential development at the edge of existing settlements. Any new development around the edge of settlements should carefully consider the settlement edge and consider having properties overlooking the countryside or utilising planting to soften the settlement edge.

3.3.21 To assess the landscape impact of the larger urban extension sites a Landscape Sensitivity and Capacity Study has also been prepared which considers the potential impact of development on the landscape around the four towns. The report looks at the sensitivity of the landscape to change and the capacity of it to accommodate development. The conclusions of this study have been used to inform the selection of allocation sites.

Affordable Housing Need

3.3.22 The need for affordable housing across the District is very high. The recently updated Strategic Housing Market Assessment (SHMA) demonstrates a need for 667 affordable homes each year. This equates to 98% of the District-wide housing requirement. The Core Strategy policy recognises this level of need and gives consideration to issues of viability and deliverability. The result of which is to require up to 35% of new housing on sites of five or more units to be affordable. Application of the policy in the Deepings could deliver about 120 additional affordable homes over the remaining plan period. Evidence in the SHMA suggested that the majority of the affordable housing needed is for small (1-2 bed) accommodation, primarily as houses or bungalows rather than flats or maisonettes, whilst market housing is likely to be focused upon larger (3-4 bed) accommodation.

3.3.1 Allocations

Site Selection

3.3.1.1 A large number of sites have been considered by the Council as potential allocations. Each site has been assessed against the same criteria. The Core Strategy sets out the criteria against which potential sites should be assessed. An outline of the site assessment process and a summary of the conclusions for each site can be found in the background evidence to this plan.

3.3.1.2 It is important that sufficient suitable, available and deliverable sites are identified and allocated for development in this plan to meet the development needs set out in the Core Strategy. It is also important to ensure that there is a continuous supply of housing and employment land to meet the needs of the town over the whole plan period. In particular Government housing policy (PPS3) requires a continuous five year supply of deliverable housing land: therefore allocated land will be phased into five year periods.

3.3.1.3 The proposed allocations for housing development in the Deepings are set out in Policy DE1 and employment allocations are set out in Policy DE2. In addition a single large urban extension site has been allocated in Market Deeping to meet the housing and employment needs of the Deepings, this site is considered by Policy DE3.

3.3.2 Policies

Development in Market Deeping and Deeping St James

3.3.2.1 Provision is made in this plan for the development of 600 new homes in Market Deeping and Deeping St James for the period to 2026. Comprising:

- 195 new homes on sites with planning permission at 1st April 2011
- 200 homes on a range of sites allocated across the area and
- 200 homes on a single mixed use extension site located to the north of the town. (Policy DE3)

3.3.2.2 To ensure a continuous supply of deliverable housing land throughout the plan period sites will be released in five year phases. The phasing of sites has been influenced by evidence relating to infrastructure constraints, particularly wastewater infrastructure, which will require improvement to accommodate new housing.

3.3.2.3 The Core Strategy establishes a high need for affordable housing in the District. The Affordable Housing Viability Assessment (2010) indicated that because of variations in local land and sales values, the Deepings was one area of the District that might be able to deliver a higher proportion of affordable housing on market schemes. All allocated sites will be expected to deliver up to 35% of the total site capacity as affordable homes in accordance with Core Strategy Policy H3. As a guide the appropriate affordable housing target is indicated against the anticipated site capacity in Policy DE1.

3.3.2.4 The land identified as an Urban Extension site includes an existing employment development at Spitfire Way and Policy D2b allocates an additional 6ha of employment land at this location. The Council wishes to retain the land at Spitfire Way in employment use. It has, therefore, been identified as a Locally Important Employment site (ExE D2).

However, as part of a comprehensive scheme of redevelopment, it recognises that it may be moved to another part of the site, as part of that redevelopment.

Policy DE 1: Housing Allocations in The Deepings

The following sites, as identified on the proposals map, are allocated for housing development:

Policy reference	Site Location	Indicative number of houses	Affordable housing target	Phase
DE1a	land behind Tesco off Godseys Lane	85	29	2011-2016
DE1b	Land at Spalding Road/ Broadgate	15	5	2011-2016
DE1c	Land west of Linchfield Road and north of Cowslip Drive	100	35	2021-2026
DE3	Land between Peterborough Road and Towntgate East	200	70	2016-2021

3.3.2.5 This Policy meets DPD Objectives 1, 2, 3, 8, 10 and 11

Policy DE 2: Employment Allocations in The Deepings

A good supply of suitable, attractive and available employment land is required to meet the needs of new and existing businesses in the town.

The following sites, which are identified on the proposals map, are allocated for employment generating uses which fall within the B Use classes. Other employment generating uses may be appropriate on these sites, depending on the use and its impact on neighbouring properties. Retail development will not, however, be considered acceptable on these sites.

Policy Reference	Site Location	Area	Proposed Use
DE2a	Extension to the Northfields Industrial estate	14 ha	General employment B1, B2 and B8
DE2b (DE3)	Land to the east of Spitfire Way (and including Spitfire Way)	6ha	B1 and B2 uses

3.3.2.6 This Policy meets DPD Objectives 3, 8, 9, 10

Policy DE 3: Mixed Use Urban Extension in Market Deeping

16 Ha of land on the northern edge of Market Deeping between Peterborough Road and Towngate East is identified as a mixed use urban extension.

The development of this site should provide approximately 200 new homes completed in phases across the 10 year period 2016 to 2026 and up to 6 ha of land for a range of different employment uses.

Planning permission for the development of any part of the site will not be granted in isolation unless it either:

- forms part of an outline or detailed planning application for the whole site which is accompanied by a comprehensive master-plan for the whole site.

Or

- is in accordance with a comprehensive masterplan prepared and adopted as SPD by the District Council

The masterplan for the site should ensure that development achieves the following key principles:

- Provides appropriate access to the site from Peterborough Road and/or Towngate East as required by a detailed Traffic Assessment and makes appropriate arrangements to increase the capacity of the A15/A16 roundabout
- Incorporates appropriately planned green infrastructure and landscaping within the design and layout of the development to both reduce the impact

of development on the landscape and on existing residential properties to the south and east. Green infrastructure should incorporate public open space, play and recreation facilities and other community open space as considered appropriate

- Ensures the design and layout of the development is of a high quality which recognises the importance of the sites location at the entrance to Market Deeping
- Incorporates an appropriate mix of residential tenure and type that respects the surrounding context, including at least 70 affordable homes
- Ensures that appropriate education and health facilities are available, and if not, address any deficiencies through the provision of financial contributions
- Secures the provision of good pedestrian and cycle access from and within the site to the local centre, primary and secondary schools, new employment opportunities and the town centre
- Incorporates within the development layout appropriate surface water management systems which will ensure that greenfield run-off rates are maintained once the site is developed
- Provision of necessary infrastructure improvements required to support the development
- Ensures that the highest standards of sustainable design and construction are delivered on all buildings

The masterplan should be prepared in consultation with the local community.

3.3.2.7 This Policy meets DPD Objectives 1, 2, 3, 8, 10 and 11

3.4 Local Service Centres

3.4.1 Background

3.4.1.1 Local Service Centres are those settlements which offer a range of localised services and facilities and which act as a focal point for the rural communities and their surrounding hinterlands. Some limited development in these villages will prevent local services from becoming unviable and help to create more mixed and balanced communities.

3.4.1.2 Sixteen Local Service Centres are identified in the Core Strategy (Policy SP2). The Local Service Centres (LSCs) were selected by an assessment process, which took account of the presence of services and facilities considered to be essential or desirable, to meet the daily needs of the communities, as well as the public transport links with the main urban areas. Proximity to large towns for employment purposes and to satisfy needs not being met locally is an important factor in determining the sustainability of a community. Whether a village is on, or within easy reach of, one of the major transport corridors of the District is also important.

3.4.1.3 The Core Strategy identifies that a modest amount of development should be directed towards the LSCs to enable them to remain sustainable communities. The sustainability of these villages could be undermined if some of the services and facilities

are lost. There is a presumption against change of use from retail and service premises in these centres established by Core Strategy Policy SP2. This DPD provides more detailed guidance to enable any proposals to be assessed.

3.4.1.4 The Outline Water Cycle Study has concluded that water resource availability is not an issue in the District. The Detailed Water Cycle Study identifies that there is hydraulic capacity within all wastewater treatment works serving the LSCs to accommodate the modest levels of growth planned, however there may be constraints to the ability of some WwTW to accommodate development in the first phase of the plan period because of the restrictive discharge consents applied to a small number of WwTW.

3.4.1.5 All sites have been considered by the Highway Authority and allocated sites are considered to be acceptable in principle, however a detailed Traffic Assessment may be required to identify the specific issues relating to access for each site, the TA should also identify the most appropriate method of resolving any outstanding highway constraints. The Highway Authority have confirmed that, while some allocated sites will require highway improvements (which may include footpaths, cycle ways and/or road layout changes), there are no major highway constraints to development in any of the LSCs.

3.4.2 Development Needs

3.4.2.1 The Core Strategy (Policy SP1) allows development in LSCs to maintain their vitality and meet local needs. The policy states that priority for development will be given to sustainable sites within the built up part of the settlements and allocated sites. It also makes it clear that if insufficient land is available within the built-up part of the settlement to meet the development needs, appropriate sites on the edge of the settlement may be considered suitable for development

3.4.2.2 Core Strategy Policy H1 establishes a requirement for 1000 houses for the 20 year period 2006-2026. This equates to an annual average of 50 houses per year.

3.4.2.3 Between April 2006 and 31st March 2011, 633 houses had been built in the LSCs and planning permission exists for a further 262. Allowing for some flexibility for some of the committed sites not to come forward, additional land should be allocated for at least 150 new homes in these villages.

3.4.3 Assessment of Village Capacity to Accommodate Growth

3.4.3.1 Alongside the assessment of sites, the capacity of each LSC to accommodate new development has been assessed by reference to local issues and conditions including the level of recent development, affordable housing need and the capacity of local services including education provision, highway capacity and the ability of the water and sewerage network to accommodate additional development. This assessment also had regard to the opinion of local residents about new development, including the views of the Parish Councils. The assessment concludes that some of the LSCs (Barkston, Baston, Castle Bytham, Langtoft, Morton and South Witham) are less suitable for additional planned development, whilst the others could accommodate some modest growth. In addition, it recognises that a small allocation in some villages may also deliver some much needed affordable housing or other local benefit.

3.4.3.2 However, if sites in all of these settlements were allocated they could provide about 600 houses, well in excess of the Core Strategy requirement. The Council has, therefore, made choices about which sites are the very best option for delivering some local housing in those villages it believes are best able to accommodate the growth and only a few sites have been allocated. It is considered that allocating about 150 to 200 houses on a few small sites across the District, will meet the housing needs of the rural communities both in the provision of market and affordable housing, whilst not over burdening the existing infrastructure of these settlements or impinging upon the landscape and open countryside.

3.4.3.3 Where sites are allocated this also provides an opportunity to deliver some much needed community benefit as part of the allocation. These benefits are identified within the policy and are accounted for in the size of the site allocated.

3.4.4 Allocations in LSC's

3.4.4.1 A large number of sites have been considered by the Council as potential allocations. Each site has been assessed against the same criteria. The Core Strategy sets out the criteria against which potential sites should be assessed. An outline of the site assessment process and a summary of the conclusions for each site can be found in the background evidence to this plan.

3.4.4.2 It is important that sufficient suitable, available and deliverable sites are identified and allocated for development in this plan to meet the development needs set out in the Core Strategy. It is also important to ensure that there is a continuous supply of housing and employment land to meet the needs of the town over the whole plan period. In particular Government housing policy (PPS3) requires a continuous five year supply of deliverable housing land: therefore, allocated land will be phased into five year periods.

3.4.4.3 The proposed allocations for housing development in the Local Service Centres are out in Policy LSC1 below. Some of the allocated sites will allow the delivery of development to benefit the local community. In addition to the provision of affordable housing and open space and play facilities provided in accordance with Policies H3 of the Core Strategy and SAP9 of this plan, three sites have been identified as also providing the opportunity to deliver additional local benefits. These are also identified within Policy LSC1.

3.4.5 Policies

3.4.5.1 Development in Local Service Centres

3.4.5.2 Provision is made in this plan for the development of at least 400 new homes in the 16 LSCs identified in Core Strategy Policy SP2 for the period to 2026. Comprising:

- About 250 new homes on sites with planning permission at 1st April 2011
- About 180 homes on sites allocated in those villages which are considered most able to accommodate additional development.

3.4.5.3 To ensure a continuous supply of deliverable housing land throughout the plan period sites will be released in five year phases. The phasing of sites has been influenced by evidence relating to infrastructure constraints, particularly wastewater infrastructure, which will require improvement to accommodate new housing.

3.4.5.4 The Core Strategy establishes a high need for affordable housing in the District. This is particularly the case in some of the larger villages. The Affordable Housing Viability Assessment (2010) indicated that because of variations in local land and sales values, the LSCs were locations that might be able to deliver a higher proportion of affordable housing on market schemes. All allocated sites will be expected to deliver up to 35% of the total site capacity as affordable homes, in accordance with Core Strategy Policy H3, unless there is no known local need for affordable housing. As a guide the appropriate affordable housing target is indicated against the anticipated site capacity of allocated sites in Policy LSC1.

Policy LSC 1: Housing Allocations in the Local Service Centres

The following sites, which are shown on the proposals map, are allocated for housing development in the Local Service Centres:

Policy reference	Site Location	Indicative number of houses	Affordable housing target	Phase
LSC1 a	West of Chilvers Close & The Drift, Barrowby	20	7	2021-2026
LSC1b	Site off Bridge End Road, Colsterworth	40	14	2016-2021
LSC1c	Between Bourne Road & Swinstead Road, Corby Glen	30	10	2016-2021
LSC1d	Land east of Eastthorpe Road, Great Gonerby	30	10	2021-2026
LSC1e	Adj doctors surgery, Swinehill, Harlaxton	30	10	2016-2021
LSC1f	Land at Main Road, Long Bennington	35	12	2011-2016
	TOTAL	185	62	

A number of these sites provide the opportunity to deliver benefits to the local community. Affordable housing and open space and play facilities will be required as part of each development (in accordance with Policies H3 of the Core Strategy and SAP9 of this plan). However the provision of additional local facilities can also enhance the range and capacity of existing provision. The

following sites, have been identified as providing the opportunity to deliver some additional local benefit. The amount of land allocated for these sites allows for these additional facilities to be provided.

Policy Ref	Site Location	Community benefit
LSC1b	Site off Bridge End Road, Colsterworth	Provision for a small local centre including local retail opportunities
LSC1c	Between Bourne Road & Swinstead Road, Corby Glen	Provision of a pedestrian and cycle link from the site to Bourne Road (A151)
LSC1e	Adj doctors surgery, Swinehill, Harlaxton	Provision of car parking for the adjacent primary school and doctors surgery.

3.4.5.5 This Policy meets DPD Objectives 1, 2, 7, 8, 10 and 11

3.5 Housing Development and Managing Delivery

Managing the Supply and Delivery of Housing Development

3.5.1 Policies STM1, DE1 and LSC1 allocate sufficient land for housing development to meet the housing needs for these towns and villages as set out in the Core Strategy for the whole plan period. These policies identify five year phases within which each site is expected to come forward for development. The phasing of housing sites is important as it ensure a continuous supply of land. It also recognises that some sites will be constrained in the early parts of the plan period by the capacity of existing infrastructure and the need to provide improvements to infrastructure prior to development.

3.5.2 Planning permission will not normally be granted for allocated housing sites earlier than 12 months before the beginning of the phase identified in the allocating policy. If during the plan period it is clearly demonstrated that insufficient housing development has taken place, that allocated housing sites have not been delivered in accordance with the phasing strategy and that there is not a five year supply of deliverable housing land, consideration will be given to re-prioritising the phasing of sites.

3.5.3 In accordance with the Core Strategy if insufficient allocated housing land is available to be re-prioritised to provide a five year supply, consideration will be given to granting planning permission for additional housing sites which meet the locational requirements of PPS3, Core Strategy Policies SP1, SP2 and H1 and Policy SPA H1 of this plan.

3.5.4 In bringing forward proposals for the allocated sites, development will need to comply with policies in the Development Plan. This includes issues that may need to be considered early on in the process (e.g. access or flood risk issues) that may impact on the scale, layout and/or design of development proposals.

3.5.5 Planning proposals will need to comply with policies that address issues including but not restricted to:

- Flood risk and surface water management identified in the current Strategic Flood Risk Assessment
- Sustainable design and construction and incorporation of energy from local zero or low carbon technology sources
- Preservation and enhancement of the historic environment including listed buildings and archaeology
- Preservation and enhancement of biodiversity
- Provision of social and physical infrastructure

Other Housing Development

3.5.6 In addition to the sites which are allocated for housing development in Policies STM1, DE1 and LSC1, the spatial strategy established by the Core Strategy (Policy SP1) allows for small scale infill and redevelopment sites within the built up part of the three towns and the 16 Local Service Centre to come forward for housing development. Policy SAP H1 establishes the appropriate criteria to be used to determine planning applications for such sites.

Policy SAP H1: Other Housing Development

In accordance with Policy SP1 of the Core Strategy new housing development will also be provided in Bourne, Stamford, Market Deeping, Deeping St James and the 16 Local Service Centres through the development of suitable brownfield redevelopment sites and small infill sites within the built up parts of these settlements.

Other than those sites which are allocated, new greenfield sites on the edges of the towns and villages will not be considered acceptable for housing development.

Planning permission will only be granted for small infill (sites of 10 or less houses) and redevelopment sites provided that the development:

- i) **can be satisfactorily accommodated by:**
 - **the existing local highway network,**
 - **the waste water treatment and transmission network,**
 - **the local education and health provision**
- ii) **will not have a detrimental impact upon the quality of life of adjacent residents and properties**
- iii) **will not compromise the nature and character of the settlement**

iv) is in accordance with the criteria of Policies EN1, EN2, and EN4 of the Core Strategy

3.5.7 This Policy meets DPD Objectives 1, 2, 3, 8, 10 and 11

4 Policies

4.1 Retention of Services and Facilities

4.1.1 Core Strategy Policy SP2 identifies the 16 settlements which have been identified as Local Service Centres (LSCs). These are villages which offer a range of local services and facilities which are able to meet the day-to-day needs of the local population. These settlements also act as focal points for the rural community and surrounding area.

4.1.2 Identification of LSCs was based on an assessment of the services and facilities existing within them. The assessment also took account of public transport links to the main urban areas, location of the settlement on the major transport corridors and proximity to large towns and other centres providing greater employment opportunities.

4.1.3 The LSCs are the most sustainable villages in the District and will be the focus of all new development outside the urban areas of Grantham, Stamford, Bourne and the Deepings. The sustainability of these settlements could be undermined if services and facilities are lost or reduced. Consequently, the loss of shops and community facilities will not be supported unless there are alternative facilities (or they can be provided) to meet the local need at an equally accessible location. Policy SP2 of the Core Strategy, therefore, contains the following:

- support for proposals and activities which will protect, retain or enhance community assets,
- support for proposals which will provide additional assets that improve community well-being,
- no support for proposals involving the loss of community facilities, including land in community use, and
- a presumption against the change of use of existing retail, service and employment premises to other uses.

4.1.4 Community facilities are not defined in Policy SP2, although it contains an illustrative list, namely: community/village halls, village shops, post offices, schools, health services, care homes, public houses, playing fields and allotments. It is not intended that this list is exhaustive, and any facility or service which enjoys wide support could be regarded as belonging to the "community". A vital community role is provided by public houses, village shops, post offices, community halls and garages.

Development which will improve community assets/facilities

4.1.5 An increase in community facilities can contribute towards the continuing viability of villages. It is important, therefore, that proposals which would result in either an increase in, or improvements to, community assets and facilities are supported. Gains can also be made by the replacement of existing community assets. For example, replacing an old or outdated village hall by a modern facility could allow the old site to be redeveloped to create a new village asset such as a playing field, or for affordable housing. Such development would be supported by Policies SP1 and SP2 of the adopted Core Strategy.

Development which will result in loss of community assets

4.1.6 It is recognised that there needs to be scope for change of use where there is no longer a demand for the service or facility and it is no longer viable. Proposals for a change of use or for development which will result in the loss of community facilities and/or services must be fully justified. They must demonstrate that all options for continued use have been fully explored and that retention would not be economically viable. They must show that there is no reasonable prospect of the established use being retained, or resurrected, and that there is little evidence of public support for the retention of the facility.

4.1.7 In the case of public houses and shops, it must be demonstrated that all reasonable efforts have been made to sell or let (without restrictive covenant) the property as a public house or shop and that it is not economically viable.

4.1.8 Where permission is given for a change of use of a community facility and/or land, preference will be given to the premises remaining in either some form of community or employment use, provided that the proposal adheres to other policies in the adopted Core Strategy and accords with any allocations in the Site Allocation and Policies DPD.

Community Right to Buy

4.1.9 The Government is introducing legislative changes which will allow community groups to nominate "assets of community value". This will give communities an opportunity to bid to acquire and operate those assets should they become available. This national initiative will compliment the objectives of Policy SAP1 but will also apply to assets in other settlements of the District. However, the process of nominating assets and bidding for the right to acquire them would form an important part of the assessment of a proposal through Policy SAP1 for assets in the 16 Local Service Centres.

Policy SAP1: Retention of Community Services and Facilities

Applications for the change of use of community facilities which would result in the loss of community use will be resisted unless it is clearly demonstrated that either:

- **there are alternative facilities available and active in the same village which would fulfil the role of the existing use/building,**

or

- **the existing use is no longer viable (supported by documentary evidence), and**
- **there is no realistic prospect of the premises being re-used for alternative business or community facility use**

The proposal must also demonstrate that consideration has been given to:

- **the re-use of the premises for an alternative community business or facility and that effort has been made to try to secure such a re-use**

And

- the potential impact closure may have on the village and its community, with regard to public use and support for both the existing and proposed use.

4.1.10 This Policy meets DPD Objectives 7, 8 and 9.

4.1.11 The following evidence will be used by the Council to determine applications:

4.1.12 Existence of alternative facilities in the same village

- for shops: this refers to the existence of convenience stores, rather than the presence or absence of durable goods outlets. Whether garage shops or farm shops count as convenience stores serving a village will depend on their location relative to the settlement concerned and on the nature and range of goods sold. These matters will be assessed on a case-by-case basis.
- for public houses: this could include alternative premises which are within easy walking distance of the settlement.

4.1.13 Viability of the business

The prospects of the use being retained or resurrected

- Consideration of/having regard to the effect of the current economic climate on the business.
- the business/facility has been actively marketed for a reasonable period of time - the evidence should include advertisements, agents literature, valuations and details of any offers received.
- the property has been advertised for sale, at a realistic price, for a reasonable period of time. A realistic price is one at which the property might be expected to sell if it were to continue in its present use.
- information on annual accounts/turnover of premises for the most recent trading year (should be as submitted to Inland Revenue - not just statement that losses were £xxxx).
- details to show opening hours and attempts at diversification to sell/provide wider product range/let rooms.
- whether any application has been made for the multiple use of the accommodation.
- diversification: could the facility be used for another public facility (e.g. a public house might incorporate a shop or meeting room).

Public support for the business or facility (or for the proposed change)

- letters/petitions expressing local concern - regarded as significant expressions of public support.
- letters or other support from a Parish Council.
- questionnaire showing the proportion of the inhabitants using the facility.

- details of the effect of closure on certain groups of the community using the location as a meeting place.
- businesses: indications that the local community is willing to invest in its future e.g. the possibility of a co-operative buy-out or support of the parish council.

4.1.14 Other factors which will be taken into account when assessing proposals include:

- the impact a change of use would have on the attractiveness of the village (particularly if the premises are within a Conservation Area).
- the reliance placed by particular groups (especially the very old and the very young) on the continuation of the facility.
- the level of public concern of the actual users of the facility (i.e. those living in the community).
- in the case of Public Houses, the effect of closure on groups within the community using it as a meeting place.

4.1.15 The following, while not essential to determination, may be of assistance in determining applications:

- CAMRA leaflet "Public House Viability Test" provides additional information to assist Local Planning Authorities and others when considering the viability of public houses. It identifies issues such as population density, visitor potential, local competition, flexibility of the site and car parking as factors which can affect the trade potential and viability of public houses.

4.2 Rural Affordable Housing

4.2.1 A lack of affordable housing to meet local needs has been identified as a key issue in South Kesteven. Background evidence, including the Strategic Housing Market Assessment (SHMA) (2008 and 2010) identifies an unmet need for affordable homes in all parts of the District. The SHMA also considers what sort of housing (in terms of size, type and tenure) is needed to meet the identified need.

4.2.2 The Adopted Core Strategy establishes the policy framework which will help the Council deliver additional affordable housing to increase the available stock across the District.

4.2.3 In the rural parts of the District this will be delivered by the identification of affordable housing targets on allocated sites within the Local Service Centres; as a developer contribution (planning gain) on unallocated schemes; and through the identification of sites or areas of search specifically for local affordable housing as rural exception schemes.

Affordable housing in Local Service Centres and Towns

4.2.4 Within the Towns and LSCs affordable housing will be required as part of the development of allocated sites and as a planning gain on other windfall sites which are of five or more dwellings. The Site Allocation and Policies DPD identifies suitable housing sites in the towns of Stamford, Market Deeping and Deeping St James and in some of the 16 Local Service Centres. The amount of affordable housing expected on each allocated

housing site is identified in the relevant site allocation policy. In accordance with Policy H3 of the Core Strategy it is expected that up to 35% of a site's overall capacity will be for affordable housing.

Affordable Housing in Smaller Villages

4.2.5 The Council regularly monitors the need for and supply of affordable housing across the District and within individual settlements. Working closely with parish councils, housing providers and land owners the Council's role is to enable small housing schemes to take place in villages where housing development would not normally be permitted. Such housing, known as rural exception schemes, should meet a proven need for local affordable housing and should remain affordable in perpetuity. Rural exception schemes may need some public sector funding to make them viable.

4.2.6 Working in this enabling role the Council has identified the following priority settlements where a local need has been clearly identified and the search for an appropriate site has begun. If a suitable site can be identified the Council will work with housing providers and the Homes and Communities Agency (HCA) to identify appropriate funding to deliver a scheme which meets the identified need within the period 2010 - 2015.

Village	Number of units needed	Site identified?
Carlton Scroop	3	
Claypole	9	yes
Marston	6	
Ropsley	8	
Uffington	3	
Westborough and Dry Doddington (as part of Long Bennington)	Approx 5	

4.2.7 In addition to these villages which are identified as "areas of search" a further six settlements have been identified where further work will be undertaken to assess the level of need for local affordable housing. Where a need is proven the Council will seek to identify suitable and available sites within the villages which could meet that need. It is anticipated that schemes within these villages would be delivered in the five year period 2013-2018.

- Allington
- Denton
- Little Bytham
- Rippingale
- Stubton
- West Deeping
- Woolsthorpe by Belvoir

Policy SAP2: Rural Exception Affordable Housing

Outside the towns and Local Service Centres the need for local affordable housing will be met through the development of rural exception schemes. In order that funding can be prioritised to those villages where a need has already been identified, the Council has identified a number of small villages as “areas of search” for sites which may be suitable to meet the identified need for local affordable housing.

Areas of Search:

2010-2015	2013-2018
Carlton Scroop	Allington and Sedgebrook
Claypole	Denton
Marston	Littley Bytham
Ropsley	Rippingale
Uffington	Stubton
Westborough and Dry Doddington	West Deeping
	Woolsthorpe by Belvoir

Within these villages the Council will :

- continue to work with parish councils and housing providers to identify where and what the housing need is;
- Identify opportunities to utilise land in public ownership which may be suitable for affordable housing development;
- Invite land owners to suggest land which may be suitable to meet the identified need;
- Work with land owners and housing providers to secure appropriate small sites to deliver an appropriate local affordable housing scheme to meet the need identified;
- Submit appropriate bids for funding for schemes to enable the delivery of local affordable housing.

Rural exception schemes may be acceptable in other villages not listed above. Such schemes must be supported by clear up-to-date evidence that:

- There is a need within that village for the affordable housing being proposed
- That no other more suitable site is available within the village

Consideration of the suitability of a site to meet a local housing need will be based upon it satisfying all of the following criteria:

- That the site is located within the built up part of the village. If no such sites are available consideration may be given to a site adjoining the village, provided that it is demonstrated that all other options have been considered
- That the site is small scale, capable of accommodating only the amount of housing needed
- Avoids areas which are protected because they are important for wildlife, biodiversity, natural, cultural or historic assets
- Avoids sites which are at risk of flooding or which could increase the impact of flooding elsewhere
- Have no or limited visual impact on the character of the village and surrounding landscape
- That the site can be safely accessed

Schemes will also be required to ensure that the development meets the requirements of national and local planning policies which control the form, scale, design and impact of new development

All affordable housing development provided as an exception must remain affordable in perpetuity.

4.2.8 This Policy meets DPD Objectives 1, 2 and 7

4.3 Supporting the Rural Economy

4.3.1 Approximately 38% of the population of the District, some 50,200 people, live in the rural area. The majority of local employment generating development is, however, in the four towns. There are employment opportunities within some of the villages of the District, although these tend to be small businesses. Outside of the District's towns, agriculture has traditionally been the main industry. However, although Lincolnshire is one of England's foremost agricultural counties, with 87% of the land in agricultural production compared with 72% for England as a whole, as elsewhere in the country jobs in this sector have greatly diminished.

4.3.2 National policy is to protect the countryside from inappropriate development. PPS4 [Planning for Sustainable Economic Growth] and PPS7 [Sustainable Development in Rural Areas] both recognise the need to ensure that most development takes place in or on the edge of settlements which provide a service centre role. Both documents do, however, also recognise that diversification into non-agricultural uses is vital to ensure the continuing vitality of rural areas.

4.3.3 Local authorities are encouraged to establish criteria to be applied to planning applications for farm diversification, and to support diversification for business purposes. The size and impact of such schemes should remain in-keeping with their rural location. To help deliver the Government's Tourism Strategy, local authorities are encouraged to support sustainable rural tourism and leisure developments where these will benefit rural businesses, communities and visitors and enrich the character of the local area.

4.3.4 The East Midlands Rural Action Plan (2010-2014) identifies a need to support rural enterprises, support the diversification of the land-based business sector and to increase visitor numbers in rural tourism businesses and destinations.

4.3.5 The Council will generally support proposals for development which provide employment opportunities to local communities. The adopted Core Strategy Policy E1 establishes land requirements for the towns of Bourne, Stamford and the Deepings which are met through the allocation of specific sites within this DPD. Policy E1 also supports new employment opportunities within Local Service Centres, provided they are of an appropriate scale and character. Outside the towns and LSCs the Core Strategy policy supports rural diversification proposals which require a rural location, and which would support or regenerate the rural economy.

Small Businesses in Local Service Centres

4.3.6 Whilst the Core Strategy focuses employment growth and job creation within the four towns of the District it is also important to recognise the role that small local employment development has in supporting the rural economy and providing for a sustainable pattern of development, by providing local employment and reducing the need to travel.

4.3.7 Proposals for the expansion of existing businesses and proposals for new employment generating uses within or on the edge of Local Service Centres will generally be supported, provided that the scale of the proposal is appropriate to its location, and that it will not have a negative impact on the village and neighbouring land uses.

Policy SAP3: Supporting Local Business in Local Service Centres

Within, or on the edge of, Local Service Centres proposals for the expansion of existing employment development and opportunities for new employment generating development will be supported provided that the proposal meets all of the following criteria:

That the proposal:

- is of an appropriate scale and use for a village location**
- provides local employment opportunities which make a positive contribution to supporting the rural economy**
- will not have an adverse impact on the character and setting of the village**
- will not negatively impact on existing neighbouring land uses through noise, traffic, light and pollution impacts**
- avoids areas which are protected because they are important for wildlife, biodiversity, natural, cultural or historic assets, including their wider settings**
- will have limited visual impact on the character of the village and surrounding landscape**
- can be safely accessed by motor vehicles, pedestrian and cyclists**

Schemes will also be required to ensure that the development meets the requirements of national and local planning policies which control the form, scale, design and impact of new development.

4.3.8 This Policy meets DPD Objectives 3, 5, 7, 8 and 9.

Rural Diversification

4.3.9 Traditional rural employment in agriculture and related enterprises account for a small proportion of the District's workforce. These enterprises can, however, have a great impact on the quality of the District's landscape and biodiversity.

4.3.10 Changes in farming practices over the years have resulted in fewer people being employed in agriculture and related support industries. As a consequence rural buildings and sites have become disused or redundant and are prone to vandalism and dereliction.

4.3.11 Diversification into non-agricultural activities can ensure the continued viability of many farm enterprises and rural businesses, while the re-use of redundant buildings for other employment purposes can help to sustain the wider rural economy.

4.3.12 The term **rural diversification** is used to describe new economic activity in the countryside. It usually refers to schemes which enable redundant farm buildings to be put to new uses, but can also encompass other buildings or sites within the countryside which could be re-used for business related development.

4.3.13 For the purposes of this policy the term **rural** refers to the area outside the main urban settlements of Grantham, Stamford, Bourne and the Deepings.

4.3.14 Rural diversification generally falls into one of the following categories:

- agriculture-based: this includes alternative crops or energy crops as well as woodland management schemes
- farm-based: such as farm shops or farm-based food processing
- non-agricultural use of agricultural and other rural buildings: examples include equestrian businesses, sporting activities, craft workshops, holiday accommodation and small-scale commercial or industrial activities

4.3.15 The Council's approach to rural development and diversification is set out in the adopted Core Strategy. Policy SP1 (Spatial Strategy) establishes which uses are considered appropriate in the rural parts of the District. This includes: agriculture, forestry and equine development and rural diversification schemes. The policy also establishes criteria against which the conversion of existing buildings should be assessed. Policy E1 (Employment Development) also supports rural diversification proposals in the rural areas where it is demonstrated that the proposal meets the needs of farming, forestry, recreation, tourism or other enterprises. In all cases the Council must be satisfied that a rural location is essential, and that the scheme will help to support or regenerate a sustainable rural economy.

4.3.16 Redundant rural buildings can be reused for appropriate new uses, including: commercial, industrial, tourism, sport or recreational use. However, it is important that any such change of use should bring genuine economic benefits both to individual farms and to the wider rural area. The conversion of rural buildings for residential purposes is not generally encouraged, unless it can be demonstrated that the building is unsuitable for an economic enterprise, or where the building's architectural or historic value is such that conversion to residential use is the most sympathetic way to use the building.

4.3.17 It is also important that the environmental qualities of the countryside are maintained. Some diversification schemes will have a low impact on the environment. However, there are likely to be significant environmental impacts where schemes involve increased traffic or public use. This is especially true for commercial or tourism-related activities. In such cases the need for rural diversification must be balanced against the likely impact, and schemes which detrimentally affect the environment or alter the appearance of the landscape or its biodiversity will be resisted.

Policy SAP4: Business Development in the Countryside (Including Rural Diversification Schemes)

Outside the towns and Local Service Centres proposals for the following types of small business schemes will be supported, provided that it is demonstrated that the business will help to support, or regenerate the rural economy.

- Farming
- Forestry
- Equine
- Rural enterprise
- Sport and Recreation
- Tourism

Proposals must demonstrate that they meet all of the following criteria:

- **be of a scale appropriate to the rural location**
- **be for a use(s) which is appropriate or necessary in a rural location.**
- **provide local employment opportunities which make a positive contribution to supporting the rural economy**
- **the use / development respects the character and appearance of the local landscape, having particular regard to the Landscape Character Assessment**
- **will not negatively impact on existing neighbouring uses through noise, traffic, light and pollution impacts**
- **avoids harm to areas, features or species which are protected because they are important for wildlife, biodiversity, natural, cultural or historic assets, including their wider settings.**

Schemes will also be required to ensure that the development meets the requirements of national and local planning policies which control the form, scale, design and impact of new development.

Any new building or extension to an existing building will only be permitted where it is clearly demonstrated that it is an essential element of the viability of the business proposal. The scale, design and construction of any new building or extension must be appropriate to its rural setting and fully justified by the business proposal.

Proposals which generate high levels of visitor traffic or increased public use, such as large scale sport, leisure or tourist facilities will only be permitted on the edge of the towns and Local Service Centres, or where they can be easily accessed by public transport, foot and cycle.

To ensure that tourism-related development does not result in the creation of permanent living accommodation, conditions may be imposed which restrict the use and/or period of occupation.

4.3.18 This Policy meets DPD Objectives 3, 5, 7, 8 and 9.

4.4 Existing Employment Areas

4.4.1 In addition to allocating new sites for future employment use, it is important to recognise the vital role existing employment sites and premises have in supporting the economy of the District. In the recent past a number of large employment sites have been lost to other types of development – such as housing. At the same time a shortage of employment space has meant that local businesses and inward investment have been lost to other parts of the country.

4.4.2 To reverse this trend and ensure a continuous supply of business land and premises the Council will protect locally important existing employment areas which are suitable, sustainable and attractive to the market. These are the areas which contain a variety of size, type and use of land and premises all of which accommodate employment generating businesses. Generally this refers to development which falls within the B Use Classes, but also includes some public and community uses such as health and education, entertainment, recreation and tourism uses which provide employment opportunities, but it does not include retail uses.

4.4.3 Policy E1 of the adopted Core Strategy recognises the valuable role of locally important existing employment areas and establishes that they will be identified within the Site Allocation and Policies DPD and the Grantham Area Action Plan. Policy E1 also requires this plan establish policy criteria to protect such areas from redevelopment to other non-employment generating uses. Within the identified areas the Council will not, as a general principle, support development for non-employment uses.

4.4.4 The selection of locally important existing employment sites has arisen through joint work with the Council's Economic Development team. Sites which satisfy all of the following key criteria were initially identified:

- a. located within Stamford, Bourne, Market Deeping and Deeping St James or in, or adjacent to, one of the 16 Local Service Centres
- b. within easy reach by foot and cycle of centres of population

- c. be suitable for employment uses
- d. be well located in terms of the highway network

Of these sites, those which satisfy one or more of the following criteria have been specifically identified:

- e. Site / use provides significant employment opportunities for local people
- f. Site provides a range of land and premises suitable for different sizes and uses of businesses
- g. Has the ability to meet the needs of multiple businesses in one area, allowing for business networks to be established
- h. Has scope to be redeveloped, improved, extended or for the business uses to be intensified to provide a better employment area.

Policy SAP5: Locally Important Existing Employment Sites

Proposals for the development, reuse and/or redevelopment of land or premises within the areas listed below, and identified on the proposals map extracts for employment generating uses will be supported.

Non-employment generating proposals within these areas will only be considered acceptable if it is clearly demonstrated that the alternative use:

- **Will not have an adverse effect on the primary employment use(s) of the area**
- **Will not reduce the overall supply and quality of employment land and premises within the area**
- **Will deliver economic regeneration benefits to the site and/or area**
- **Will resolve existing conflicts between land uses.**

Retail and town centre uses on these areas will also be subject to the requirements of Policy E2 of the Core Strategy and Town Centre Policies in the Site Allocation and Policies DPD.

In other areas, where it can be demonstrated that the specific location is necessary for the continued success of an established business, development which enables employment to continue on such sites will generally be supported, where there are significant long-term economic benefits.

Site Ref	Site / area	Why it is important?	Criteria me
Stamford Existing Employment Sites			
ExE S1	Gwash Way, East of Ryhall Road	Important area of mixed industrial uses. Location of many small businesses as well as larger units.	f, g
ExE S2	East of Ryhall Road	Important area of mixed industrial uses. Location of many small businesses as well as larger units.	f, g
ExE S3	North of Uffington Road	Area comprises industrial/storage units and CWG Ltd, a long-standing user (retail farming & countryside supplies, distribution, wool grading & offices).	f, g
ExE S4	North of Barnack Road	Site of HQ of Cummins Generator Technologies Limited (Newage International) one of the largest employers in Stamford.	e, h
Bourne Existing Employment Sites			
ExE B1	Pinfold Industrial Estate and area north of Spalding Road between Carr Dyke and Meadow Drove	Important area of industrial and mixed uses on edge of town and separate from it. Relative isolation makes it suitable for some 'bad-neighbour' uses, which are present. Scope for intensification and expansion to the north and west.	f, g
ExE B2	East of Cherry Holt Road between Spalding Road and Bourne Eau	Site of Bakkavor Bourne Salads, one of Bourne's largest employers. Includes land to enable the business to expand. Location is on the edge of town and close to other industrial uses.	e, h
ExE B3	West of Cherry Holt Road	Area of predominantly industrial uses occupying premises of varying sizes. Part of the wider industrial area of Bourne, centred on Cherry Holt Road, and which locates most industrial uses to the east of the town. Scope for intensification of use.	f, g, h

ExE B4	East of Cherry Holt Road and south of Bourne Eau	Area of predominantly industrial uses occupying premises of varying sizes. Part of the wider industrial area of Bourne, centred on Cherry Holt Road, and which locates most industrial uses to the east of the town. Scope for intensification of use	f, g, h
Deepings Existing Employment Sites			
ExE D1	Northfields Industrial Estate	Important industrial area of the Deepings, containing units of varying sizes. Includes Ampy, one of the largest employers in the area, as well as many small units, providing large numbers of jobs. Excellent access to Peterborough and Spalding/Boston via A16 and A15. Area of strong demand and includes land for expansion.	e,f, g, h
ExE D2	Spitfire Way, Market Deeping	Area of small industrial units to north of Market Deeping. Area of strong demand for small industrial units. Has easy access to A16 and A15.	f, g, h
Local Service Centre Existing Employment Sites			
ExE LSC1	Gonerby Moor, Grantham	Prominent location off A1 to north of Grantham. Existing uses including major employers and retail superstore. Easy access to national road network.	e, f, g, h
ExE LSC2	Land adjacent to A1 Colsterworth	Prominent site with easy access to A1. A good location for storage and distribution uses which require access to the national road network.	f, g
ExE LSC3	Long Bennington Business Park, Main Road, Long Bennington	Just off the A1 to the north of the village, site provides local employment opportunities.	f, g
ExE LSC4	White Leather Square, Billingborough	Location of several small industrial units providing local employment. Important for maintaining sustainability of village.	f, g

4.4.5 This Policy meets DPD Objectives 3, 4 and 7.

4.4.6 The Spatial Strategy does not permit development of new employment sites in the open countryside. Throughout the District there are, however, employment sites which are located in rural and semi-rural locations. Such sites typically require good access to the strategic road network or a location away from a settlement because of the nature of the business. These include some food processing facilities and transportation operations. These businesses are important to the economy of the District.

4.4.7 It is not possible, nor is it desirable, to draw up a definitive list of such businesses and/or the locations in which they operate. The Council does, however, recognise the important role that such businesses play in the local economy. Local policies must reflect local circumstances and the Council must balance the need to protect the countryside with the economic benefits to the community resulting from continued use of these sites. The Council will, therefore, be supportive of proposals for the retention or expansion of these businesses because of their role in supporting the local economy.

Gonerby Moor

4.4.8 Gonerby Moor is located to the north west of Grantham. This is an important employment area adjacent to the A1 with excellent connections to the strategic highway network. It is a popular location for employment uses and offers land and premises for a wide range of commercial, manufacturing, trade counter and transportation related uses. As such, Gonerby Moor plays a crucial role in the economy of Grantham. Whilst Gonerby Moor is located away from the town centre it is served by excellent road communications, and is on the route of a regular town bus service making it a sustainable employment location for the town. Gonerby Moor itself is not included within the Grantham Area Action Plan, and does not, therefore, contribute to the employment land allocations included within that plan. Whilst the existing employment area at Gonerby Moor is identified within Policy SAP4 as a locally important employment area there may be scope for additional land at Gonerby Moor to come forward for employment development during the plan period.

Policy SAP 6: Employment Development at Gonerby Moor

Employment generating development and uses of land will be permitted at Gonerby Moor provided that:

- **it is demonstrated that employment land allocated in the Grantham Area Action Plan is either unavailable or unsuitable for the proposed development.**
- **Development does not encroach south-east beyond the railway line and west beyond the A1**
- **Development can be satisfactorily accessed and the capacity of the highway network, including the A1 slip road roundabouts, can accommodate additional traffic movements**
- **The development can be accommodated within the landscape without a detrimental impact upon the open countryside**
- **The development enhances access to the area from alternative forms of transport such as rail, cycle, foot and bus.**

4.4.9 This Policy meets DPD Objectives 3 and 8

4.5 Town Centres

4.5.1 The adopted Core Strategy promotes the vitality of the District's town centres, by encouraging uses and activities which sustain or enhance their character, use and attractiveness.

4.5.2 Core Strategy Policy E2 specifically relates to town centre and retail development and establishes the policy framework for more detailed policies in this DPD and the Grantham Area Action Plan. Policy E2 specifically requires the DPD to define the boundaries of the town centres and the primary and secondary shopping frontages which form the town centre.

4.5.3 The Retail Needs and Town Centre Study [2010] prepared by Nathaniel Lichfield and Partners included a review of the town centre shopping areas and primary shopping streets identified in the 1995 South Kesteven Local Plan. The study showed that some slight adjustments were required to reflect current usage. The study also identified that uses other than retail development within the town centre should complement rather than detract from the function and vitality of the town centre areas. It recommended that new development within the defined Town Centre areas should maintain a ratio of 80% retail and 20% non-retail development. To assist the implementation of this, the study also identified primary and secondary shopping streets as a mechanism for concentrating retail development within the core shopping areas.

4.5.4 The findings of the 2010 Study have been used to define the town centre. The defined Primary and Secondary Shopping Frontages include the properties identified in the tables below.

STAMFORD SHOPPING FRONTAGES	
Stamford Primary Frontages	Stamford Secondary Frontages
1-40, 42-52 and 53-74 High Street	5-12, 24-31 and 35-52 Broad Street
units 1-3 St Michaels Church, High Street	1-10 Red Lion Street
1-4, and 43-50 St Pauls Street	Silver Lane
1-15 Ironmonger Street	1-8 All Saints Street
1-10 Red Lion Square	7, 9 & 11 All Saints Place
9-15 St Johns Street	11 Red Lion Square
1-12 and 31-43 St Marys Street	3-4 Sheep Market
	1-7 Castle Street
	4 St Johns Street

STAMFORD SHOPPING FRONTAGES

	13-17 and 44 St Marys Street
	4-16 St Marys Hill
	Stamford Walk
	Cheyne Lane
	1-10A and 15-19 Maiden Lane

BOURNE SHOPPING FRONTAGES

Bourne Primary Frontages	Bourne Secondary Frontages
1-37 (odd numbers) and 8-48 (even numbers) North Street	4-6 and 50A-52 North Street
The Burghley Centre	10-18 (even numbers), 19-21 and 25-31 (odd numbers) West Street
1-17 (odd numbers) and 2-6 (even numbers) West Street	Crown Walk
	Angel Precinct
	1-11 (odd numbers) and 2-14 (even numbers) South Street
	1-17 (odd numbers) and 2-6 (even numbers) Abbey Road

MARKET DEEPING SHOPPING FRONTAGES

Market Deeping Primary Frontages	Market Deeping Secondary Frontages
Units 1-10 The Precinct	1-7 and 13-23 (odd numbers only) Market Place
Co-op Supermarket and Pharmacy	2, 9, 10-12 and 13-13A High Street
4-14 (even numbers), 25, 27 and 37 Market Place	59-61, 116 and 122 Church Street
3-7A (odd numbers) High Street	
Market Gate	

4.5.5 Within the defined town centres of Stamford, Bourne and Market Deeping **Primary Shopping Frontages** have been defined to help identify the main shopping areas. These are the core shopping areas in the centre of each town. They are usually identifiable by larger pedestrian flows and in some centres the presence of national retail multiples. They include comparison retailers such as fashion, clothes and toiletry shops and services such as banks and building societies. To promote busy and attractive town centres new retail opportunities will be concentrated within the primary shopping frontage, providing a focal point for shoppers, and preventing key uses being dispersed throughout the centre. To achieve this the Council will require a high percentage (80%) of the primary shopping frontage to remain in A1 retail use.

4.5.6 The **Secondary Shopping Frontage** is the shopping area between the Primary Shopping Frontage and edge of the town centre. This area often has lower rateable values and supports independent and convenience retailers and non-retail uses such as offices, restaurants and cafés. These uses form an important complementary function for the Primary Shopping Frontage, and by allowing a higher proportion of the non-retail uses in the Secondary Shopping Frontage a diversity of uses can be encouraged. This will help develop these areas and support the retail function of the centre as a whole.

4.5.7 Other town centre uses including leisure, offices, services, business and other commercial uses all support the function of the town centre and the town centre boundary recognises the existing location of these uses. New and improved retail development will be promoted within the Primary Shopping Frontage, whilst proposals for other town centre uses should be located within the Secondary Shopping Frontages or on upper floors within the Primary Shopping Frontage.

Policy SAP7: Development Within the Defined Town Centres

The town centres of Stamford, Bourne and Market Deeping are defined on the proposals map extracts. Within each town centre the primary and secondary shopping streets have also been defined.

Within the defined Primary Shopping Areas the Council will seek to establish a minimum 80% of the street level frontage in Use Class A1 (shops).

Non-retail uses at street level will therefore only be permitted where it is demonstrated that the proposed non-retail use generates a high level of personal callers, such as banks and cafes, and provided that they are sited appropriately so as not to detract from the shopping frontage by creating "dead" frontages. Non-retail development should not form more than 20% of the overall primary shopping frontage at street level and should not be grouped together in a way that would undermine the retail role of these streets.

Non-retail development will be permitted for the upper floors of buildings within the defined Primary Shopping area.

Within other defined shopping streets planning permission will be granted for retail, food and drink outlets, financial and professional services, and other leisure and tourist-related (uses classes A1-A5, B1, D1 and D2) and appropriate residential development.

4.5.8 This Policy meets DPD Objective 6.

4.6 Opportunity Areas

4.6.1 The Retail Needs and Town Centre Study (2010) indicates that there will be a requirement for additional development to accommodate retail and other town centre uses during the plan period to 2026, in each of the town centres. The study identified a need for additional retail floorspace for both convenience (day to day shopping for things such food, newspapers etc) and comparison goods (for shopping where you might compare the offer and prices of two or more similar stores, such as for clothes, electrical goods etc). These projections provide broad guidance and should be used as an indicator when assessing major retail proposals.

4.6.2 The study found that most of the key commercial leisure sectors are sufficient to support the catchment population, although there may be potential for further health clubs, restaurants and bars in line with population growth in each town.

4.6.3 The capacity for additional floorspace to accommodate new town centre uses (that is those falling within Classes A1-A5 of the Use Classes Order) over the long-term has been identified in each of the towns. The floorspace projections take into account many factors, including population levels and spending patterns, and changes in shopping patterns e.g. increased growth in home/electronic shopping.

4.6.4 The Study identifies potential capacity in Stamford of about 8,000 to 9,000sqm to 2016, much of which could be met by the reoccupation of vacant units. In Bourne the study identifies a capacity of between 4,800 and 6,400sqm by 2016. The construction of the Tesco store on South Road has reduced this by about 4,200sqm, and it is expected that the rest could largely be accommodated by reuse of vacant units. The study identifies a potential capacity in Market Deeping of about 2,300sqm by 2016, a figure which is not expected to be reduced greatly by reuse of vacant units.

4.6.5 The study projects retail capacity beyond 2016. These long-term projections should be treated with caution as they are subject to uncertainty and may need to be amended to reflect, amongst other things, changing economic conditions, trends in retailing and commitments.

Bourne Core Area

4.6.6 Bourne Core Area is an area of approximately 2ha lying between North Street, Burghley Street and West Street. It has some retail frontage to North Street with Burghley Street providing the rear accesses to properties on both West Street and North Street, as well as access to public car parking. The majority of the area is within the Bourne Conservation Area and there are several adjacent Listed Buildings along North Street.

4.6.7 The land is in multiple ownership and developments and demolitions in the past have left behind extensive areas of open land which is predominantly used for car parking, open storage or is under-utilised. The area has been identified as being suitable for regeneration to provide an improved retail offer with complementary uses at first floor level. Some residential development could also be incorporated at above ground floor level or through the conversion of buildings within the site. Policy H1 of the Core Strategy restricts residential development in Bourne to that already committed at the time of adoption [July 2010]. However, the use of upper floors of shops or offices for residential accommodation is considered to be a good use of otherwise vacant space.

4.6.8 The Council's vision is for a comprehensive redevelopment of the area to both expand and complement Bourne's main shopping area. This will increase the attractiveness of the centre, contribute towards the economic viability of the town centre and help promote a positive image of Bourne.

4.6.9 The Council would like to see a comprehensive development which meets the following objectives:

- retail-led mixed use scheme to complement and strengthen the existing retail offer of the town
- improvement of links between the main retail elements of the town centre and the existing car park
- enhancement of pedestrian and cyclist access to the centre
- high quality design which retains existing buildings of local historic or architectural value

4.6.10 The multiple ownership of the area is a constraint to comprehensive redevelopment of this area. However, the Council will resist piecemeal development, which would prejudice this approach. The Council is facilitating the first stage by redevelopment in the south of the Core Area. This will include the redevelopment of Wherry's Mill for residential use, along with the creation of some retail units with an element of residential on the upper floors. There will also be public realm improvements. It is intended that this first stage will be the catalyst which will enable wider regeneration of the town centre to occur.

Policy SAP8: Town Centre Opportunity Areas

Sites within the defined town centres of Stamford, Bourne and Market Deeping provide an opportunity to increase or improve the retail and commercial offer of the town centre.

Redevelopment of these areas for retail and other appropriate town centre uses will be supported, provided that the proposal is in accordance with the requirements of the Core Strategy and the town centre policy (Policy SAP7).

Where a site incorporates existing public services or community facilities the proposal will be expected to include appropriate arrangements for the replacement or reconfiguration of that facility, as part of the scheme.

Redevelopment and/or re-use of sites on the edge of the defined town centre or in out-of-centre locations for large-scale retail uses will only be acceptable if it is demonstrated that:

- all other sequentially preferable sites have been considered, but are demonstrated to be unavailable or unsuitable for the proposed use, and
- the proposal will not lead to significant adverse impacts on the town centre.

"on the edge of the defined town centre" is taken to mean any site which is well connected to and within easy walking distance (up to 300 metres) of the Primary Shopping Area.

"out-of-centre" is taken to mean any location not in, or on the edge of, a centre but not outside the existing urban areas.

4.6.11 This Policy meets DPD Objective 6

Policy SAP9: Bourne Core Area

Within the identified Bourne Core Area planning permission will be granted for development schemes which will contribute to the Council's vision of comprehensive mixed use redevelopment of the area. This should include retail, leisure, business, office and cultural facilities, with residential at upper floor level. Retail development will provide a range of floor sizes, the design of which should reflect the historic development of the town.

Schemes should:

- be of a high quality design and appearance, commensurate with the site's prominence as a key part of the town centre;
- ensure that the area is well-integrated with the rest of the town centre by improving existing connections and creating new routes to improve north-south and east-west pedestrian permeability through the area; and
- improve and extend the existing public car parking facilities, and incorporate new public open space, to include cycling facilities and public realm works.

4.6.12 This Policy meets DPD Objective 6

4.7 Open Space

4.7.1 A Study of Open Space, Sport and Recreation in South Kesteven (2009) assessed open space and sports needs in the District, in accordance with Planning Policy Guidance Note 17 (PPG17). The study examined the quantity, quality and accessibility of open space provision and considered the local needs of the present population and the demands that will be made by future development. It found deficiencies in provision throughout the District, and these are briefly summarised below:

Informal / Natural Greenspace

4.7.2 The report notes that, throughout the District, informal and natural green space tends to be well maintained but largely unimaginative in the way it is designed and laid out. It found the spaces were often little more than mown grass; the most glaring omission was a lack of tree planting and there were few spaces that could be considered "natural" in character.

Outdoor Sports Space

4.7.3 It should be noted that the study did not include provision on education land, or in parks, gardens or recreation grounds. Most of what is available is for pitch sports. Overall, the level of provision is quite good, although there is a wide variation, for example the best surfaces are mostly to be found on sites restricted to members only, and changing facilities were found to be non-existent in many locations. Rural outdoor sports provision is often on recreation grounds which are remote from the village and require better footway access.

Other Open Space

4.7.4 The report found wide variations in the quality of play equipment, most being for pre-teenage children. Allotment provision overall is good although there are deficiencies. Parks and recreation ground provision is also good, although the condition of facilities was found to vary throughout the District, in rural areas it was often found to be poorly equipped (bins, seats etc) or well-maintained but basic and unimaginative.

4.7.5 It is important to protect and increase the provision of open space in the future, to meet the future needs associated with development. New development should provide opportunities to provide new and/or improve the existing open spaces. This provision could be either on or off-site depending on the scale and nature of the development.

4.7.6 Locally based Open Space Standards have been developed based on the assessment of needs in the study, and proposals for new residential development should contribute to the provision of open space in areas where the standards are not met. These standards are all higher than the current levels of provision, with the exception of allotment provision.

4.7.7 Open space should be well designed, and high quality open spaces that are welcoming, well kept, litter and dog fouling free environment that is free of vandalism that are valued and enjoyed by everyone. This in turn will encourage healthy living, biodiversity and wildlife conservation, sustainable development and environmental education and is fit for the purpose intended.

Policy SAP10: Open Space Provision

The standards in the table below will be used to ensure the availability of adequate open space* for all areas. They will be used to ensure adequate levels of provision for each type of open space, based on existing and future needs. This will be achieved by both protecting existing open space and by opportunities to deliver additional open space where it is required.

	Standard	Component parts								
Informal / Natural greenspace	2.0 ha per 1000 population within 480m	Informal open space, natural greenspace e.g. woodland, wetland, meadow and heath, green infrastructure, routeways and corridors								
Outdoor Sports space	1.0 ha per 1000 population within 480m	Dedicated outdoor sports pitch provision (includes grass pitch and sometimes hard/synthetic surfaces)								
Other Open space	0.8 ha per 1000 population	<table> <tr> <td>Play equipped space</td> <td>0 . 1 5 ha</td> </tr> <tr> <td>Young peoples space</td> <td>0 . 1 5 ha</td> </tr> <tr> <td>Allotments</td> <td>0 . 2 0 ha</td> </tr> <tr> <td>Parks</td> <td>0 . 3 0 ha</td> </tr> </table>	Play equipped space	0 . 1 5 ha	Young peoples space	0 . 1 5 ha	Allotments	0 . 2 0 ha	Parks	0 . 3 0 ha
Play equipped space	0 . 1 5 ha									
Young peoples space	0 . 1 5 ha									
Allotments	0 . 2 0 ha									
Parks	0 . 3 0 ha									

Providing New Open Space

To ensure that new housing developments provide sufficient new (or improved) open space to meet the needs of the development, the above standards will be applied to all development proposals for new housing that meet the thresholds set out in the Planning Obligations SPD. Development proposals in areas that do not currently meet these standards for open space will be required to make appropriate provision, based upon this standard, as part of the development proposal.

Open space provision should form an integral part of the development layout. It should be easily accessible by means of pedestrian connections through the development and should be designed to ensure that it is clearly visible to the public.

Where open space cannot be provided on-site as part of the development an off-site financial contribution for the provision of a new open space or to improve the quality of existing open space within the locality of the proposal will be expected.

Protecting Existing Open Space

All existing open space including allotments, parks, equipped play space, sport pitches and informal natural open space, route ways and corridors will be protected.

Development proposals for existing open spaces will only be permitted where it is demonstrated that

- the proposal will provide increased or improved open space and/or recreational facilities, or
- the site is not required to meet the local standard set out above, or
- equivalent (or better) replacement provision is to be made within the locality, or
- the site does not support important or protected habitats or species.

*** open space includes allotments, parks, equipped play space, sport pitches and informal natural open space, routeways and corridors.**

4.7.8 This Policy meets DPD Objectives 8 and 11.

5 Implementation and Monitoring

5.1 Monitoring Framework

5.1.1 Chapter 7 of the adopted Core Strategy establishes a clear framework for delivering and monitoring the policies and objectives of the Local Development Framework. Monitoring will be carried out on an annual or more regular basis, with the results of this monitoring being published at the end of each calendar year in an Annual Monitoring Report. Appendix B of the Core Strategy identifies the delivery agents, indicators and targets for each of the Core Strategy policies.

5.1.2 The site allocations and policies included within this DPD are necessary to deliver the Core Strategy policies and objectives. It is, therefore, appropriate for the monitoring framework included in the Core Strategy to be used to monitor the application and delivery of the policies and allocations within this DPD.

5.1.3 The following schedule summarises the relevant elements of the Core Strategy's Monitoring and Implementation Framework:

Policy	Responsible Agencies	Indicator	Target
SAP1	SKDC Developers Local Councils Community Groups	Number and Type of community facilities in LSCs (LO)	No net reduction in number of facilities over the plan period
Housing allocations ST1 ST3 DE1 DE2 LSC1 SAP H1	SKDC Private housebuilders Developers Landowners	Net additional housing completions (CO)	Completions per annum in accordance with housing trajectory
		Supply of ready to develop housing sites (CO)	At least 100%
SAP2	SKDC Private housebuilders Landowners	Number of dwellings completed on rural exception sites	10 dwellings per annum

Policy	Responsible Agencies	Indicator	Target
	Parish and town councils RHPs Homes and Communities Agency		
SAP3 SAP4 SAP6	SKDC Developers LCC	Amount of additional employment floorspace completed	Net increase in amount of employment floorspace per annum
		Number and type of diversification schemes permitted in rural areas	Increase in range and number of schemes over plan period
Employment allocations ST2 B1 DE2	SKDC Developers LCC	Employment land available by type	Net increase in amount of employment land available
		Amount of additional employment floorspace completed	Net increase in amount of employment floorspace per annum
SAP5	SKDC Developers LCC	Employment Land lost to non employment uses	No net loss of employment land per annum
SAP7 SAP8 SAP9	SKDC Developers Landowners	New floorspace completed in identified town centres (CO)	Provision of convenience and comparison floorspace in accordance with Retail Needs Study
SAP10	SKDC Developers Landowners	Amount of public open space	Net increase in public open space provision over plan period

Policy	Responsible Agencies	Indicator	Target
			No net loss of existing open space

Key

CO Annual Monitoring Report Core Output Indicator

LO Annual Monitoring Report Local Output Indicator

RHP Registered Housing Provider

SKDC South Kesteven District Council

5.2 Implementation

5.2.1 The Core Strategy includes an Infrastructure Delivery Schedule which identifies the critical infrastructure necessary to serve new development during the plan period. This has been updated, in the light of more detailed information available.

Education

5.2.2 Information from Lincolnshire County Council shows that there is primary school capacity, or room for expansion, in all the settlements where development is anticipated.

5.2.3 Secondary education is available only in Bourne, the Deepings, Stamford, Grantham and the LSCs of Corby Glen and Billingborough. The site at Billingborough is managed by St George's Academy, Sleaford, and the site is scheduled to close by 2013. With the exception of Stamford, the Education Authority confirm that all schools either have capacity or room for expansion, using S106 contributions, to accommodate additional students.

5.2.4 A development of 1000 or more homes in Stamford would require a new primary school. The Education Authority anticipate a lesser scale of development can be accommodated by expansion of the existing schools, and that S106 contributions will be required to fund this. S106 contributions may be required for the provision of secondary education.

Health

5.2.5 There are extensive GP practices in the market towns of Stamford, Bourne and the Deepings, and a number of LSCs. The LSC GP practices operate as part of clusters or partnerships, allowing access to a range of medical facilities within the partnership practices. No capacity issues have been identified within the towns and LSCs arising from increased numbers of patient registrations, although it is possible that existing facilities in Stamford could be under pressure later in the plan period as the cumulative impact of development takes effect.

5.2.6 There are reported to be no capacity issues within the District's medical practices. However, should this no longer be the case, Core Strategy policy SP4 provides for S106 contributions to be sought for the provision of new, or enhancement of existing, medical provision.

Water Resources

5.2.7 The Water Cycle Study (outline) for the District concluded that water resource availability is not an issue in this area. More detailed work has been undertaken on the supply of potable water in the Bourne area. Anglian Water confirms that there are no issues constraining its ability to continue to supply existing properties, or to supply identified sites, although developers may be subject to the normal process of requisitioning supply connections, for instance if a new development requires its own trunk main to connect to the existing distribution network. An assessment of the proposed development sites indicates that no additional work is required.

Sewage Treatment Works

5.2.8 The Water Cycle Study examined the capacity of the District's Waste Water Treatment Works (WwTW) to accommodate the planning growth. The results indicate that even at maximum growth all twelve WwTW affected have hydraulic capacity to accommodate the growth. The study shows that the Marston WwTW is the only area for concern. Development at Barrowby and Great Gonerby (together with growth in Grantham) is expected to push Marston close to the limit of capacity. An upgrade of the Marston facility, or a new WwTW to the south of Grantham to drain the southern area of Grantham, will be required. A new WwTW will delay the need to upgrade by 5-10 years. Phased growth may allow consideration of the pressures in Grantham and the lead-in time for Anglian Water to investigate, plan, and implement the most sustainable WwTW solution at Marston.

5.2.9 Sewerage network issues have been identified for Stamford, where planned growth is likely to exceed the capacity of the infrastructure and require significant infrastructure improvements. Roseland Business Park, near Long Bennington, is not connected to the sewerage network. If this site were to be progressed then it is likely that lead-in time would be required for the water company to install mains sewers to connect this area. Because of the site's proximity to the Severn Trent Water's main, it may be that this service provider would be best placed to serve any development on the site.

Highways

5.2.10 Some sites will require highway improvements, which may include footpath and/or cycleway provision, changes to the existing road layout and other changes such as speed limit extensions. Development of large sites, such as those at Stamford and Market Deeping, will require comprehensive schemes and Transport Assessments. However, no major road schemes have been identified, by the Highway Authority, as being critical to the delivery of any of the allocated sites.

5.2.11 The Highways Agency has confirmed that the recent upgrades to the A1 trunk road mean that the amount of development anticipated is not expected to have a significant impact on the operation of the road.

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL & COST ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISKS AND CONTINGENCY
Health						
All areas	GP practices	Existing capacity at all GP practices				
Highways						
All areas	Road improvements, footpaths, speed extensions, revised layouts, cycle links	Dependent on development and location	Throughout plan period	Developer contributions	Landowner/developer	Low risk: pre-requisite of development and landowner aware of the cost implications
Water Resources						
All areas	No resource issues					
Foul Sewerage Networks (FSN) and Sewage Treatment Works (STW)						
Stamford	FSN	Significant infrastructure improvements required	In line with Masterplan Phasing identified in policy	Developer Requisition	AWS Developer	Low risk as cost of developer requisition included within site viability calculations.

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL & COST ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISKS AND CONTINGENCY
Stamford	Extended or new facilities	Both primary and secondary schools can be expanded	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	LCC has statutory duty to provide school places when needed. Without funding they would achieve this by relying upon the use of mobile/temporary classrooms.
	Primary School	1/2 form entry expansion - indicative cost £750,000-£1,000,000				
Deepings	Extended or new facilities	Both primary and secondary schools can be expanded	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	
	Primary School	3 classroom expansion - indicative cost £600,000				
Ancaster	Extended facilities: Primary school	Expansion possible	in line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	
Barkston	Extended facilities: Primary school	Slight expansion possible	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL & COST ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISKS AND CONTINGENCY
Barrowby	Extended facilities: Primary school	Slight expansion possible	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	
Baston	Extended facilities: Primary school	Slight expansion possible	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	
Billingborough	Primary school	Existing capacity				
Caythorpe	Primary school	Existing capacity				
Castle Bytham (Little Bytham)	Extended facilities: Primary school	Slight expansion possible	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	
Colsterworth	Primary school	Existing capacity				
	Secondary school (Corby Glen)	Existing capacity				
Corby Glen	Primary & Secondary	Existing capacity up to 40 homes				

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL & COST ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISKS AND CONTINGENCY
Great Gonerby	Extended facilities: Primary school & Secondary	Additional places within Grantham	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	
Harlaxton	Extended facilities: Primary school	Expansion possible	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	
Langtoft	Primary school	Existing capacity				
Long Bennington	Extended facilities: Primary school	Expansion possible	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	
	Secondary school	Additional places within Grantham	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	
Morton	Extended facilities: Primary school	Expansion possible	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	
	Secondary school	Additional places within Bourne	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL & COST ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISKS AND CONTINGENCY
South Witham	Primary	Existing capacity				
	Secondary school (Corby Glen)	Existing capacity				
Thurlby	Primary	Expansion possible	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	
	Secondary school (Bourne)	Additional places within Bourne	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	

Appendix 1: Schedule of Saved Local Plan Policies to be Replaced

The table below sets out those saved policies of the South Kesteven Local Plan which are replaced by policies in the Site Allocation and Policies DPD. Not all saved Local Plan policies are to be replaced and these are highlighted.

The Proposals Map will also, in accordance with guidance in PPS12, continue to identify other national and local designations including Conservation Areas.

Local Plan Policy	Local Plan Policy Name	Replaced by Site Allocation and Policies DPD Policy	Comments
H2	Housing Allocation - Stamford	STM1 (Housing Allocations) STM3 (Mixed Use Urban Extension site)	The overall approach to housing is detailed in Core Strategy Policy H1. Policies STM1 and STM3 allocate specific sites and provide site development criteria
H3	Housing Allocation - Bourne	No replacement	
H4	Housing Allocation - The Deepings	DE1 (Housing Allocations) DE3 (Mixed Use Urban Extension site)	The overall approach to housing is detailed in Core Strategy Policy H1. Policies DE1 and DE3 allocate specific sites and provide site development criteria
H5	Housing Allocation in the Rural Area outside the towns of Grantham, Stamford, Bourne and the Deepings	LSC1 (Housing Allocations in Local Service Centres)	The overall approach to housing is detailed in Core Strategy Policy H1. Policy LSC1 allocates specific sites and provide site development criteria
H12	Restriction on Change of Use of Residential Properties in Grantham and Stamford	No replacement	
E2	Employment Allocation - Stamford	STM2 (Employment Allocations) STM3 (Mixed Use Urban Extension site)	The overall approach to employment is detailed in Core Strategy Policy E1. Policies STM2 and STM3 allocate specific sites and provide site development criteria

Local Plan Policy	Local Plan Policy Name	Replaced by Site Allocation and Policies DPD Policy	Comments
E3	Employment Allocation - Bourne	B1 (Employment Allocations)	The overall approach to employment is detailed in Core Strategy Policy E1. Policy B1 allocates specific sites and provide site development criteria
E4	Employment Allocation - The Deepings	DE2 (Employment Allocations) DE3 (Mixed Use Urban Extension site)	The overall approach to employment is detailed in Core Strategy Policy E1. Policies DE2 and DE3 allocate specific sites and provide site development criteria
E7	Employment Allocations - Rural Area	No replacement	
S1	Existing Town Centre Shopping Areas	SAP7 (Development within Defined Town Centres)	The overall approach to retail and other town centre development is detailed in Core Strategy Policy E2
S2	New Shopping Development In and Around Town Centres	SAP8 (Town Centre Opportunity Areas) SAP9 (Bourne Core Area)	The overall approach to retail and other town centre development is detailed in Core Strategy Policy E2
S3	Non-Retail Uses in Primary Town Centre Shopping Streets	SAP7 (Development within Defined Town Centres)	The overall approach to retail and other town centre development is detailed in Core Strategy Policy E2
REC3	Public Open Space and new Housing Development	SAP10 (Open Space Provision)	
REC4	Playing Fields provision in new Residential Development of more than 100 dwellings or 4 Hectares	SAP10 (Open Space Provision)	

Appendix 1: Schedule of Saved Local Plan Policies to be Replaced

Local Plan Policy	Local Plan Policy Name	Replaced by Site Allocation and Policies DPD Policy	Comments
REC5	Play Space provision in new Residential Developments of more than 50 dwellings or 2 Hectares	SAP10 (Open Space Provision)	
REC7	Allotments	SAP10 (Open Space Provision)	
REC10	Indoor Leisure Facilities	No replacement	Covered by Core Strategy Policies SP1 and SP2
REC11	Touring Caravan and Camping Sites	No replacement	Covered by Core Strategy Policy SP1
T2	Existing Town Centre Car Parks	No replacement	

Appendix 2: Glossary

Adoption - the point at which a planning document becomes official policy.

Affordable Housing - Housing which meets the present and future needs of households unable to secure adequate housing at prices determined by the market.

Amenity - A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Annual Monitoring Report (AMR) - Produced by the Council to provide an assessment of the progress made against targets and the performance of policies. The monitoring period is 1st April to 31st March.

Area Action Plans (AAP) - AAPs are used to provide the planning framework for areas where significant change or conservation is needed. A key feature of AAPs will be the focus on implementation. They will deliver the planned 'growth' areas and resolve conflicting objectives in the areas subject to the major development pressures.

Biodiversity - The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

Brownfield - Land that has been previously developed (also known as previously developed land).

BAP - Biodiversity Action Plans. Plans that set out a methodology to protect, conserve and enhance the diversity of wildlife. A UK BAP applies across the United Kingdom, and South Kesteven is also covered by a local BAP (Lincolnshire BAP)

Code for Sustainable Homes - A new national best practice standard for sustainable design and construction of new homes. Level 6 of the Code is equivalent to zero carbon.

Commitments - A term used to describe sites that have planning permission, and those that have been identified in principle as being suitable for development. Commitments apply to both housing and employment uses.

Compulsory Purchase Order - The power to acquire land for redevelopment which includes development by private developers.

Conservation Areas - Areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Controlled Waters - Defined by the Water Resources Act 1991, Part III, Section 104. Comprise of all rivers, canals, lakes, ground waters, estuaries and coastal waters to three nautical miles from the shore.

Core Strategy - The Local Development Framework document which sets out the long term spatial vision for the local planning authority area, and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document.

Development Plan Documents (DPD) - A document that is the main consideration in deciding planning applications.

Fauna - The animal life of a particular time or region.

Flora - The plants of a particular region or time period.

Greenfield land - Land (or a defined site) which has never been built on before, that has not been previously developed, and is therefore typically in a natural state.

Housing Needs Study - A study which assesses the future housing needs of the District, in terms of the size, type and affordability of dwellings.

Infrastructure - The basic services and facilities needed for the smooth running of a community.

Issues and Options - The first consultation stage in producing development plan documents.

Listed Building - Buildings of special architectural or historic interest. Permission is required before works that might affect their character or appearance can be undertaken. They are divided into Grades I, II* and II, with I being of exceptional interest.

Local Development Document (LDD) - A document making up part of the planning strategy

Local Development Framework (LDF) - The overall name for the folder or portfolio of Local Development Documents and the LDS and AMR, which together makes up the planning strategy for an authority.

Local Development Scheme (LDS) - The programme for producing planning documents which will make up the LDF.

Local Distinctiveness - Elements or features of a local area that make it distinct from other local areas.

Local Plan - The plan produced under the former planning system by the District. The South Kesteven District Local Plan (and the Lincolnshire County Council Structure Plan) will be replaced by the RSS and LDF.

Local Strategic Partnership (LSP) - A partnership of service providers, the community, the voluntary sector and businesses that help to identify local priorities for action and devise strategies for delivery. One of its main tasks is to prepare and implement the Sustainable Community Strategy.

Open Space - In applying the policies in this guidance open space should be taken to mean all open space of public value in line with the latest National Guidance. Including: parks and gardens, natural and semi-natural urban green spaces, green corridors and outdoor sports facilities, amenity green space, allotments etc.

Planning and Compulsory Purchase Act 2004 (The Act) - Puts in place the new statutory framework for preparing RSS and LDFs.

Planning Obligation - A legally binding agreement or obligation entered into by the local authority and a land developer over an issue related to a planning application, under Section 106 of the Town and Country Planning Act 1990.

Planning Policy Guidance Notes (PPG) - Guidance produced by the Government on planning matters (being replaced by PPSs)

Planning Policy Statements (PPS) - Statements of National Planning Policy issued by the Government (to replace PPGs)

Population Density - A measurement of the number of people in a given area.

Preferred Options - Document(s) produced as part of the preparation of Development Plan Documents, and issued for formal public participation. The general preferred approach is presented.

Proposals Map - A map on an Ordnance Survey base, which shows the sites and locations to which policies apply, it is site and location specific. The Proposals Map will be revised each time a new DPD is prepared which has site specific policies or proposals, and will always reflect the up-to date planning strategy for the area.

Public Examination - DPDs are assessed at an examination, during which the Planning Inspector assesses the soundness of the document.

Regional Planning Body - The body responsible for preparing the Regional Spatial Strategy. In the East Midlands, this body is the East Midlands Regional Assembly.

Regional planning Guidance (RPG) - The strategic plan for the region prepared under the former planning system, now replaced by the Regional Spatial Strategy.

Regional Spatial Strategy (RSS) - A strategy that sets out Government's planning and transport policy for a region, for a 15-20 year period. It is prepared by the East Midlands Regional Assembly, and forms part of the statutory Development Plan.

Regulations - Town and Country Planning (Local Development) (England) Regulations 2004 as amended by the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

Renewable Energy - Energy supplies that are produced from elements which can be renewed i.e. used over and over again. The use of renewable energy helps to reduce carbon emissions. Examples include solar energy and wind power.

Section 106 Agreement - Derived from Section 106 of the Town and Country Planning Act 1990. A voluntary agreement between the local planning authority and any other body with an interest in land in their area. Its purpose is to restrict or regulate the use of land, or to make other such arrangements (such as financial contributions) as the Local Authority considers it necessary.

Site Allocation and Policies document - Allocations of sites for specific or mixed uses or development, to be contained in the Site Allocations DPD, which will come forward during the lifetime of the Local Development Framework. Policies will identify any specific requirements for individual proposals. The sites will be shown on the Proposals Map.

Spatial Planning - The bringing together and integration of policies for the development and use of land, with other policies and programmes that influence the nature of places and how they function.

Spatial Strategy - A strategy for the future development of South Kesteven District, also illustrated on a plan, which identifies broad locations for various forms of development, key principles, and strategic level policies governing development and land use.

Statement of Community Involvement (SCI) - Document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of the LDF (and in the consultation of individual planning applications).

Strategic Environmental Assessment (SEA) - Sustainability Appraisal needs to be undertaken in a way that incorporates the requirements for SEA. SEA is a generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. This is a statutory requirement under the European 'SEA Directive' (2001/42/EC).

Strategic Housing Land Availability Assessment (SHLAA) - To identify sites which may be suitable for housing development during the period to 2026. Each site within the SHLAA has been assessed to establish whether it is likely to be suitable for residential development and, if so, when it might come forward for development.

Strategic Housing Market Assessment (SHMA) - An assessment of need and demand for housing, to assist in developing long term strategies for planning and housing for a housing market area.

Supplementary Planning Document (SPD) - Elaborates on policies or proposals in DPDs, and gives additional guidance.

Sustainability Appraisal - A sustainability appraisal should be completed for all local development documents, at all stages. It identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.

Sustainable Community Strategy - A document that all local authorities are required to produce. It should aim to improve the quality of life for local communities through partnership working and improvements in service delivery.

Sustainable Development - Development to improve quality of life and protect the environment in balance with the local economy, for current and future generations.

Appendix 3: List of Abbreviations

AAP	Area Action Plan
AMR	Annual Monitoring Report
CIL	Community Infrastructure Levy
DPD	Development Plan Document
LDF	Local Development Framework
LSC	Local Service Centre
LSP	Local Strategic Partnership
PCT	Primary Care Trust
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCS	Sustainable Community Strategy
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SSSI	Site of Special Scientific Interest
SUDS	Sustainable Urban Drainage System

APPENDIX C: PROPOSED HOUSING, EMPLOYMENT AND OTHER POLICY DESIGNATIONS TO BE INCLUDED ON PROPOSALS MAP

SITE ALLOCATION AND POLICES DPD

Policy Ref	Location	Allocated Use/Policy Designation	Page no.
STM 1a	Land Adjacent to Kettering Road, Stamford	Housing	5
STM 1b	Land r/o Belvoir Close	Housing	6
STM 1c/STM 2b	Land South of Uffington Road incorporating former sewage works	Housing/Employment	7
STM 1d	Stamford AFC, Kettering Road	Housing	8
STM 2a	Off Barnack Road, Stamford	Employment	9
STM 3/STM 2c	Land between Empingham Road and Tinwell Road	Housing/Employment	10
B1 a	Land between Carr Dyke and Meadow Drove, North of Manning Road	Employment	11
B1 b	Land south of Tunnel Bank	Employment	12
B1 c	Land south of West Road, North of Elsea Park	Employment	13
B1 d	In South Fen area, off The Slipe Bourne	Employment	14
B1 e	North of Bourne Eau, East of Carr Dyke	Employment	15
DE 1a	Land to East of Tesco Superstore, Godsey Lane, MD	Housing	16
DE 1b	Land at Spalding Road/Broadgate Lane	Housing	17
DE 1c	Land West of Linchfield Road	Housing	18
DE 3/DE 2b	Land North of Towngate East	Housing/Employment	19
DE 2a	East of Northfields Industrial Estate, Market Deep	Employment	20
LSC 1a	Land west of Chilvers Close & The Drift, Barrowby	Housing	21
LSC 1b	Site off Bridge End Road, Colsterworth	Housing	22
LSC 1c	Land between Bourne Road & Swinstead Road Corby Glen	Housing	23
LSC 1d	Land East of Easthorpe Road, Great Gonerby	Housing	24
LSC 1e	Adj doctors surgery, Swinehill, Harlaxton	Housing	25
LSC 1f	Land at Main Road, Long Bennington	Housing	26
SAP 5 (ExE S1)	Gwash Way, Stamford	Existing Employment Site to be Protected	27
SAP 5 (ExE S2)	Stamford Business Park	Existing Employment Site to be Protected	27
SAP 5 (ExE S3)	North of Uffington Road, Stamford	Existing Employment Site to be Protected	27
SAP 5 (ExE S4)	North of Barnack Road, Stamford	Existing Employment Site to be Protected	27

SAP 5 (ExE B1)	Pinfold Industrial Estate and north of Spalding Road between Carr Dyke and Meadow Drove	Existing Employment Site to be Protected	28
SAP 5 (ExE B2)	East of Cherry Hold Road between Spalding Road and Bourne Eau	Existing Employment Site to be Protected	28
SAP 5 (ExE B3)	West of Cherry Hold Road, Bourne	Existing Employment Site to be Protected	28
SAP 5 (ExE B4)	East of Cherry Hold Road and south of Bourne Eau	Existing Employment Site to be Protected	28
SAP 5 (ExE D1)	Northfields Industrial Estate	Existing Employment Site to be Protected	29
SAP 5 (ExE D2)	Spitfire Way, Market Deeping	Existing Employment Site to be Protected	29
SAP 5 (ExE LSC1)	Gonerby Moor, Grantham	Existing Employment Site to be Protected	30
SAP 5 (ExE LSC2)	Land adjacent to A1, Colsterworth	Existing Employment Site to be Protected	31
SAP 5 (ExE LSC3)	Long Bennington Business Park	Existing Employment Site to be Protected	32
SAP 5 (ExE LSC4)	White Leather Square, Billingborough	Existing Employment Site to be Protected	33
SAP7	Stamford	Town Centre Boundary and Primary and Secondary Shopping Frontages	34
SAP 7	Bourne	Town Centre Boundary and Primary and Secondary Shopping Frontages	35
SAP 7	Market Deeping	Town Centre Boundary and Primary and Secondary Shopping Frontages	36
SAP 9	Bourne	Bourne Core Area	37

GRANTHAM AREA ACTION PLAN

Policy Ref	Location	Allocated Use/Policy Designation	Page no.
GRAH1	Land north of Dysart Road, Grantham	Housing	38
GRAH2	Stonebridge House, Stonebridge Road, Grantham	Housing	38
GRAH3	North of Peachwood Close, Grantham	Housing	38
NWQ1	Northwest Quadrant	Sustainable Urban Extension	38
SQ1/EM 2(d)	Southern Quadrant	Sustainable Urban Extension	38
EM2(a)	Land south of Barrowby Road and east of A1, Grantham	Employment	39
EM2 (b)	Land at Tollemache Road, Grantham	Employment	40
EM2 (d)	Land at Southern Quadrant	Employment	41

EM2 (f)	South of Gorse Lane, Grantham	Employment	42
EM 1 (EEP1)	Land at Earlesfield Way, Venture Way	Existing Employment Site to be Protected	43
EM 1 (EEP2)	Land at Earlesfield along Swingbridge Road	Existing Employment Site to be Protected	43
EM 1 (EEP3)	Land at Alma Park off Isaac Newton Way	Existing Employment Site to be Protected	44
EM 1 (EEP4)	Land at the Junction of Dysart Road and Kempton Way	Existing Employment Site to be Protected	45
EM 1 (EEP5)	Land adjacent to Padleys, Gonerby Road	Existing Employment Site to be Protected	46
EM 1 (EEP6)	Auto Rental Car Wash, Harlaxton Road	Existing Employment Site to be Protected	45
EM 1 (EEP7)	London Road Industrial Estate	Existing Employment Site to be Protected	47
EM 1 (EEP8)	Land north of Dysart Road	Existing Employment Site to be Protected	45
EM 1 (EEP9)	Factory at north end of Trent Road	Existing Employment Site to be Protected	43
EM 1 (EEP10)	Anglia Recycling, Springfield Road	Existing Employment Site to be Protected	47
EM 1 (EEP11)	Cinema and Car Park, St Catherine's Road	Existing Employment Site to be Protected	45
EM 1 (EEP12)	Former School, Launder Terrace	Existing Employment Site to be Protected	47
EM 1 (EEP13)	Inner Street	Existing Employment Site to be Protected	47
SA1/EM 2(c)	Station Approach	Mixed Use Development	48
WP1	Wharf Place	Mixed Use Development	48
GF1	Greyfriars	Mixed Use Development	48
CB1/EM 2(e)	Canal Basin	Mixed Use Development	48
RT1	Watergate & Elmer Street South	Town Centre Uses	48
TOC 1	Grantham	Town Centre Boundary and Primary and Secondary Shopping Frontages	49
AT1	Grantham	Allotments	50

SOUTH KESTEVEN LOCAL PLAN: ALLOCATIONS AND POLICY DESIGNATIONS TO BE REMOVED FROM PROPOSALS MAP

Housing Allocations (Policy H2.5, H2.10, H3.10, H3.14)

Employment Allocations (Policy E2.2, E2.3, E7.3, E7.6, E7.8, E7.9)

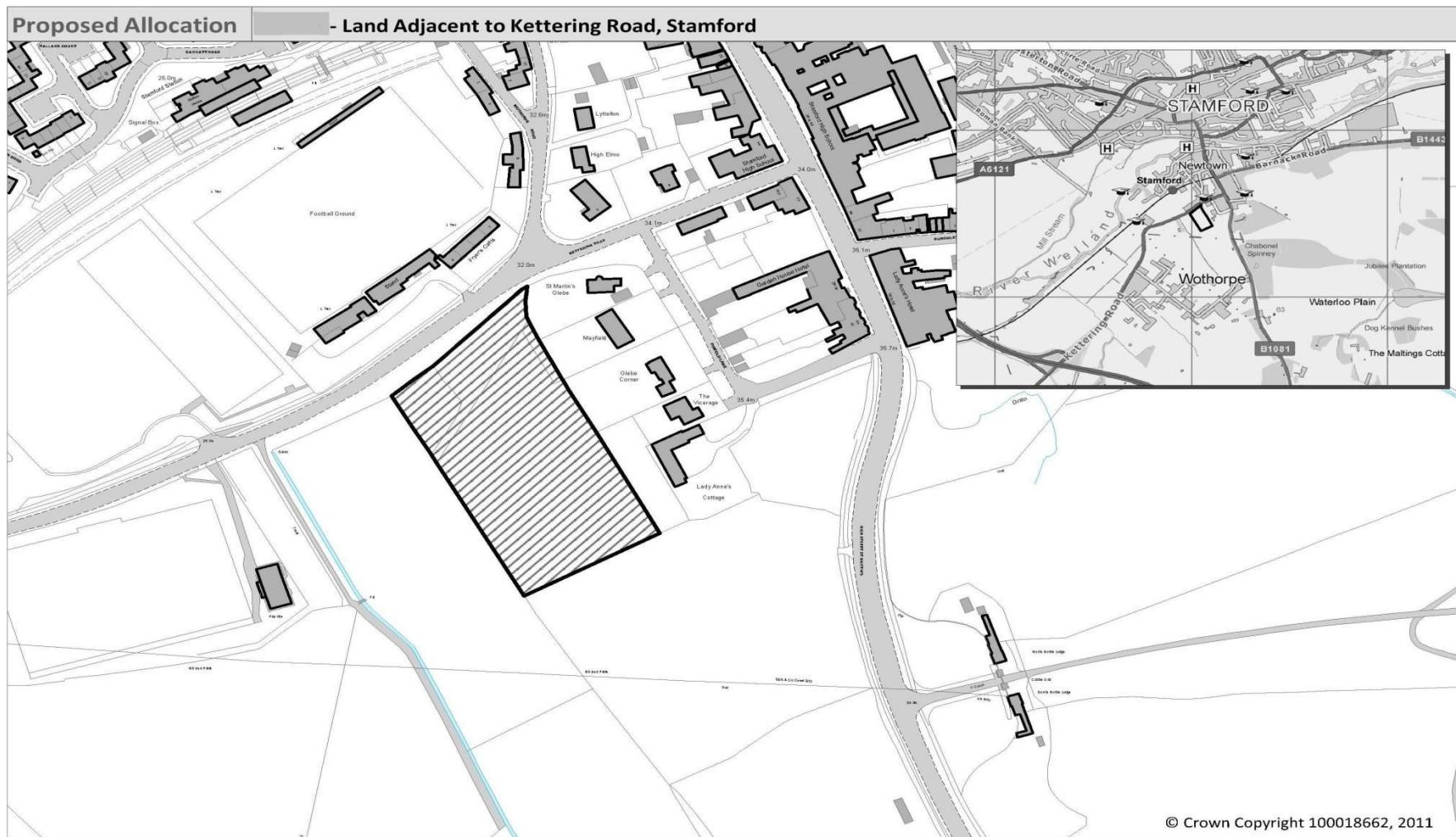
Policy S1 (Town Centre Shopping Areas)

Policy S3 (Primary Town Centre Shopping Streets)

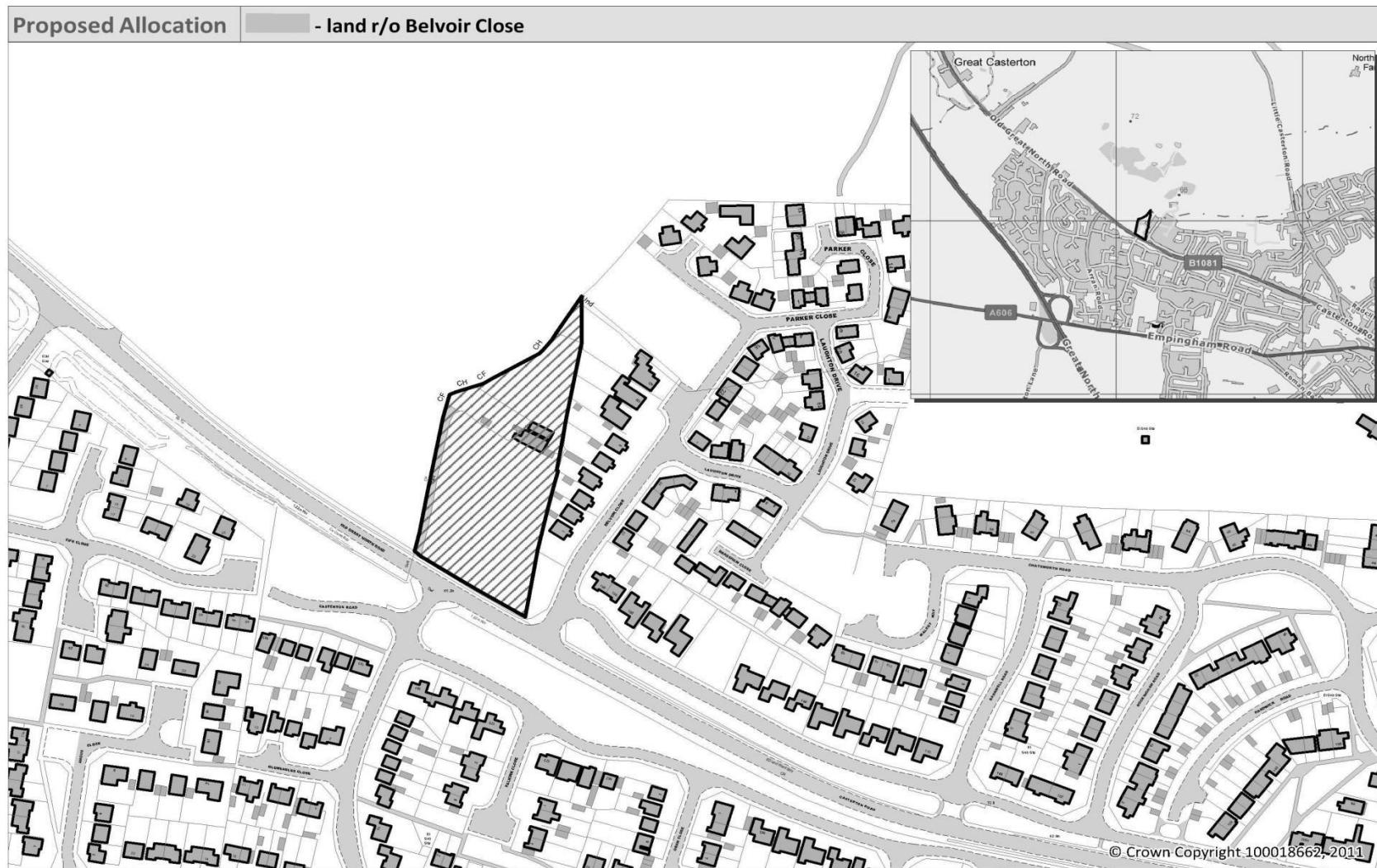
Policy H12 (Change of Use Residential Properties)

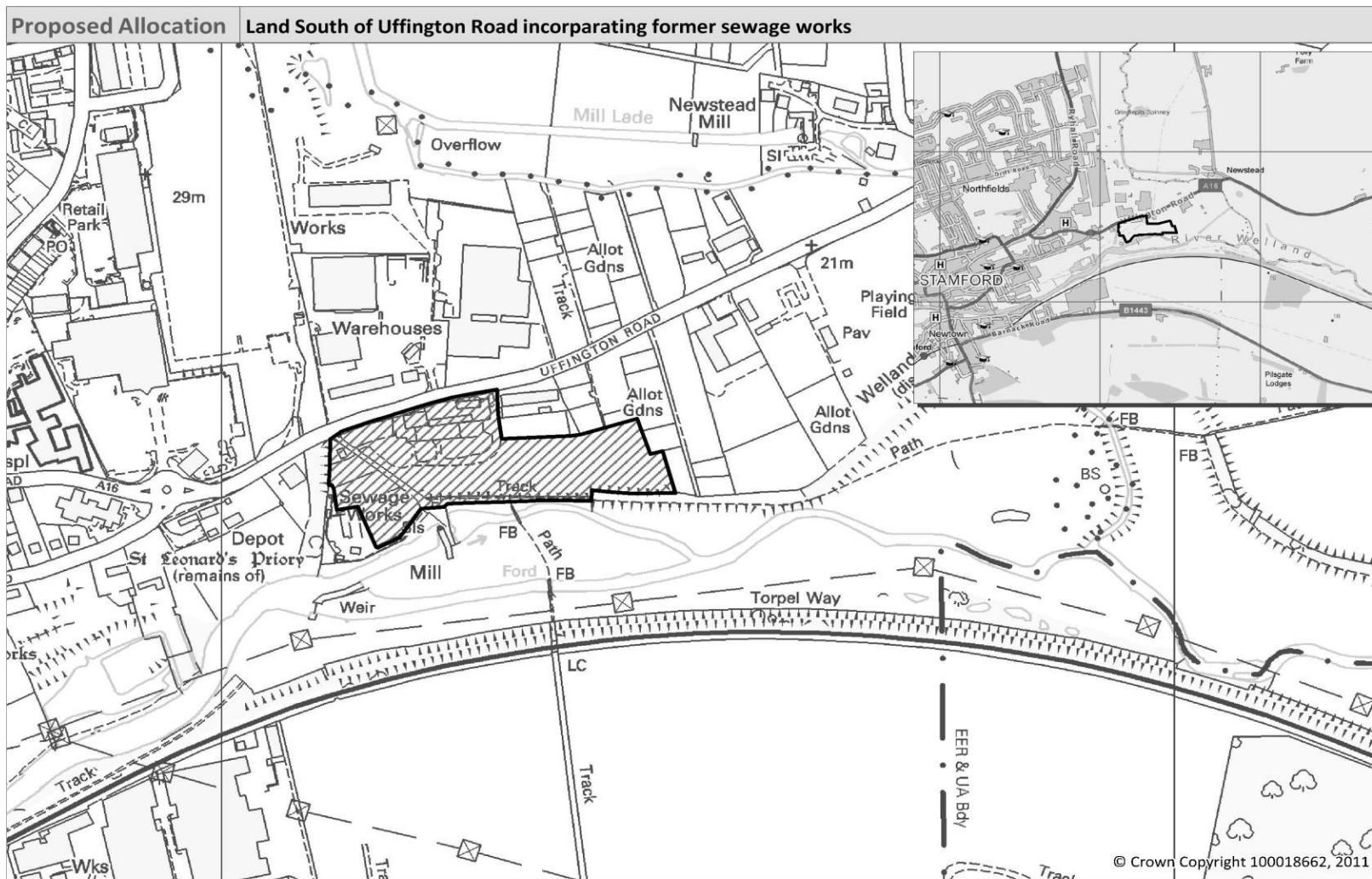
REC9 (Grantham Canal)

STM 1a

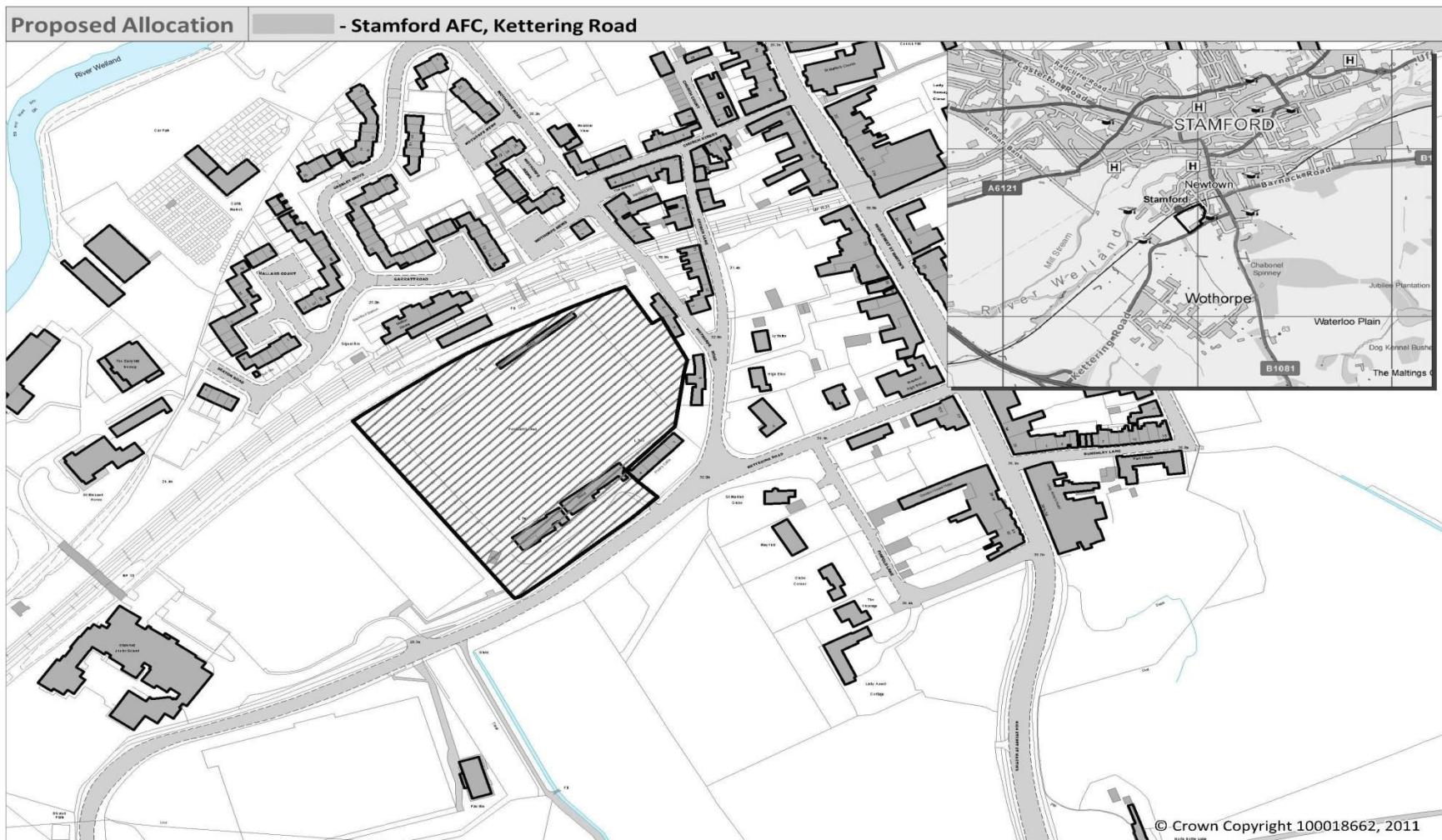


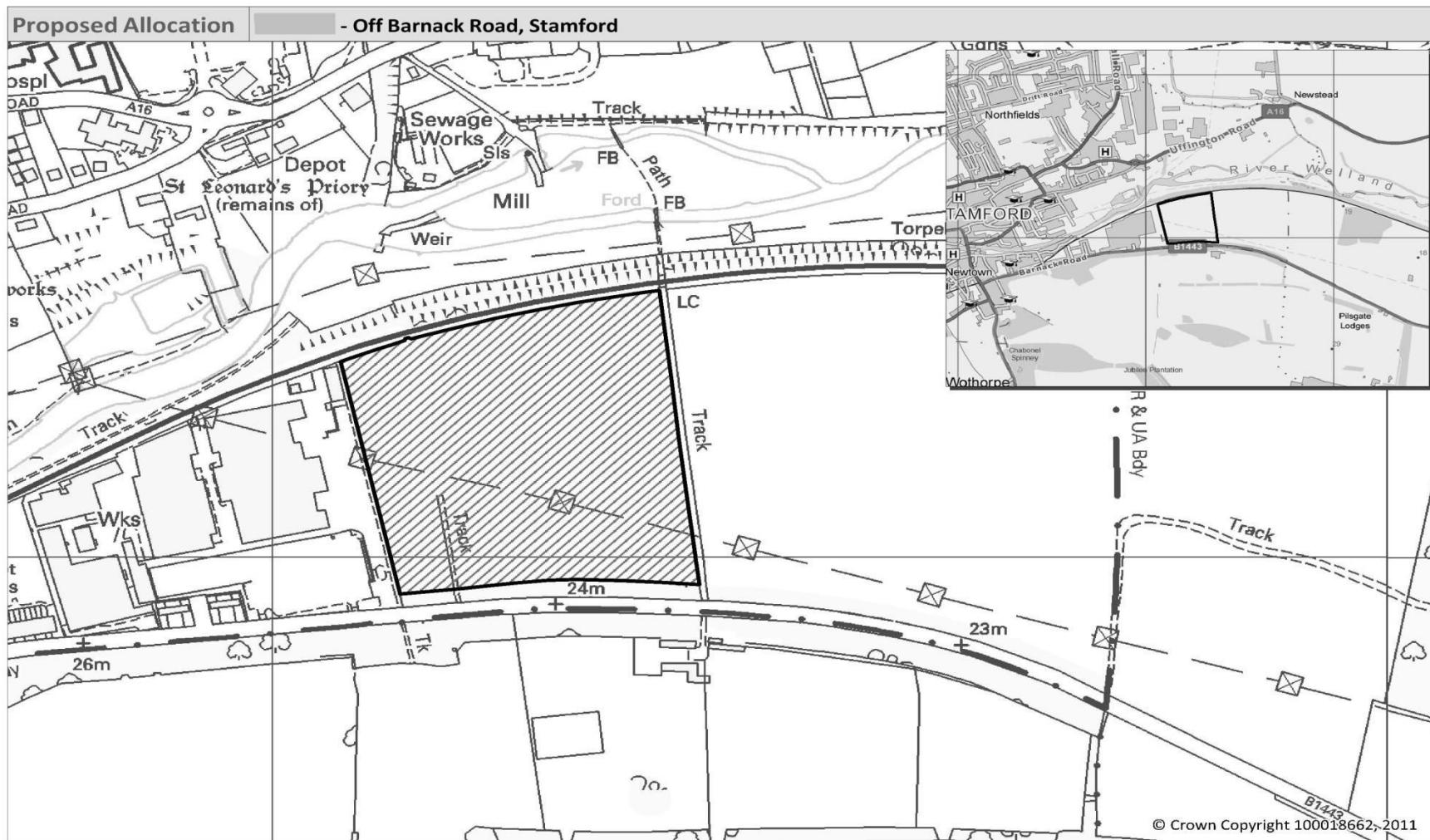
STM 1b



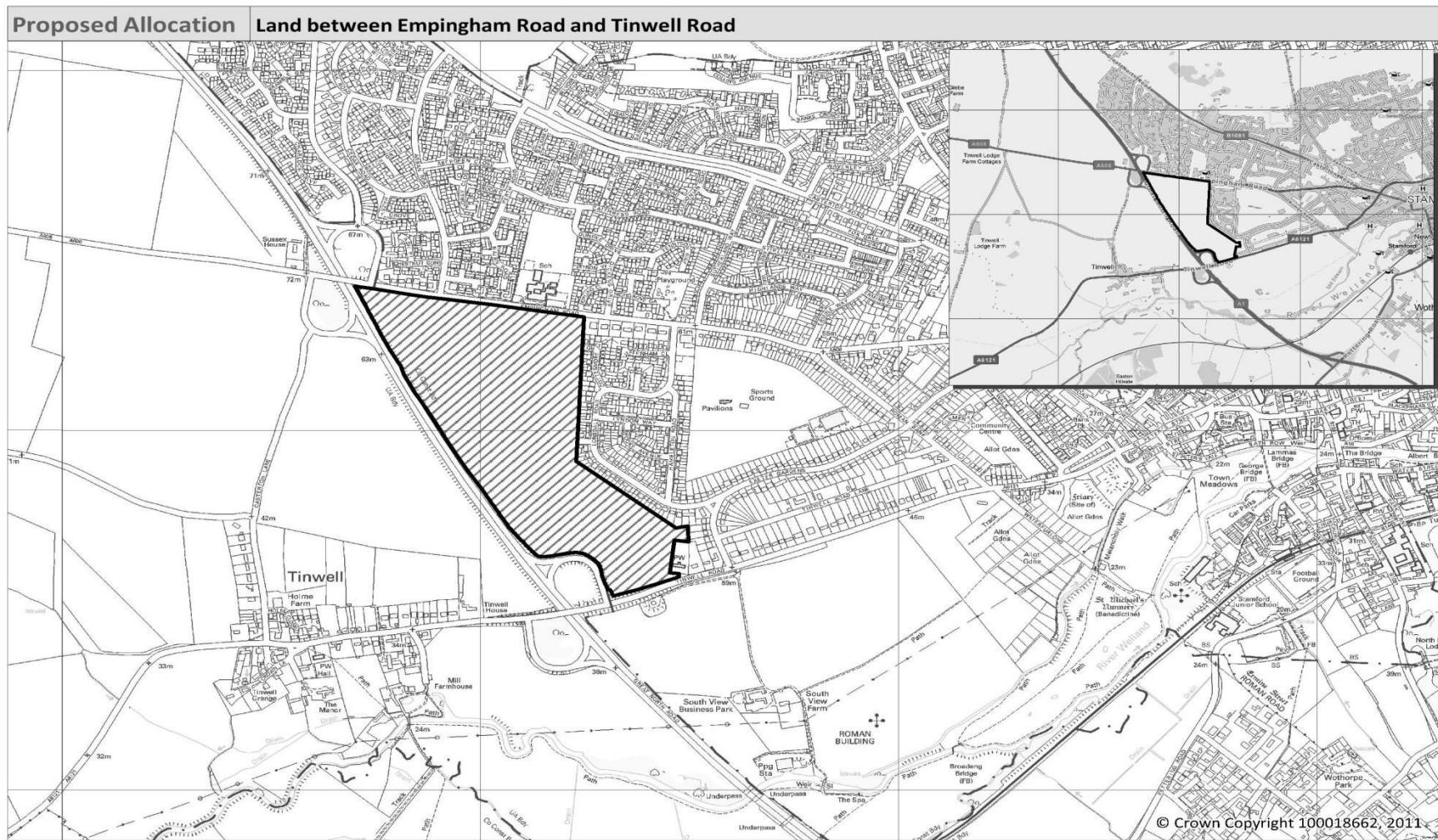


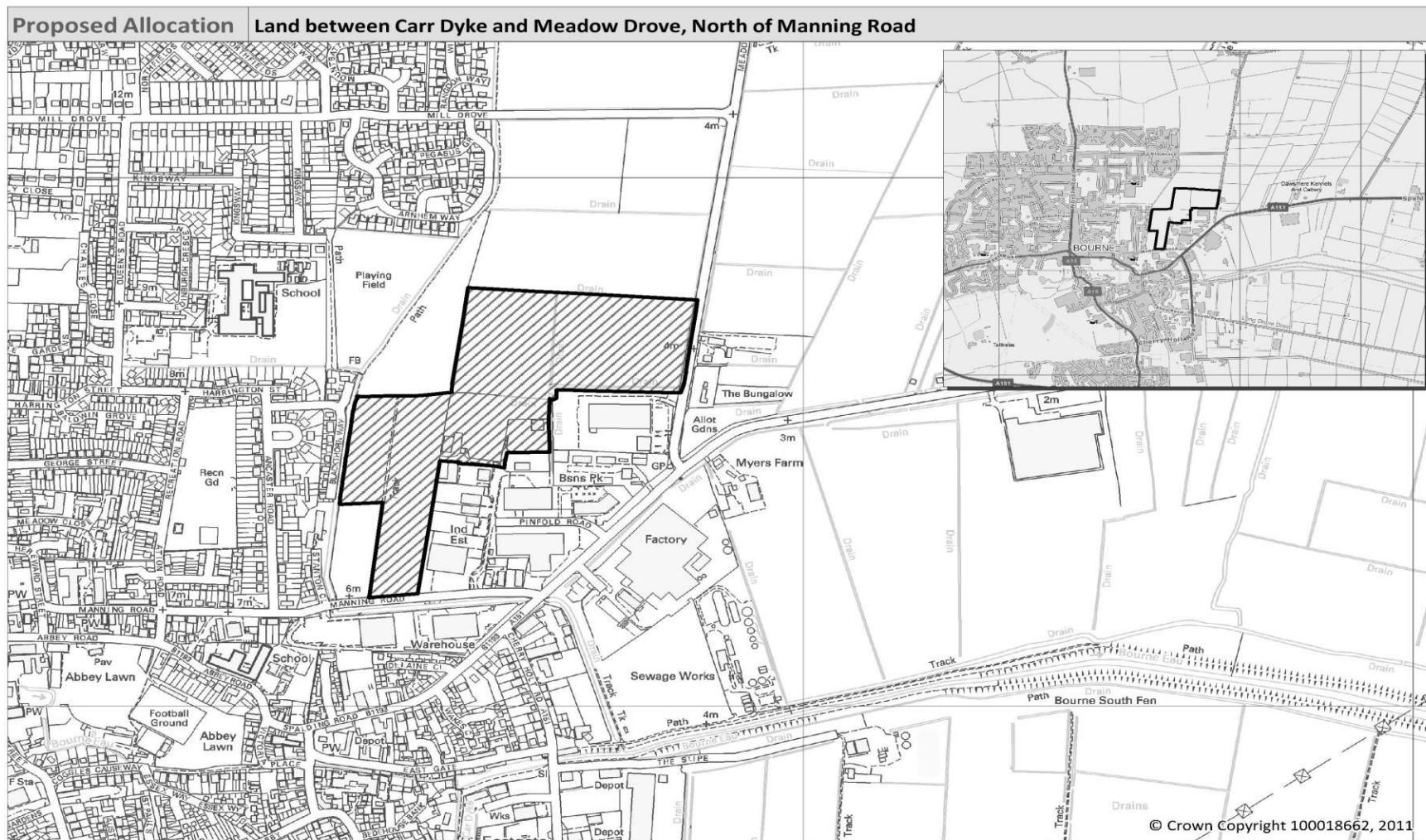
STM 1d

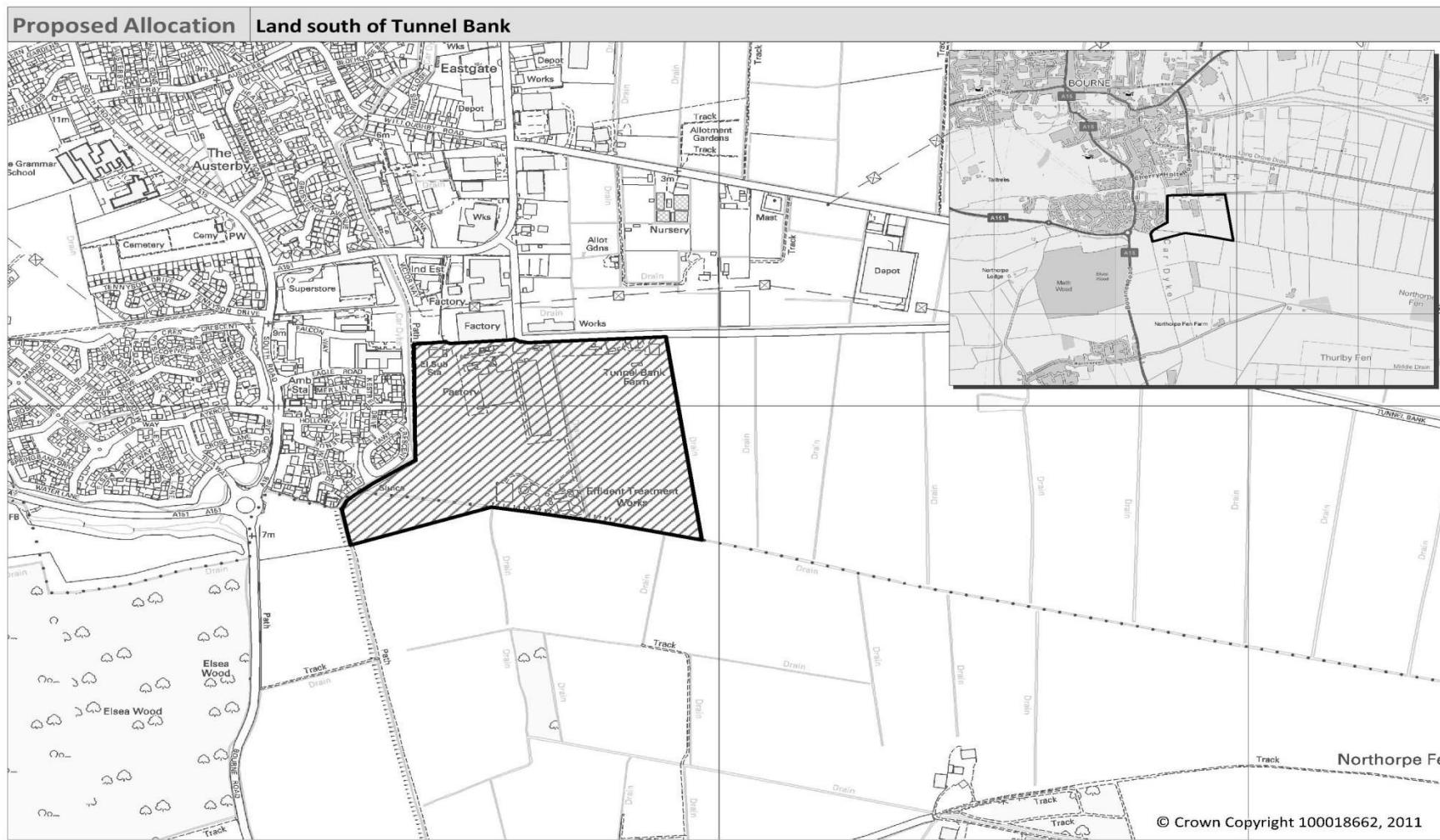


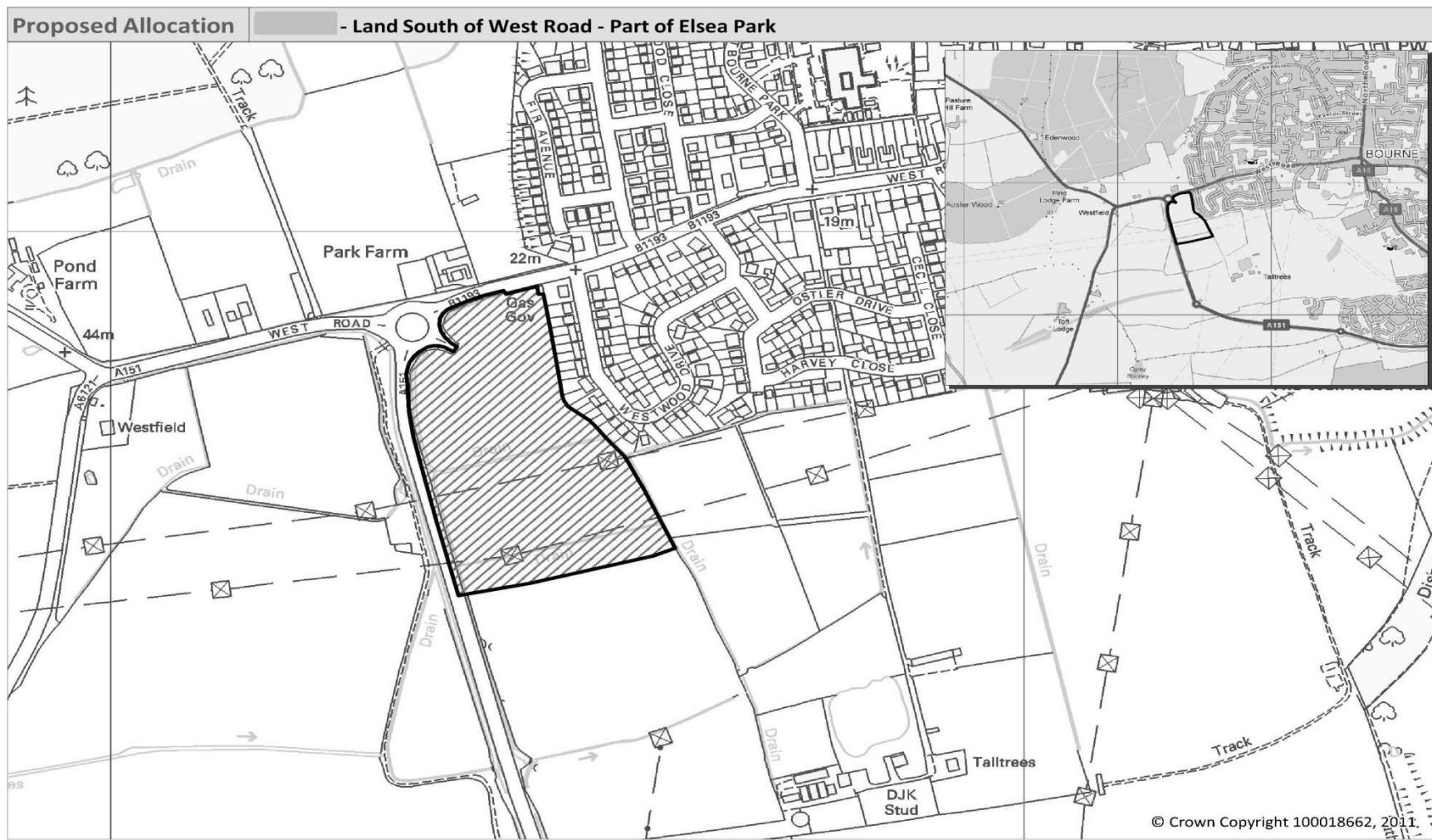


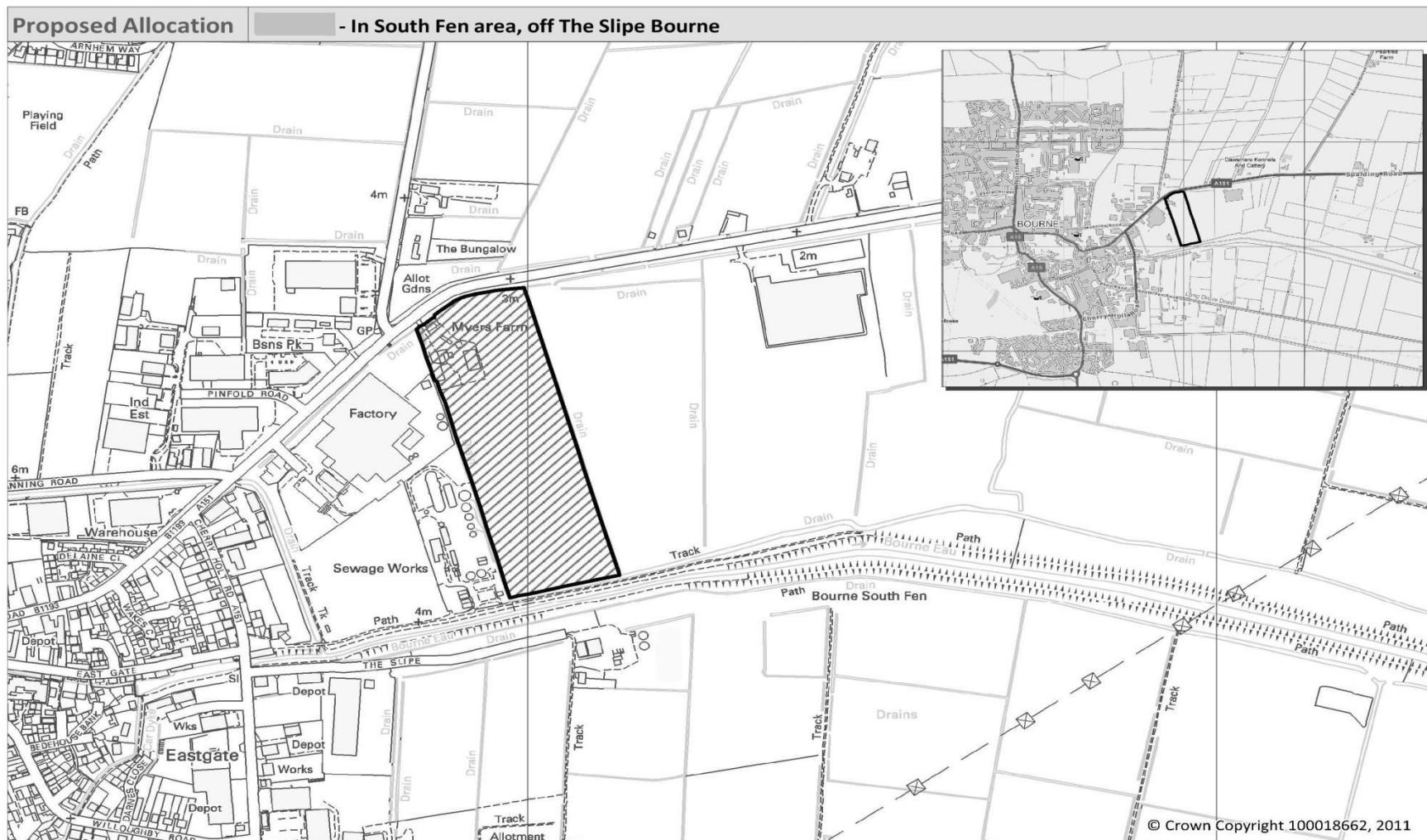
STM 3/STM 2c

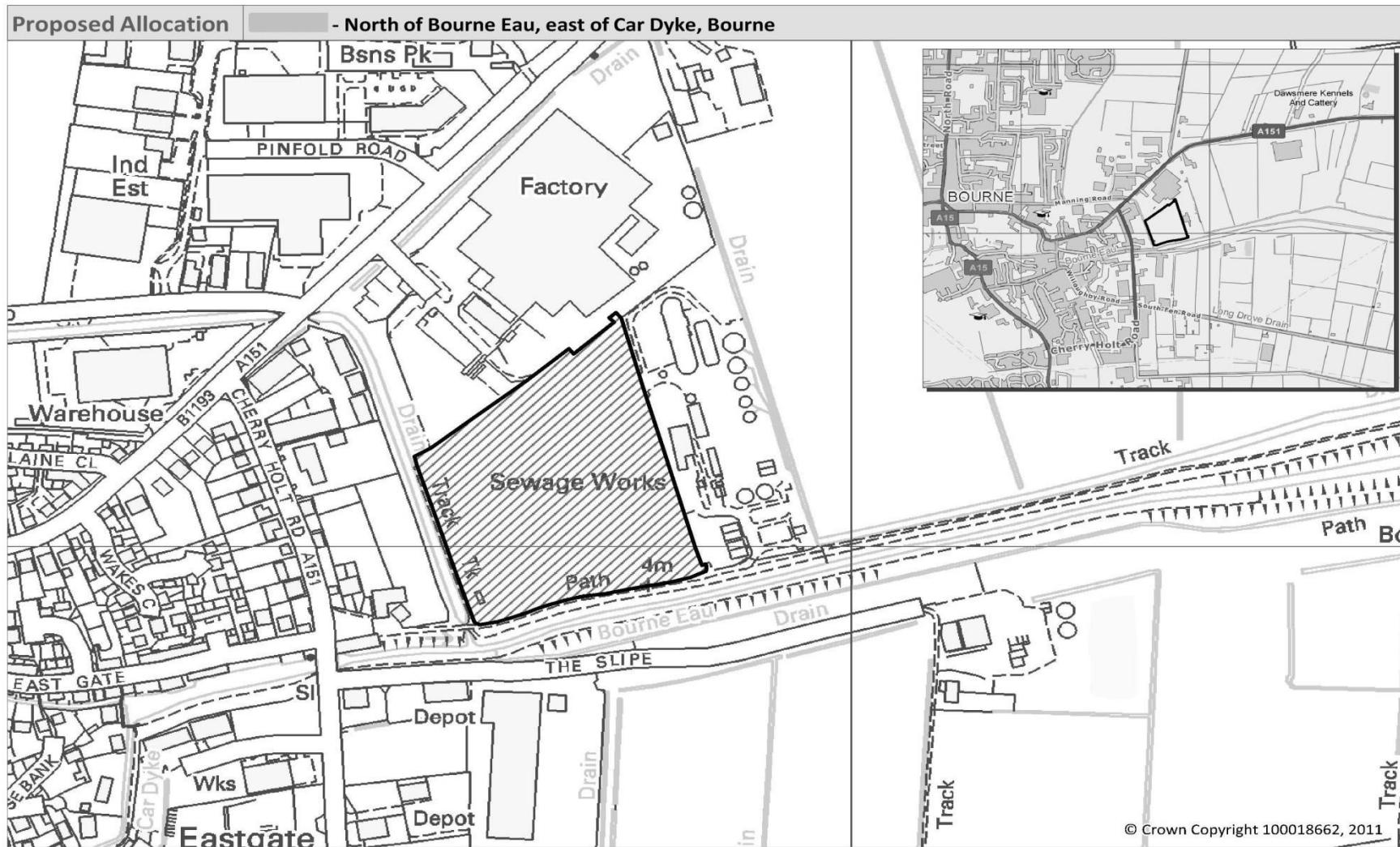


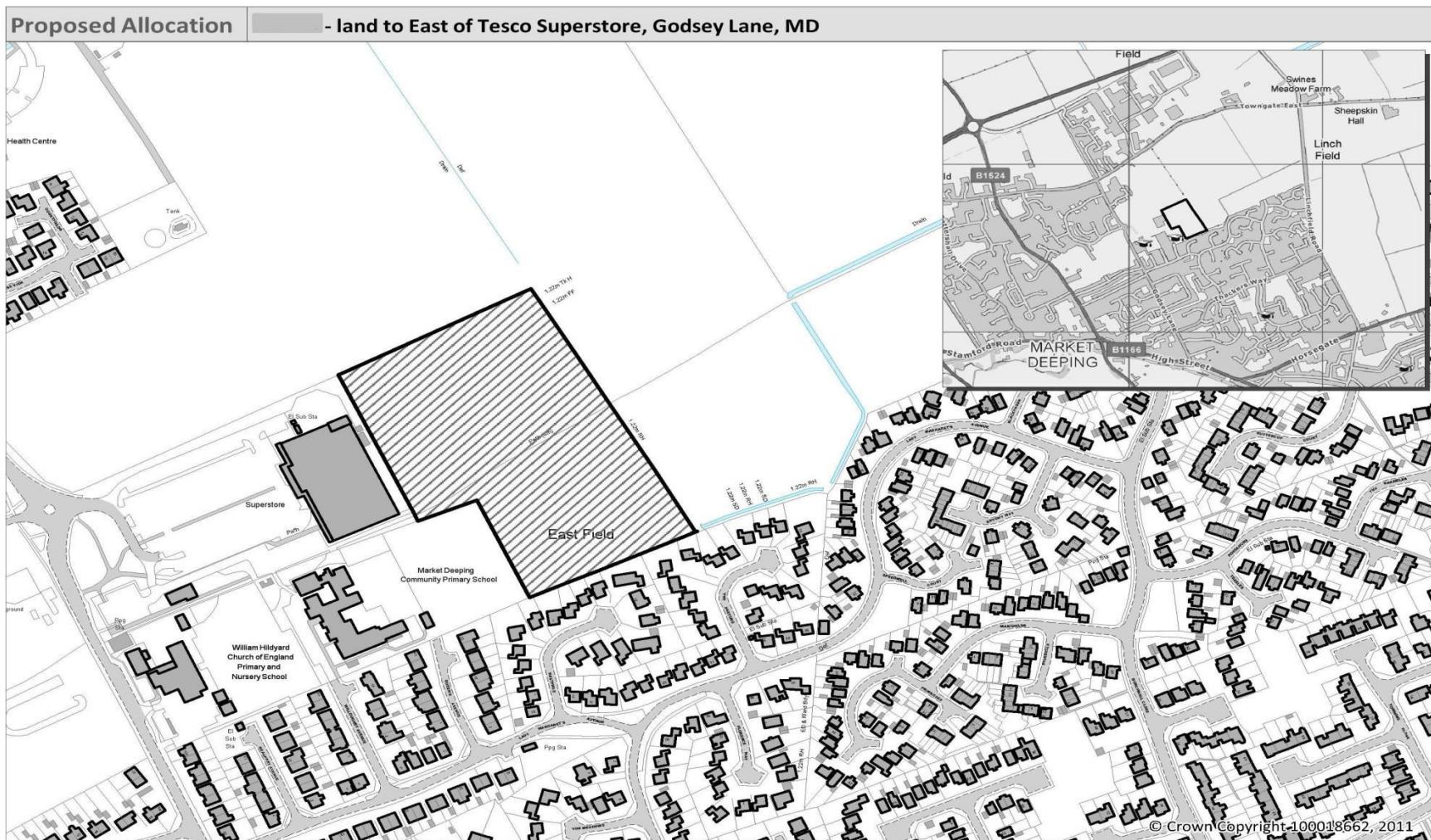




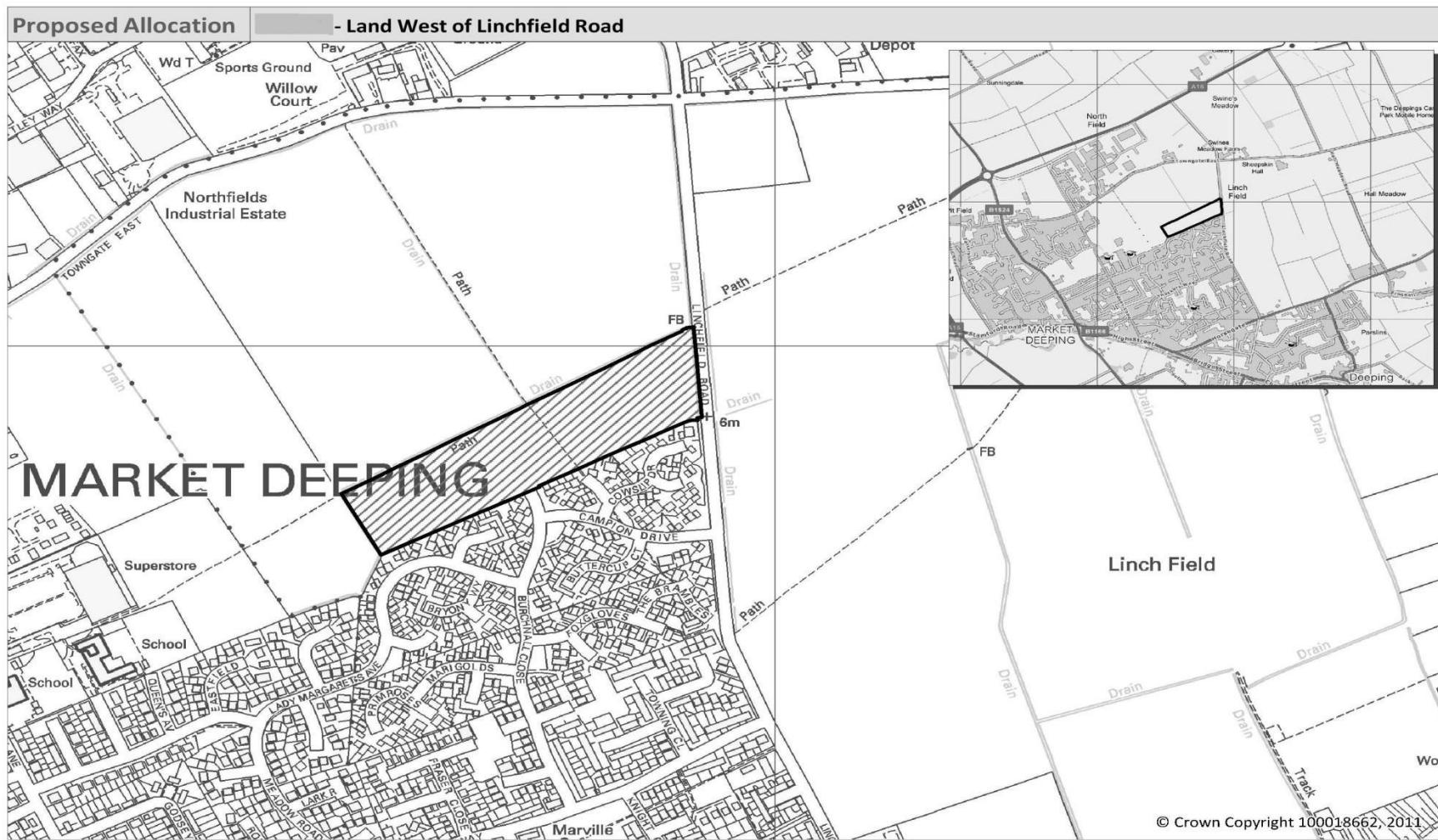


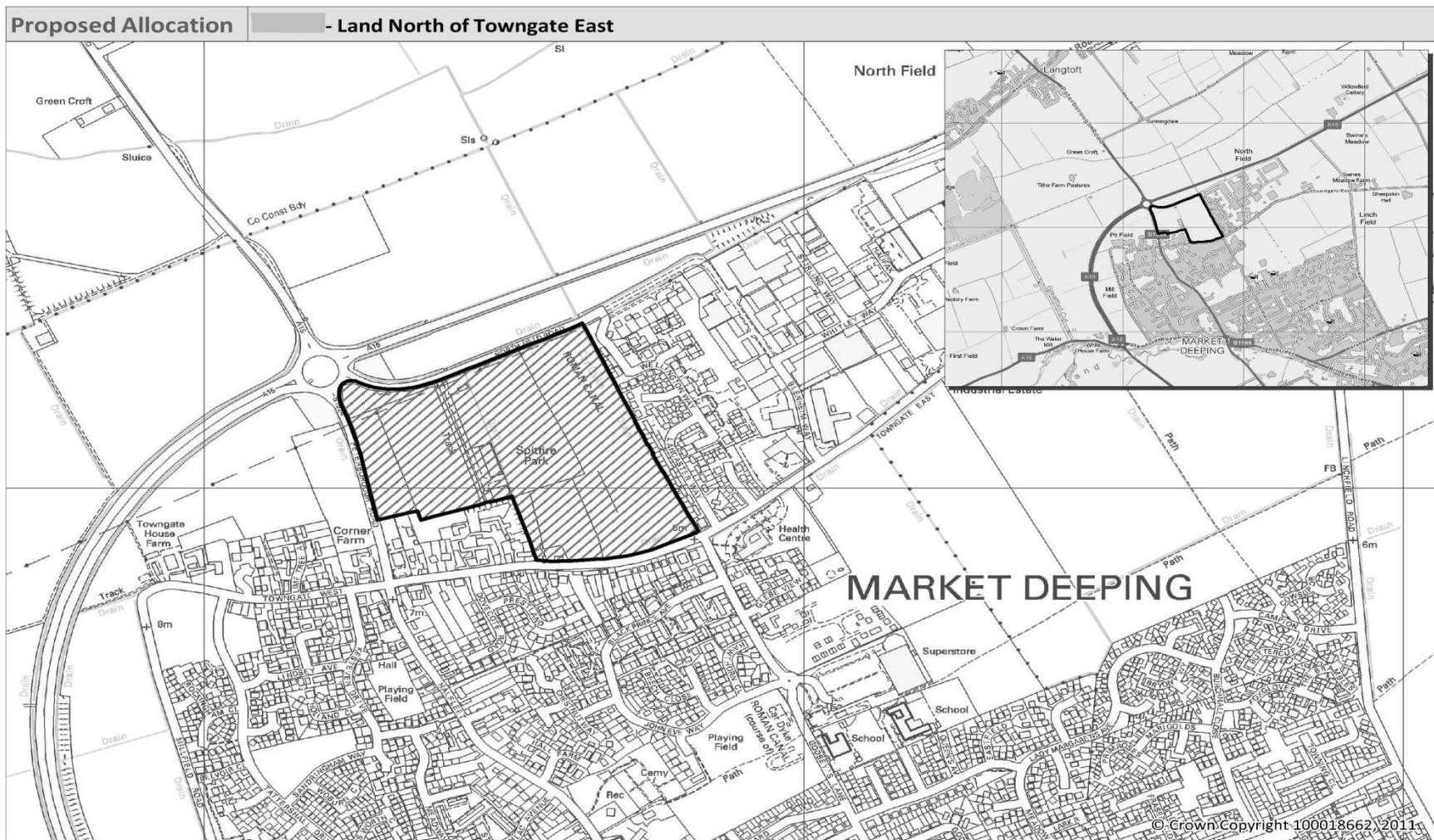


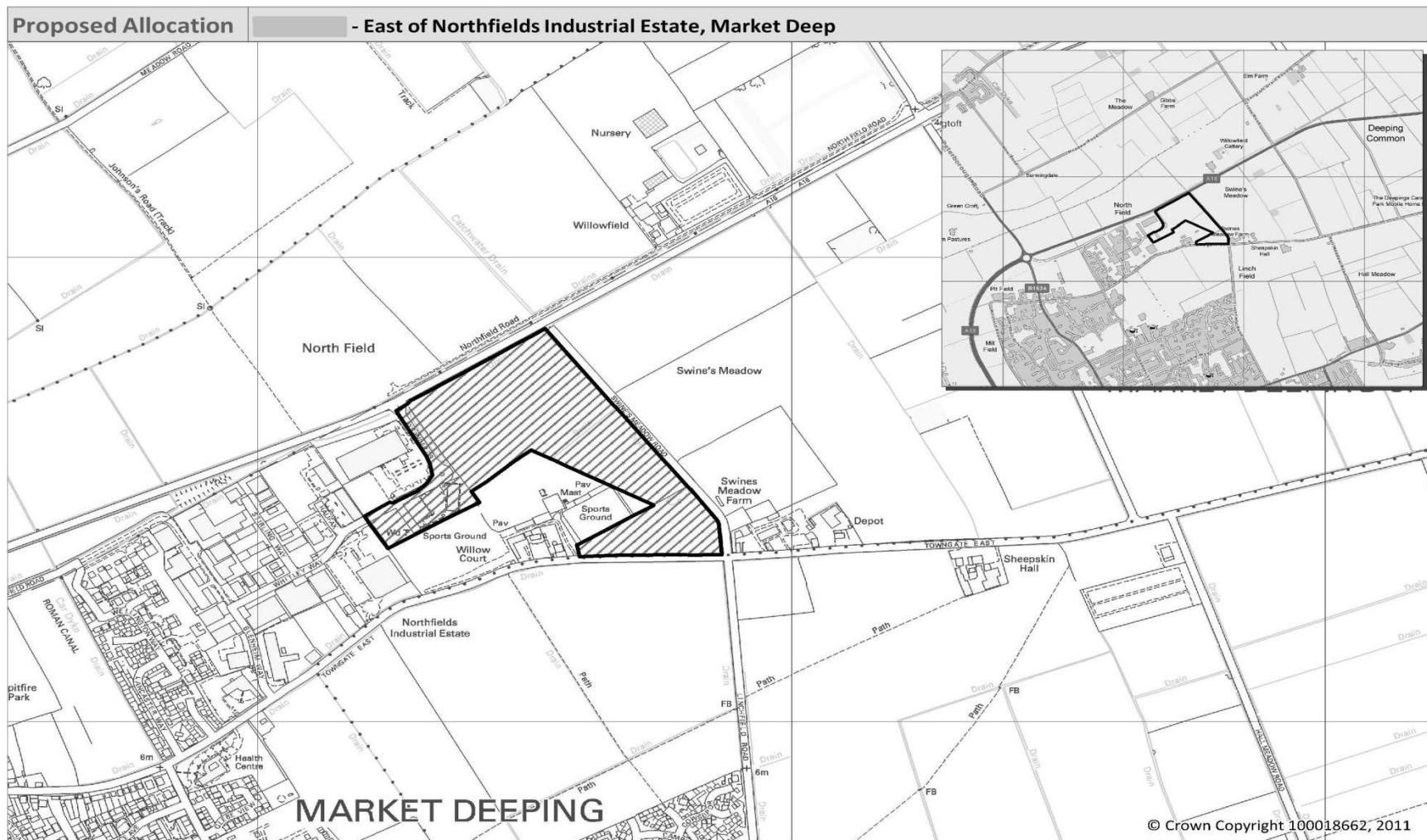


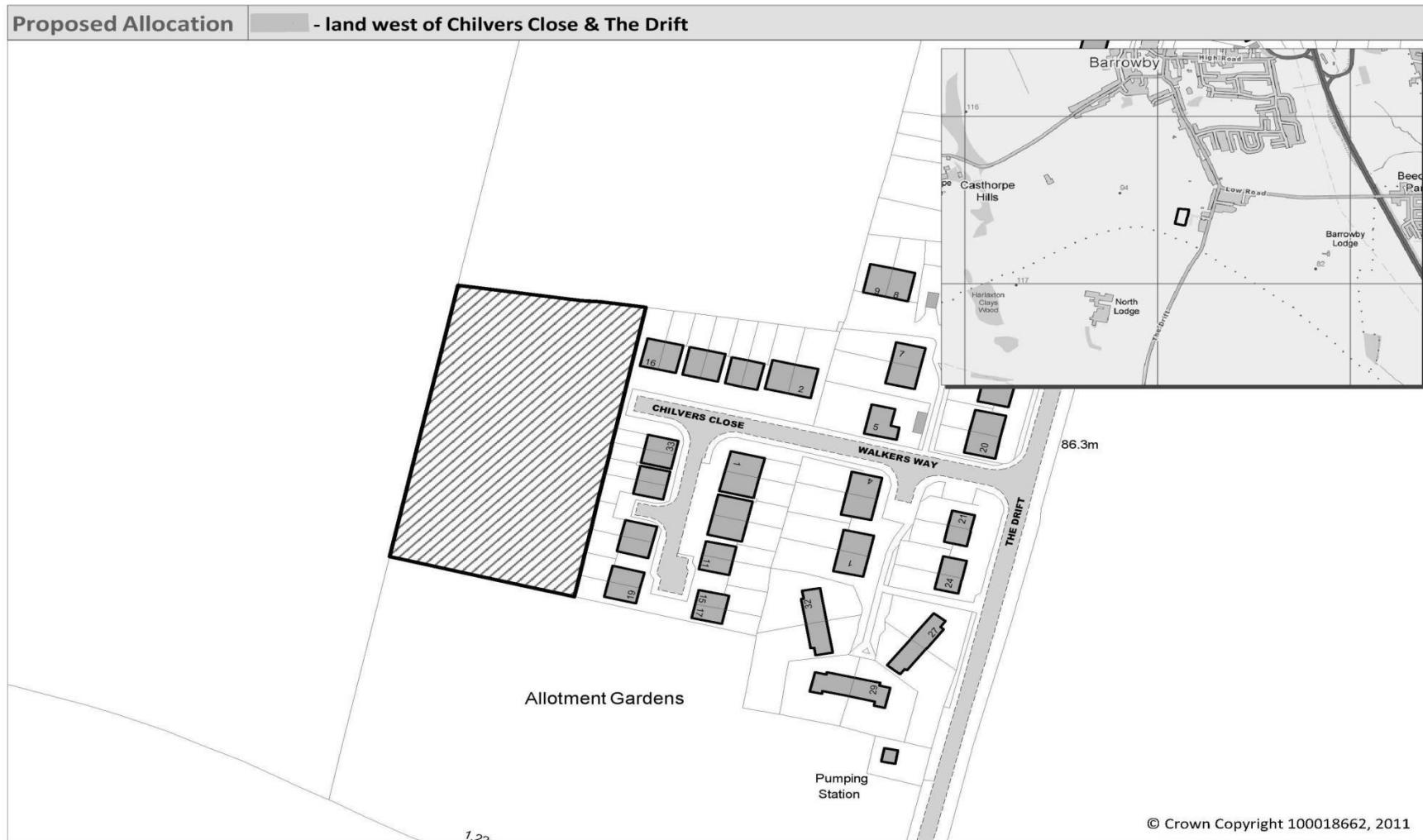


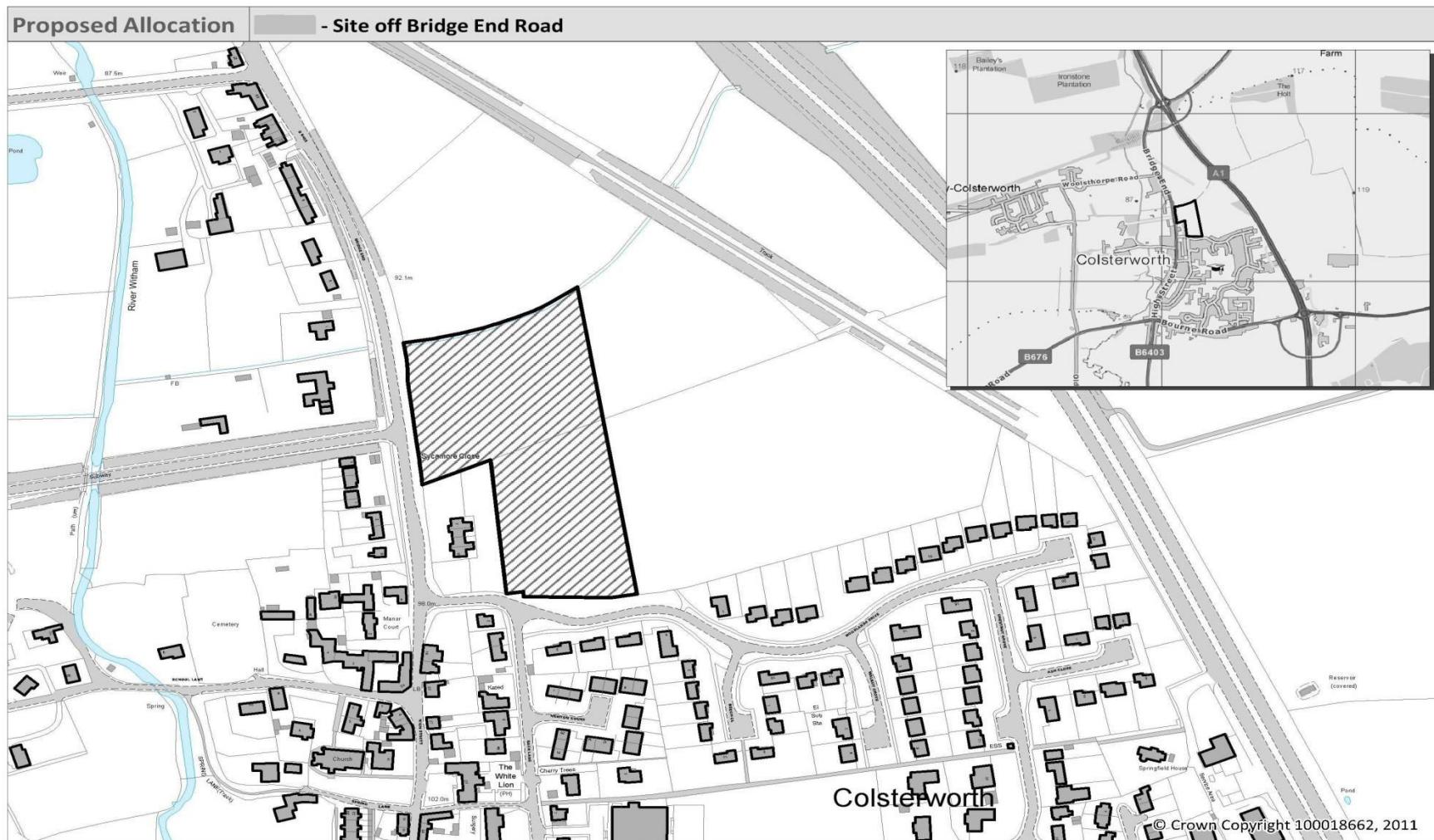


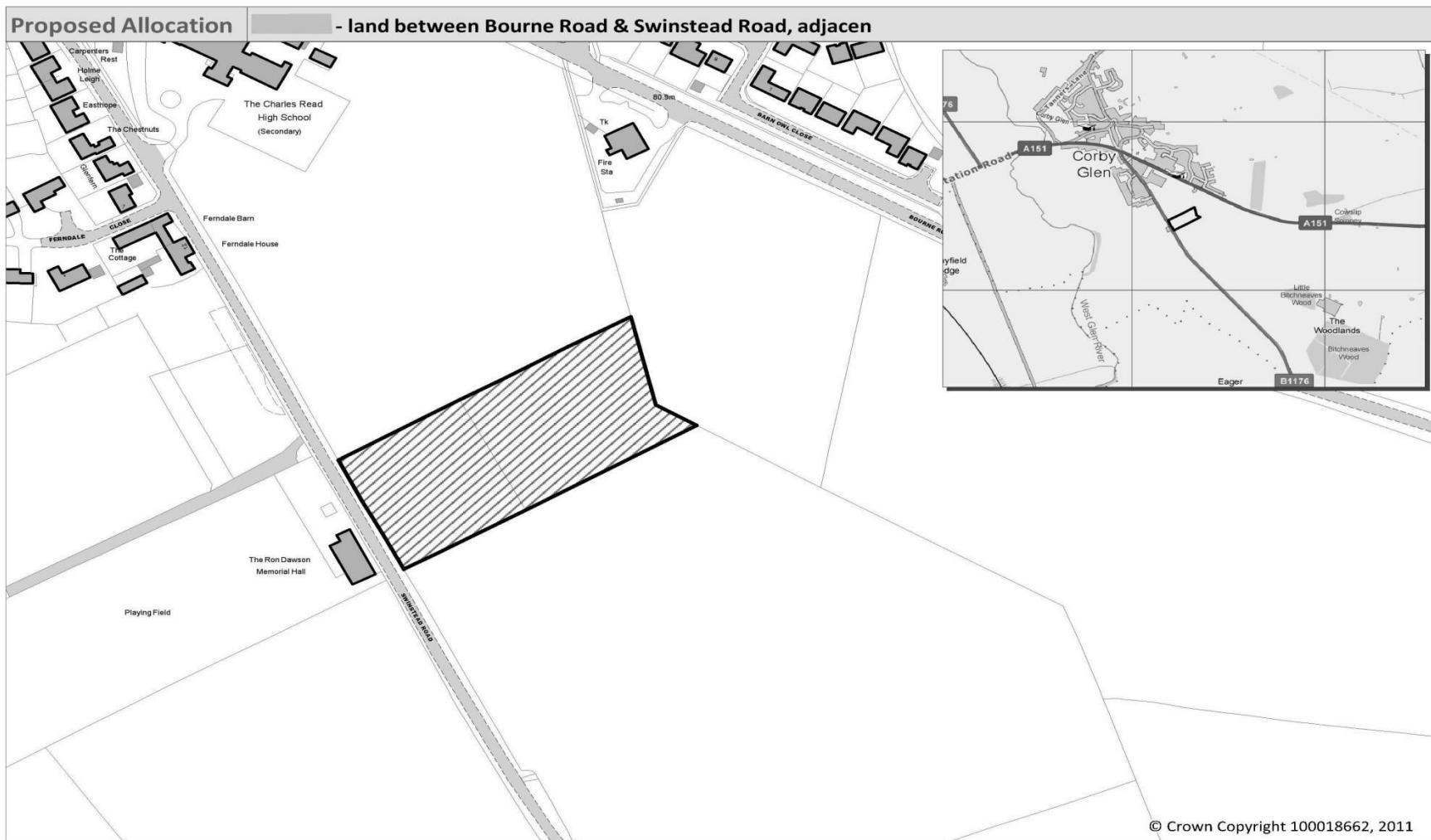


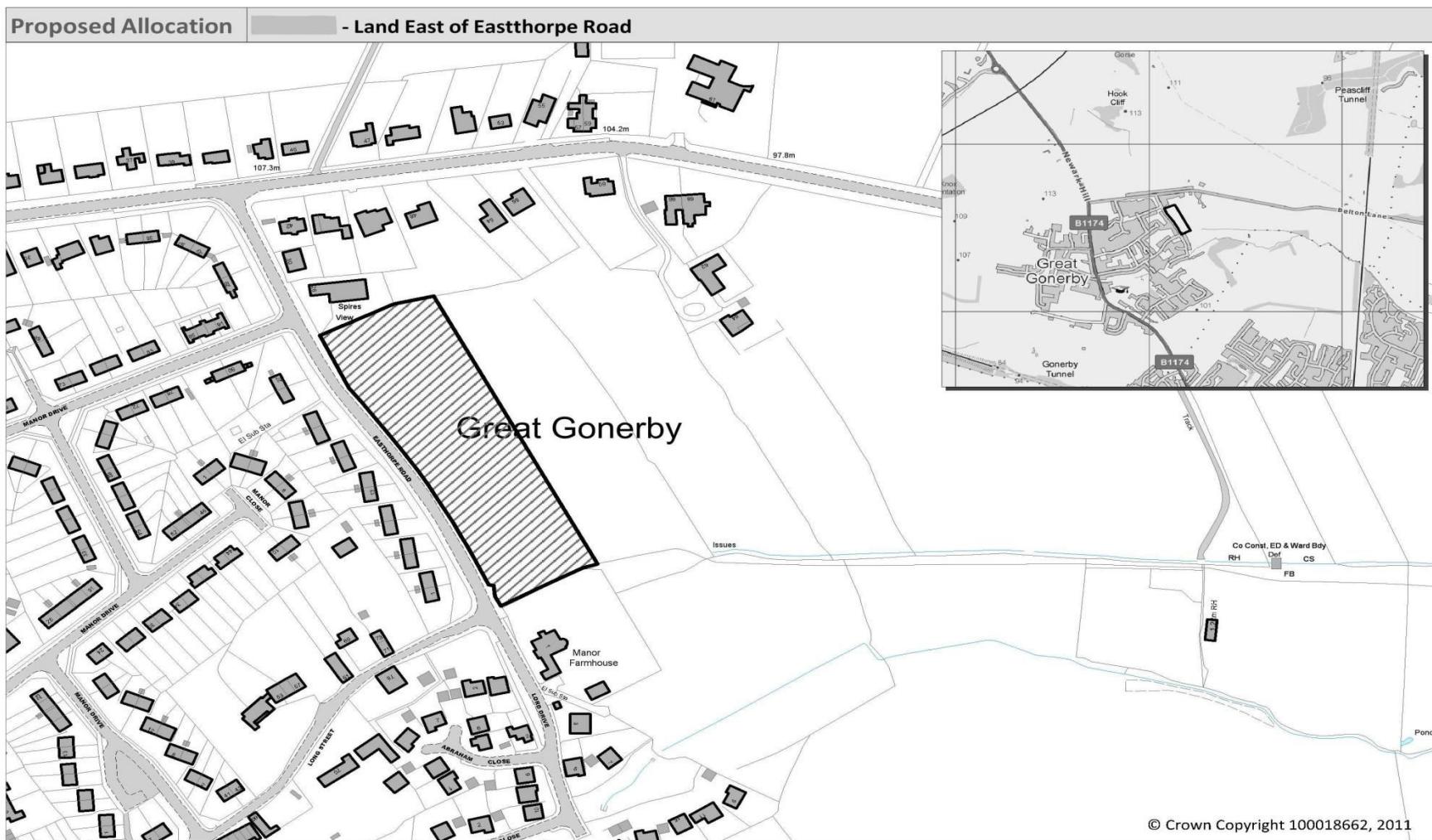


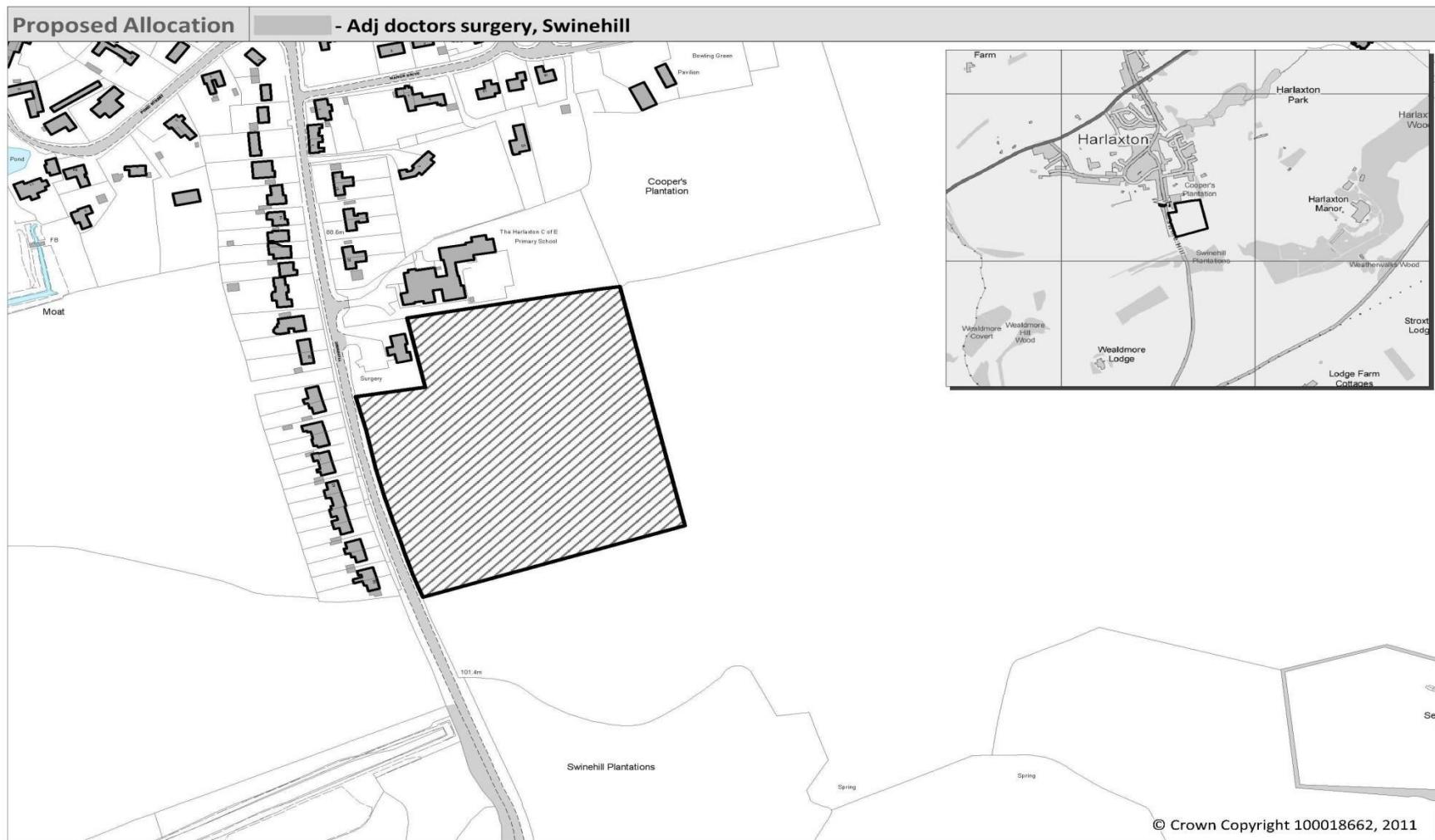






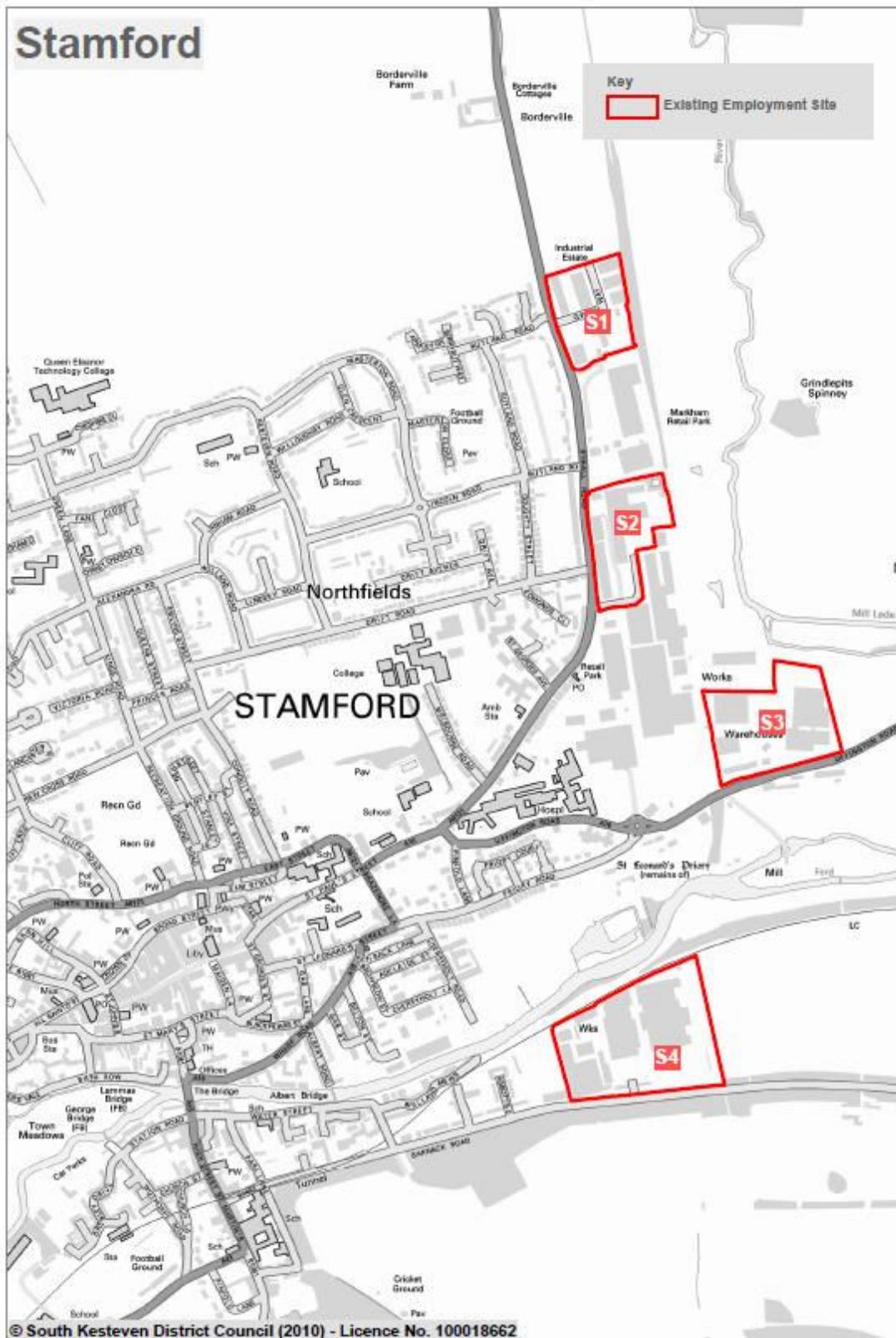




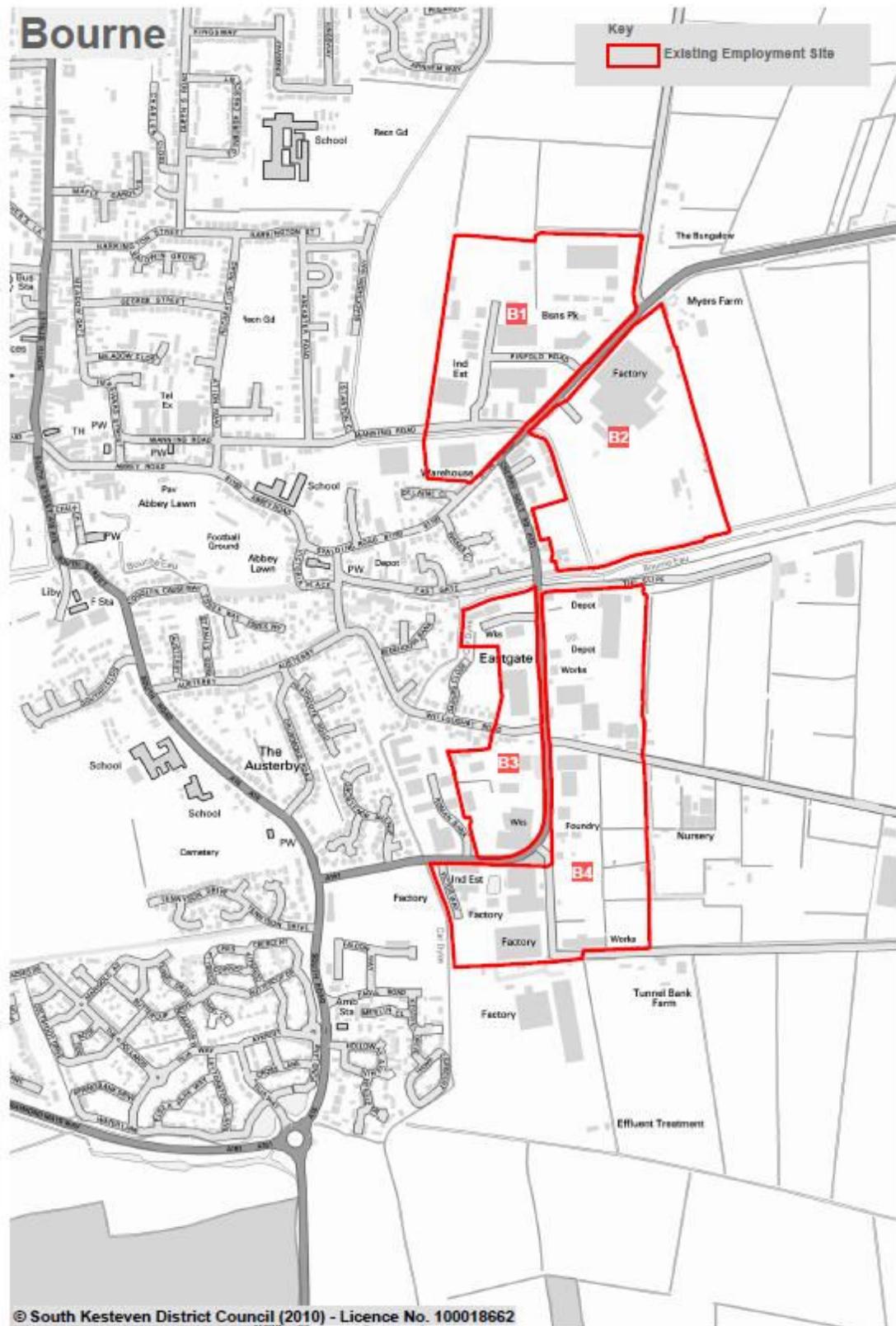


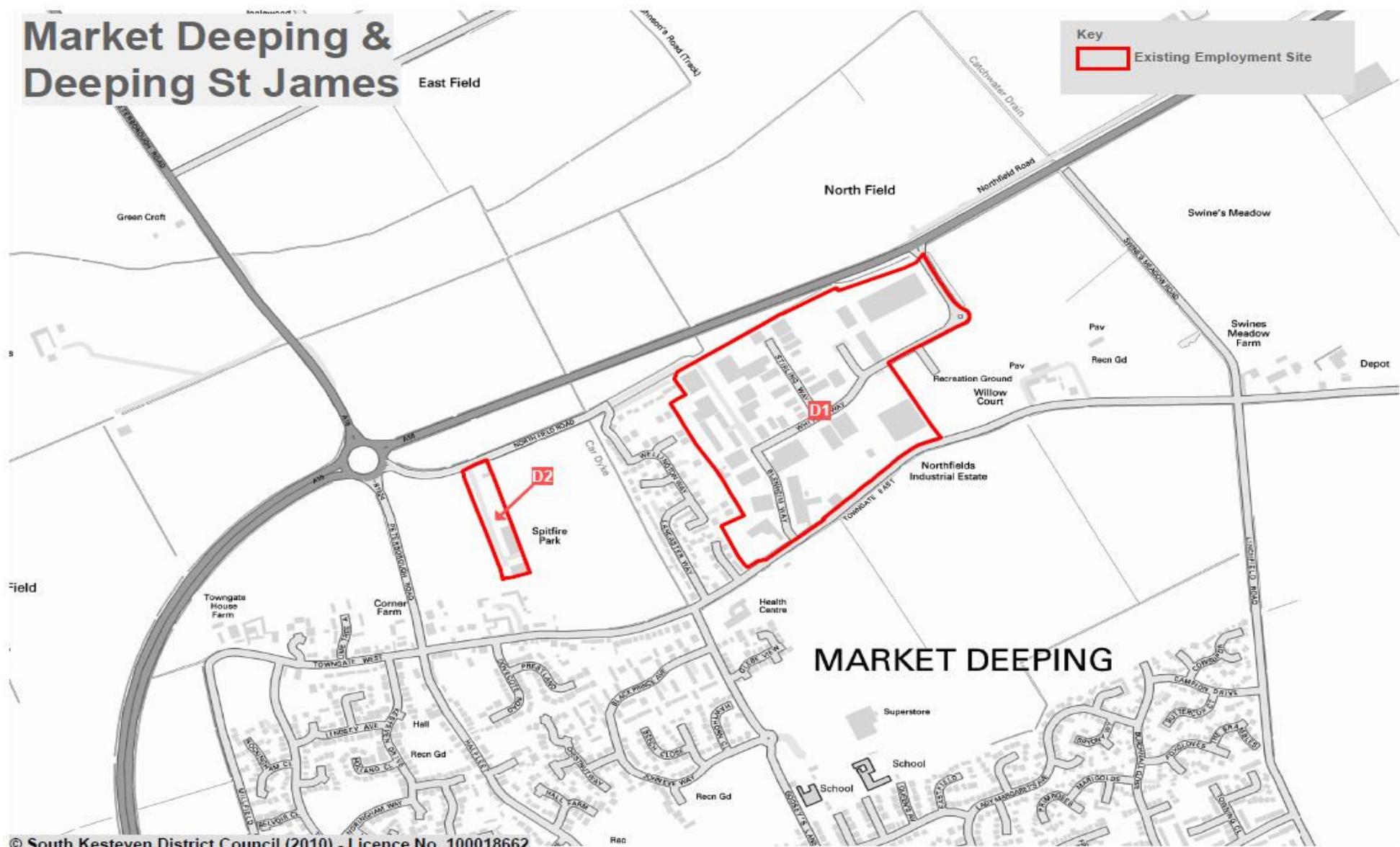


SAP 5 (Stamford)

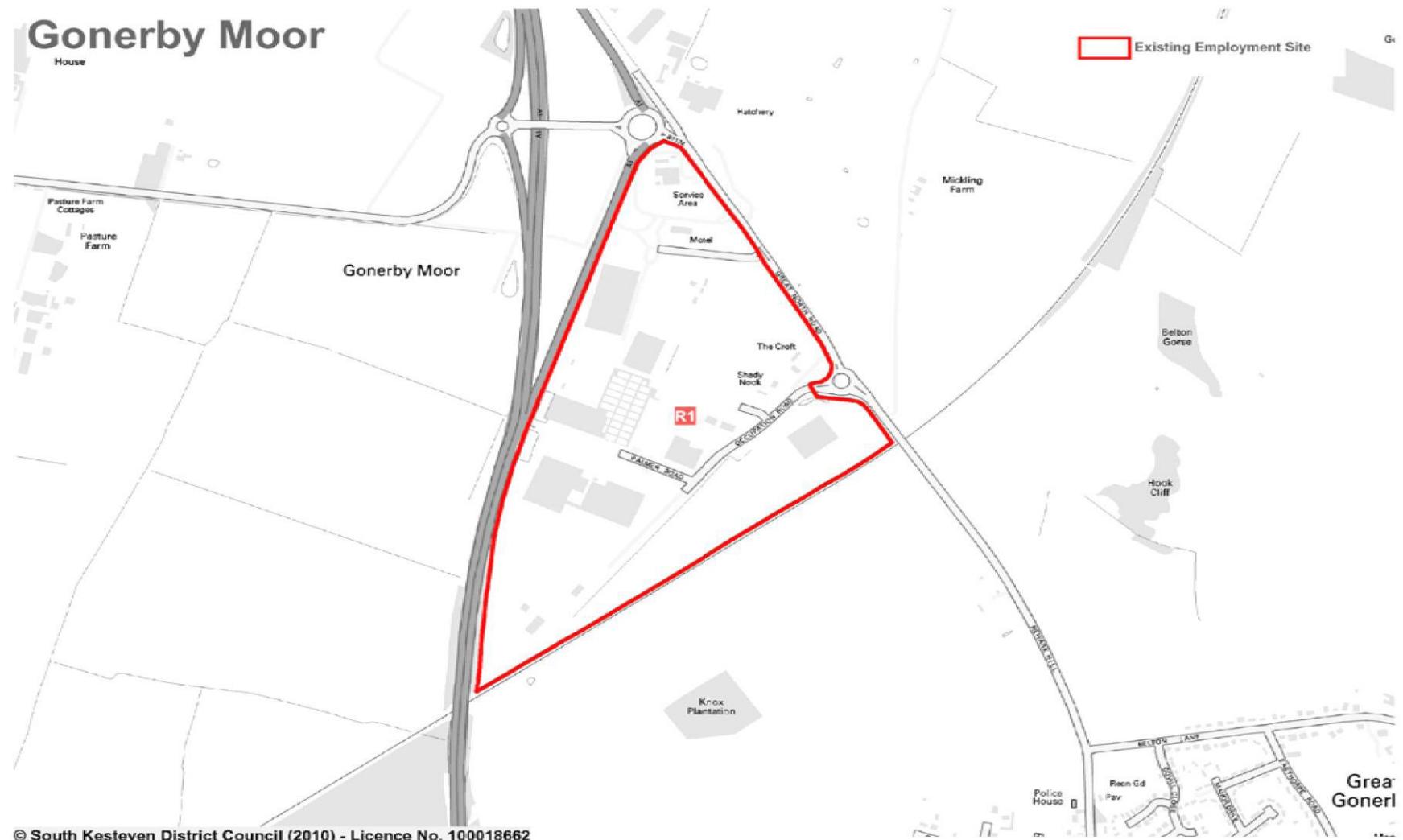


SAP 5 (Bourne)



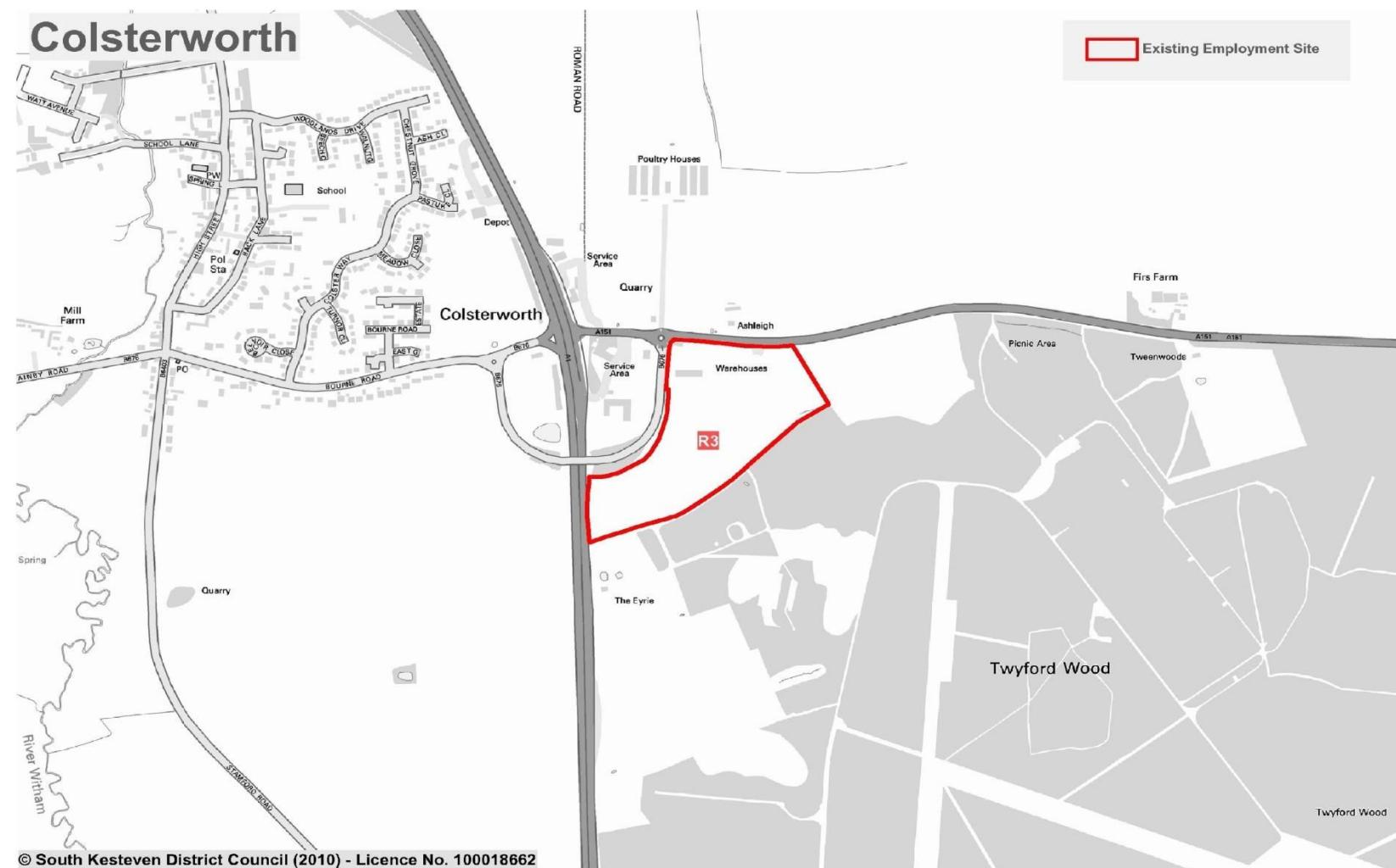


SAP 5 (Gonerby Moor)

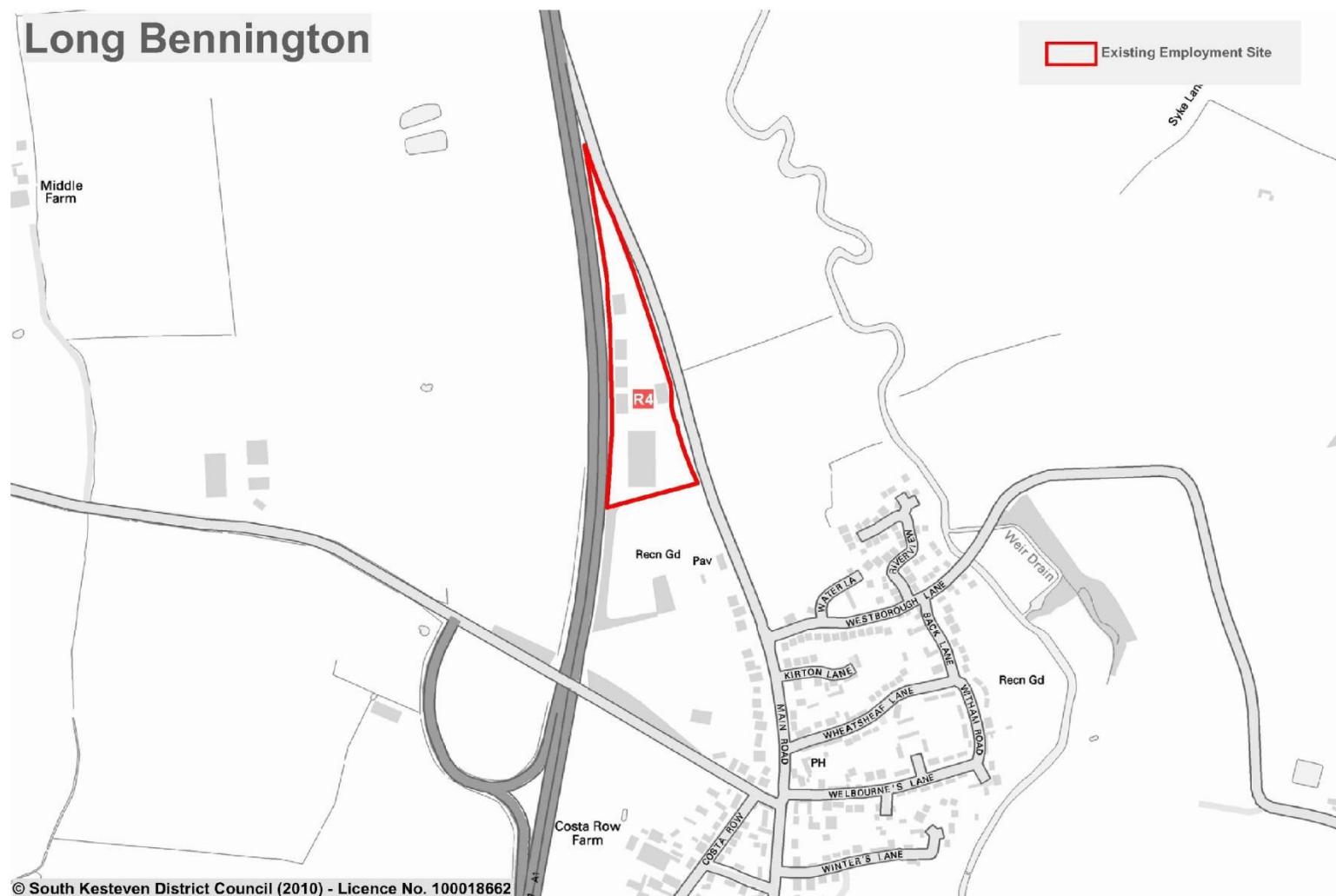


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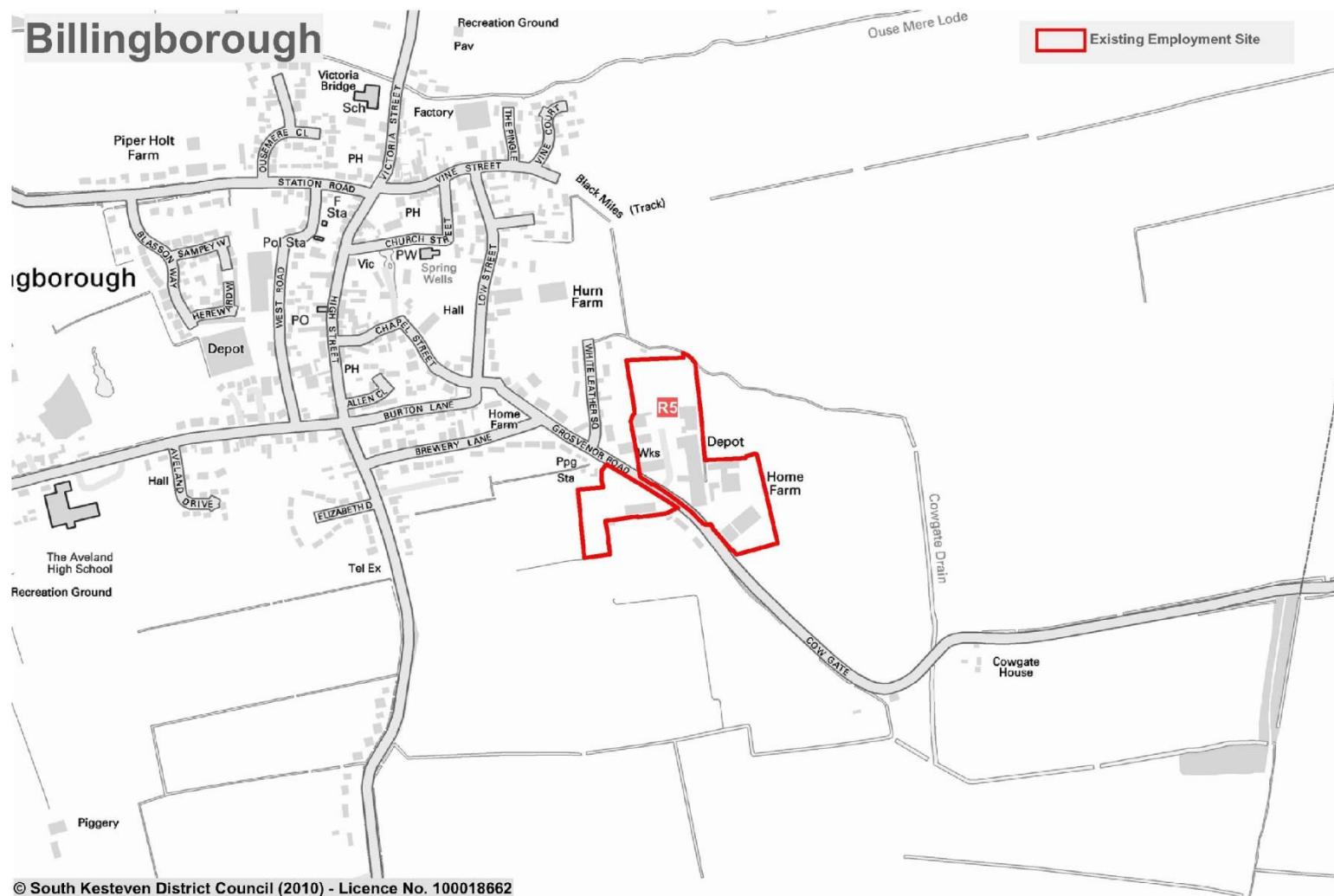
SAP 5 (Colsterworth)



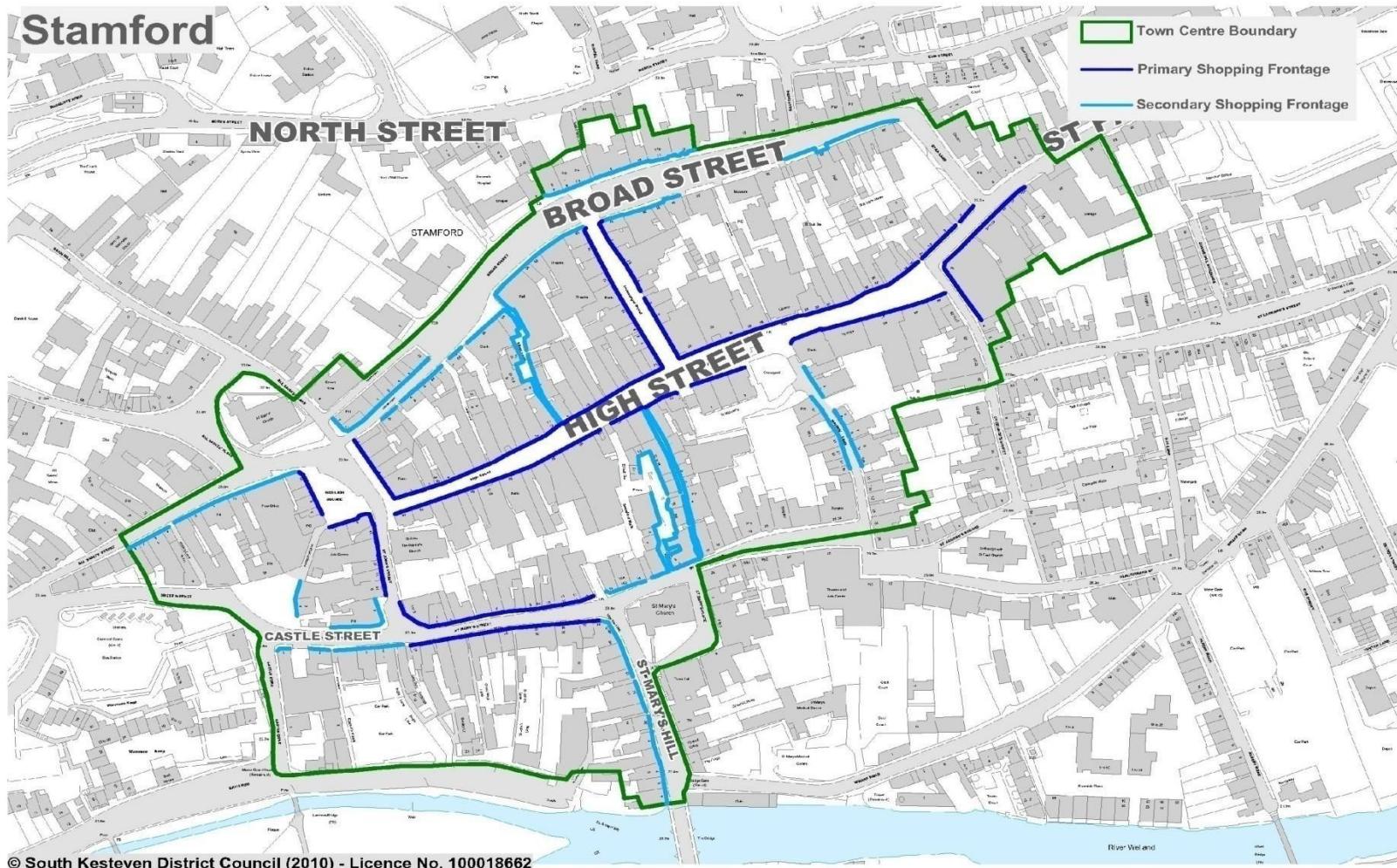
SAP 5 (Long Bennington)



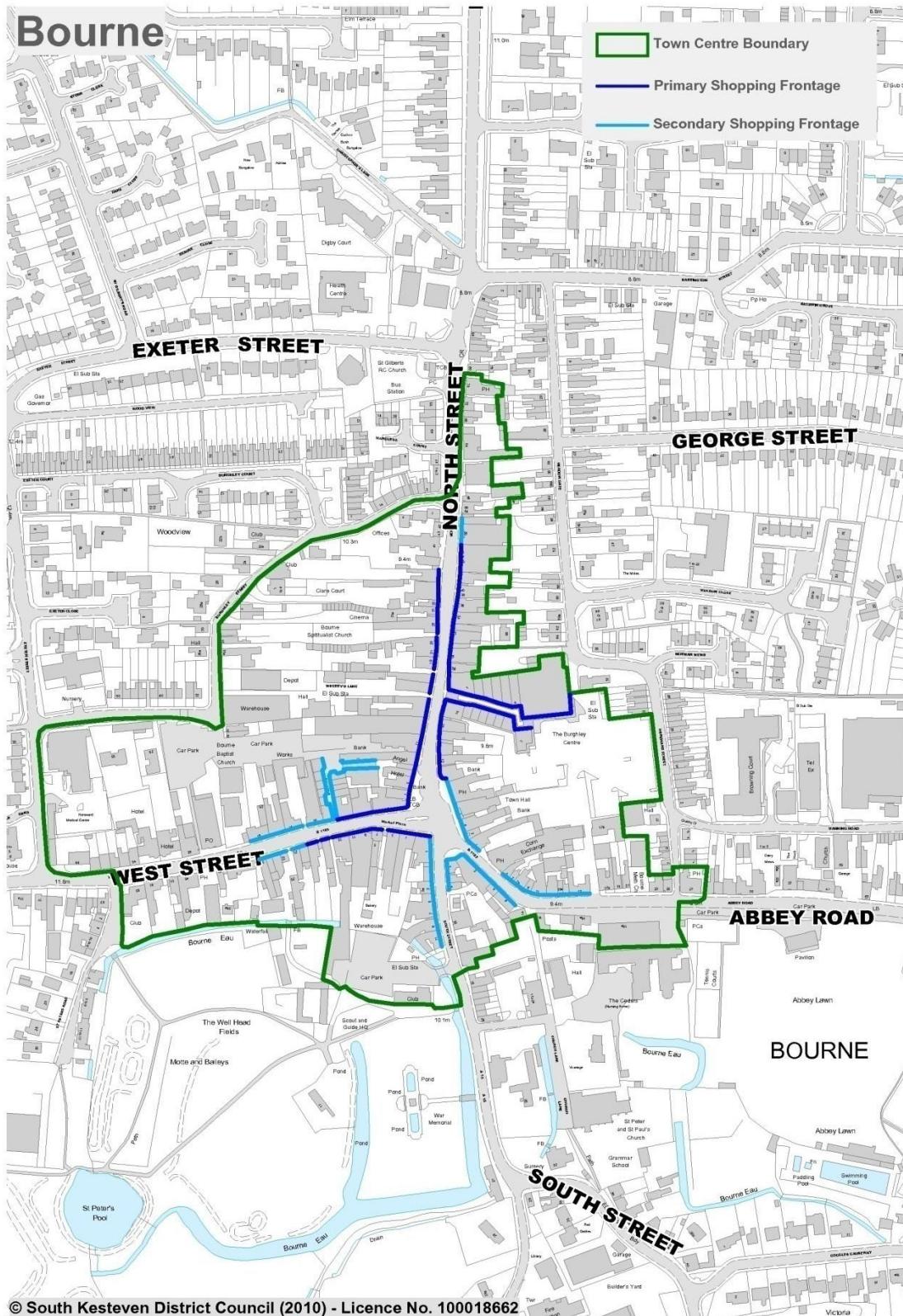
SAP 5 (Billingborough)



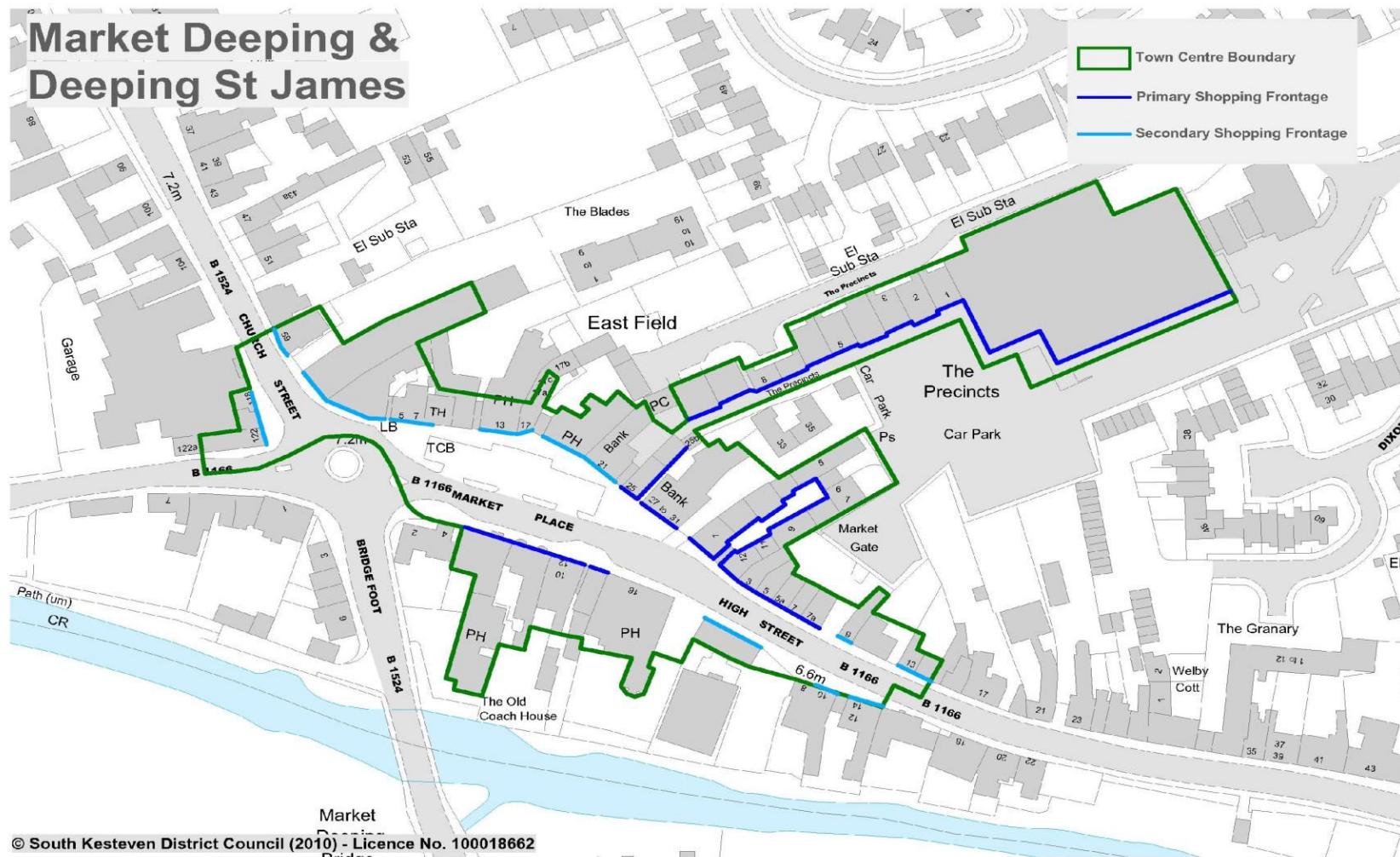
SAP 7 (Stamford)



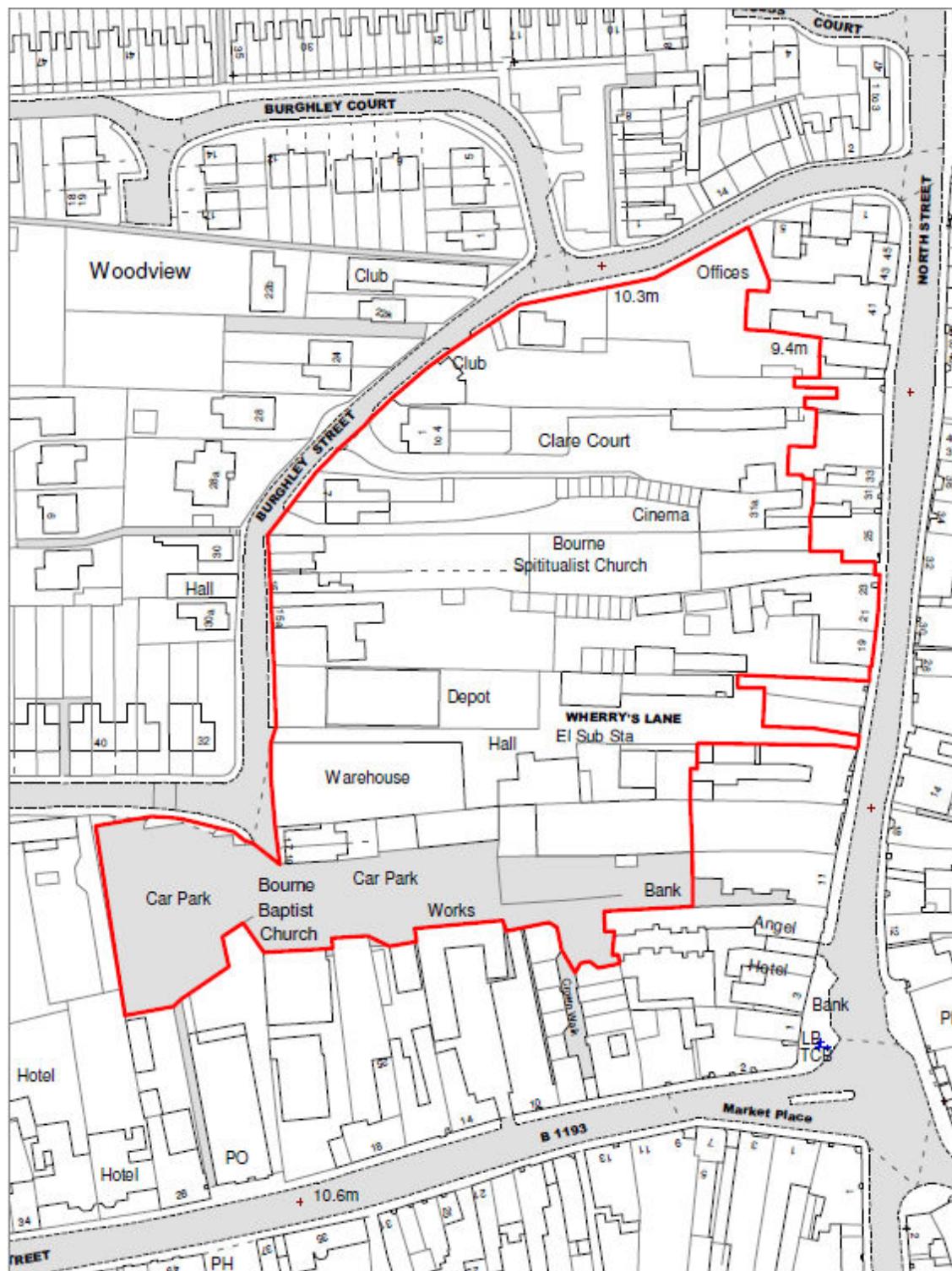
SAP 7 (Bourne)

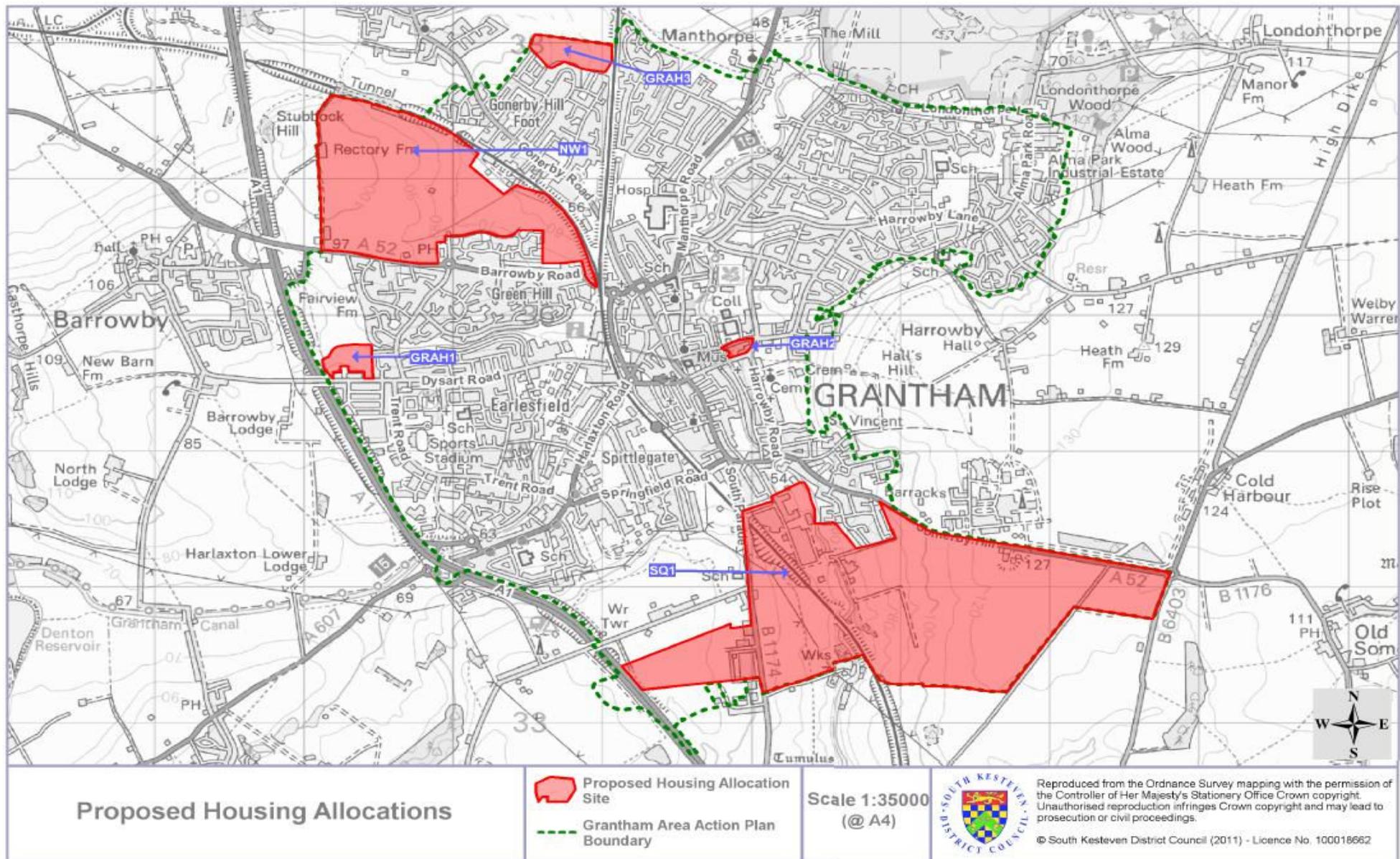


SAP 7 (Market Deeping & Deeping St James)

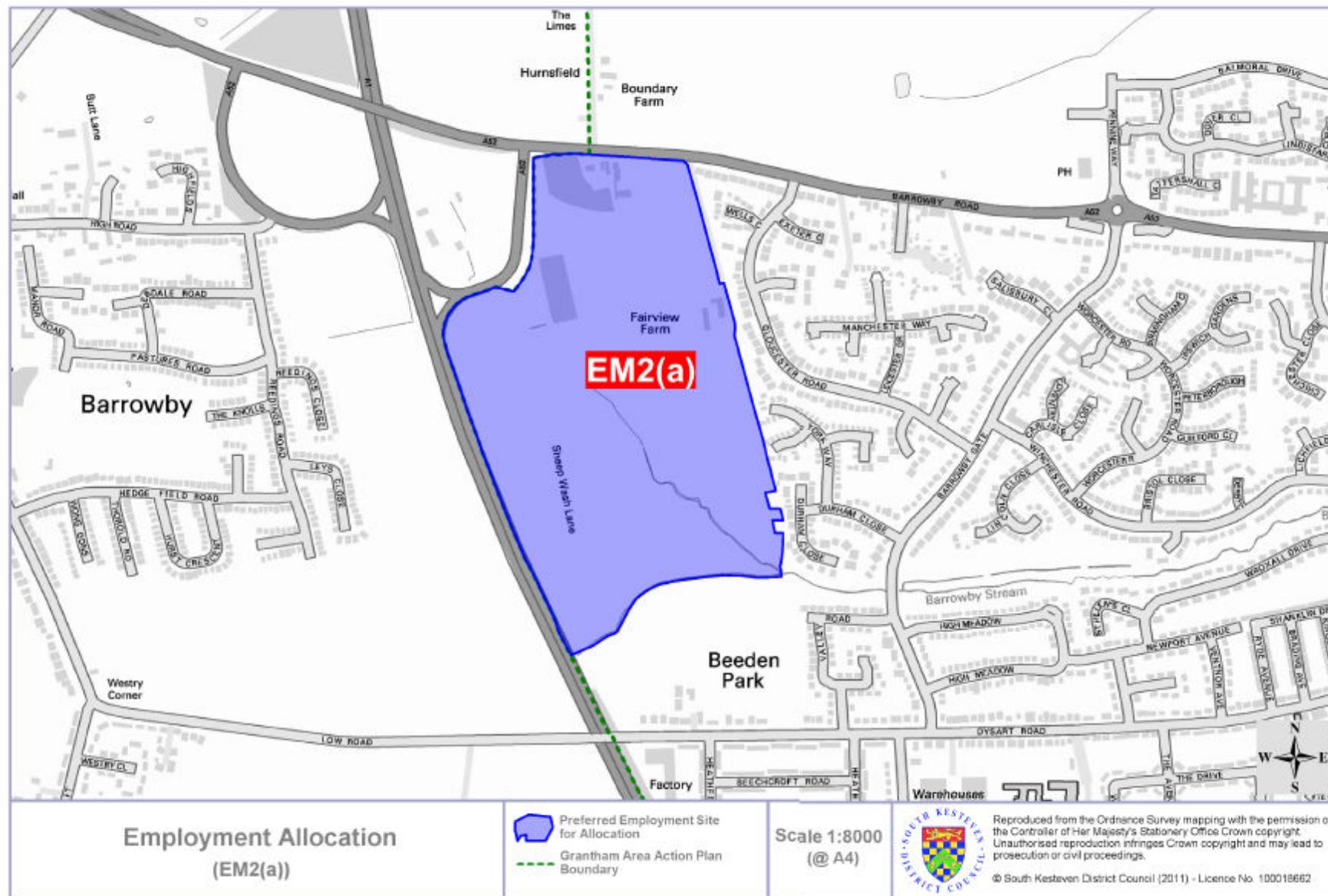


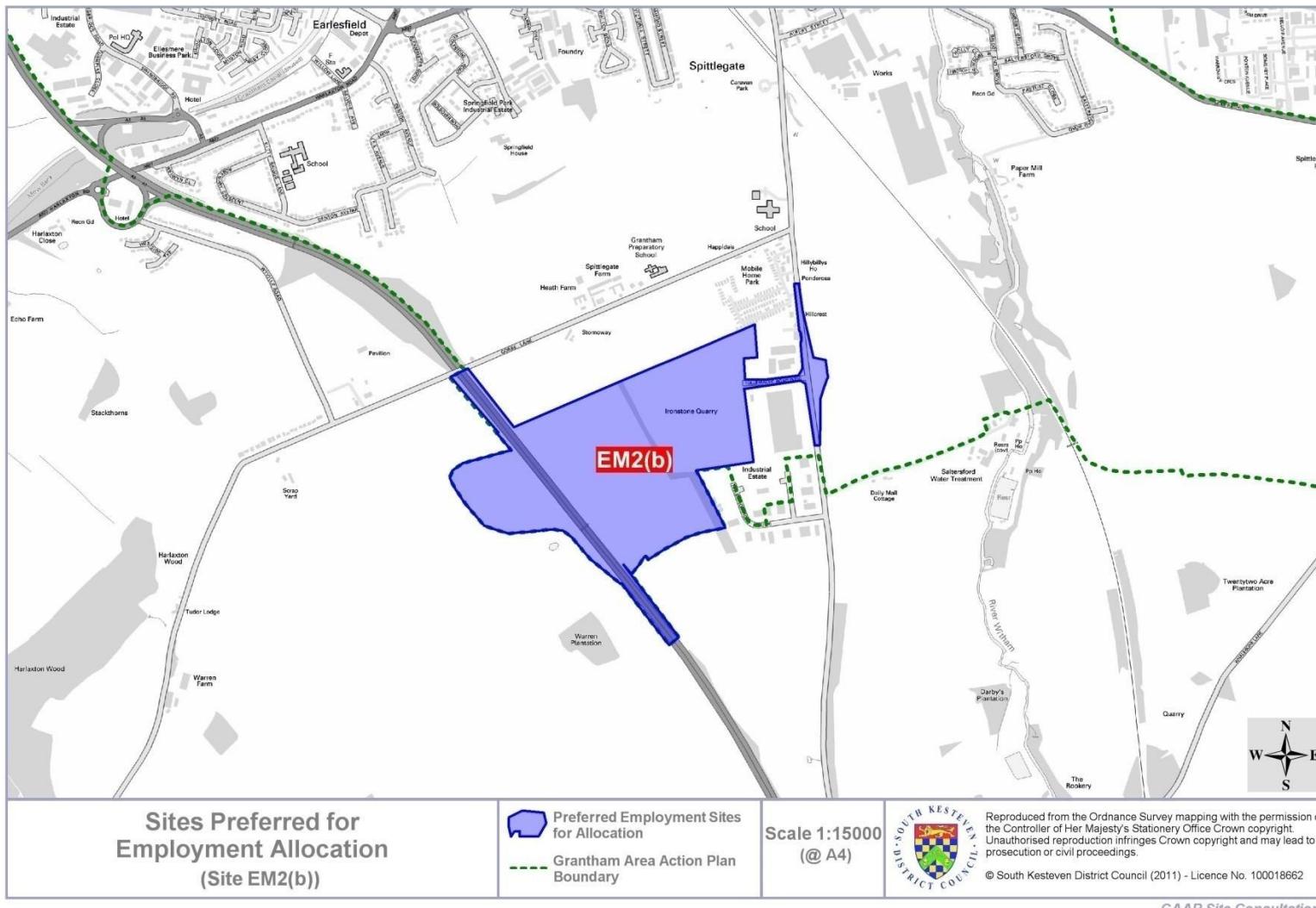
SAP 9 (Bourne Core Area)



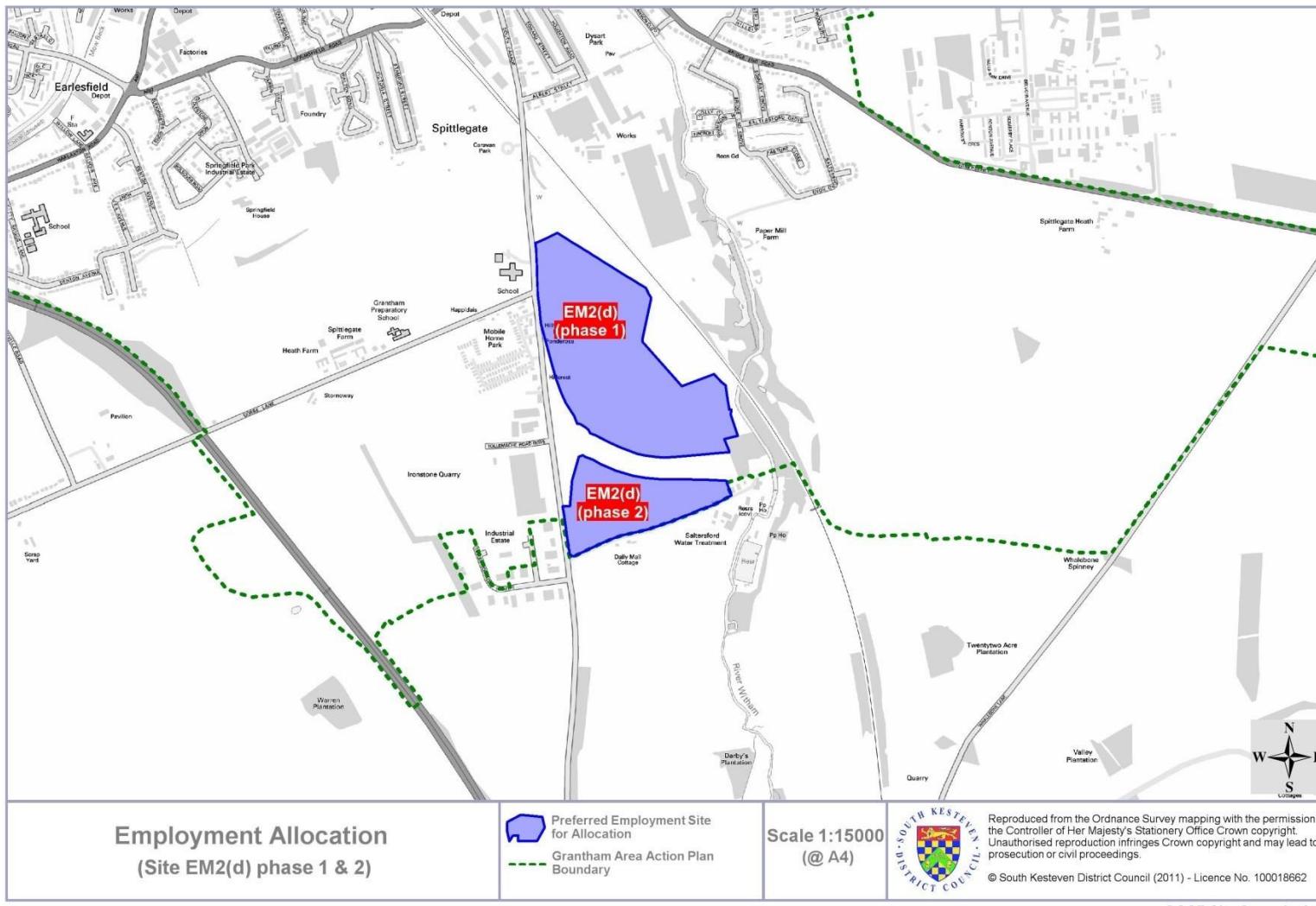


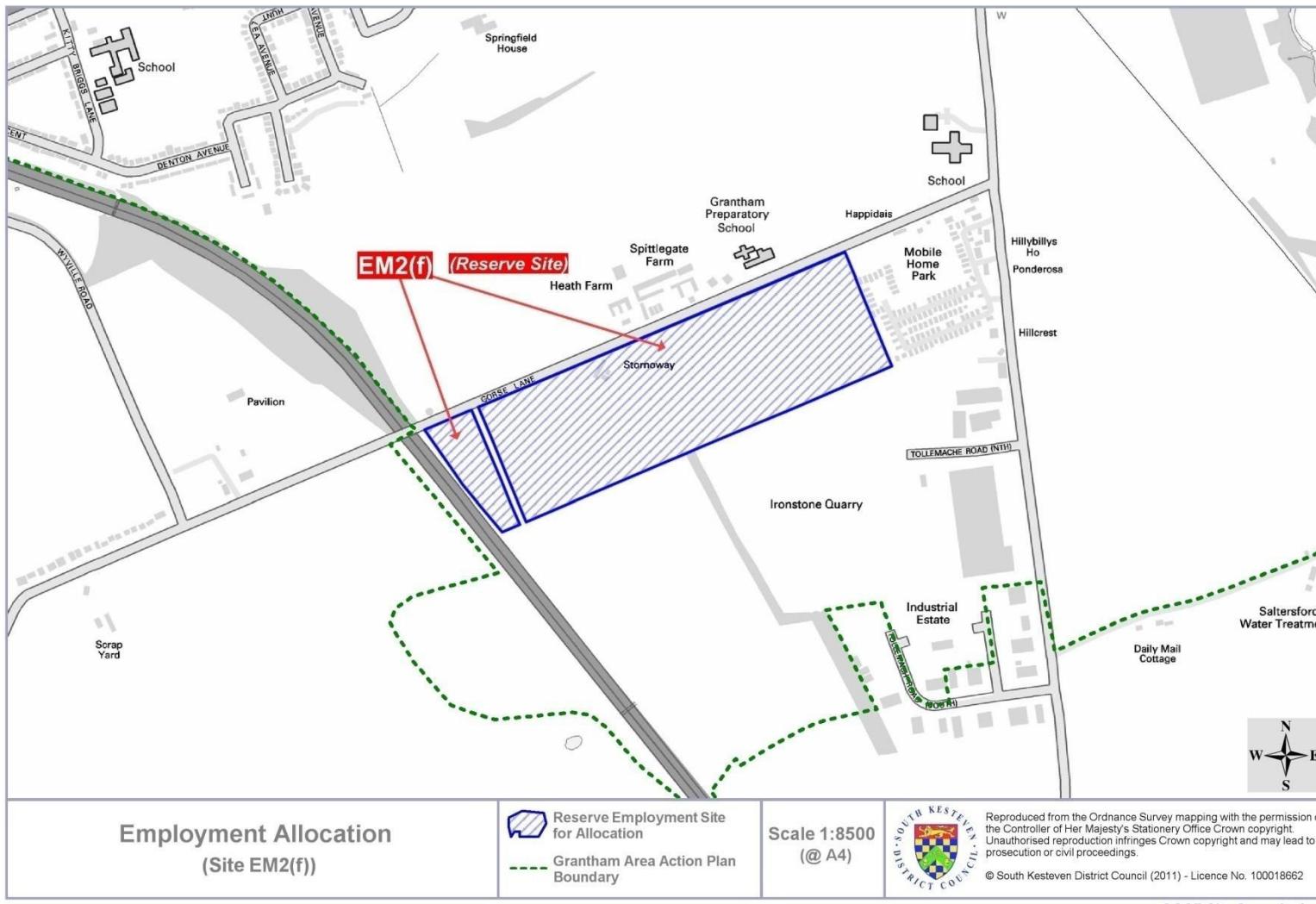
EM2 (a)



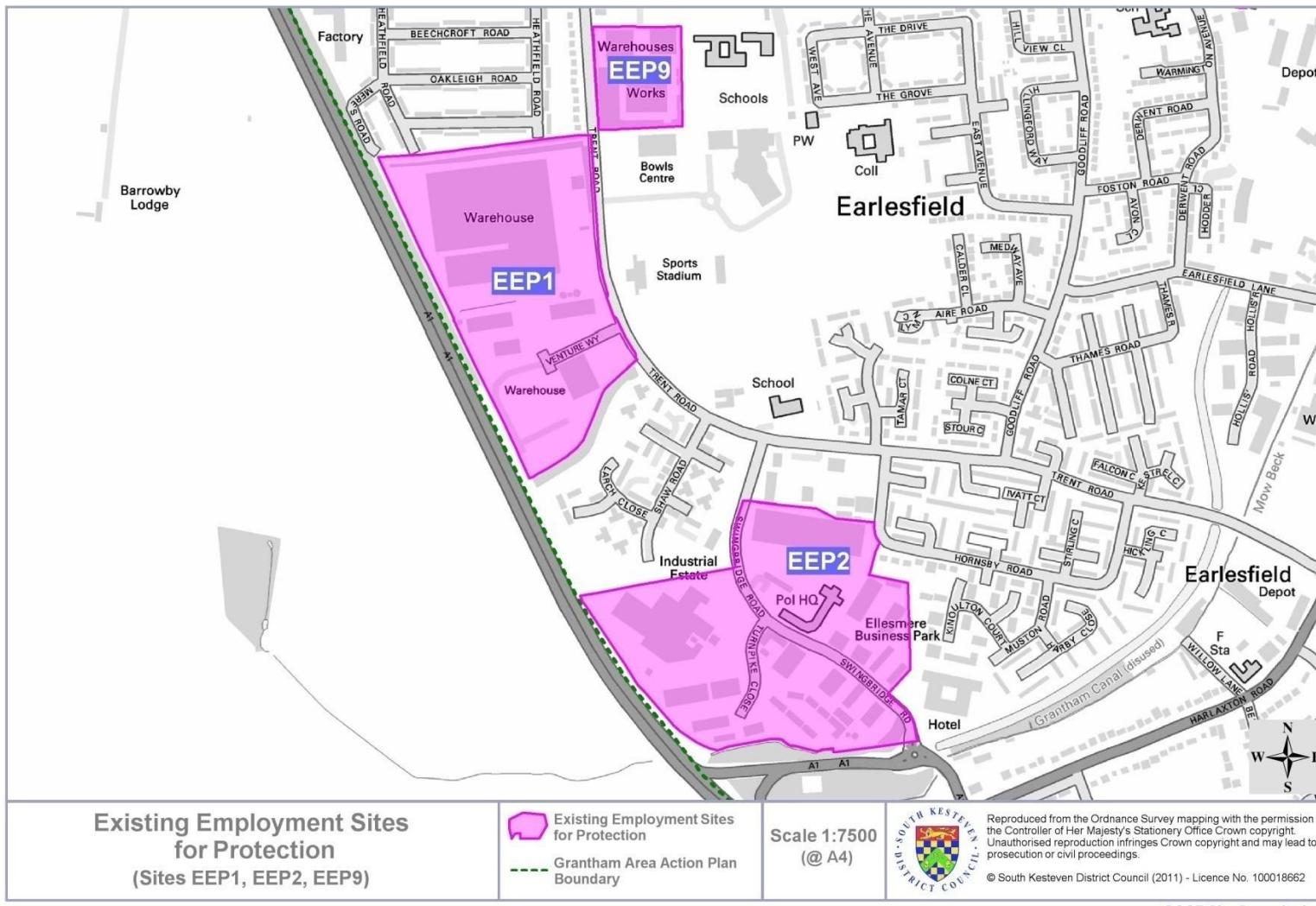


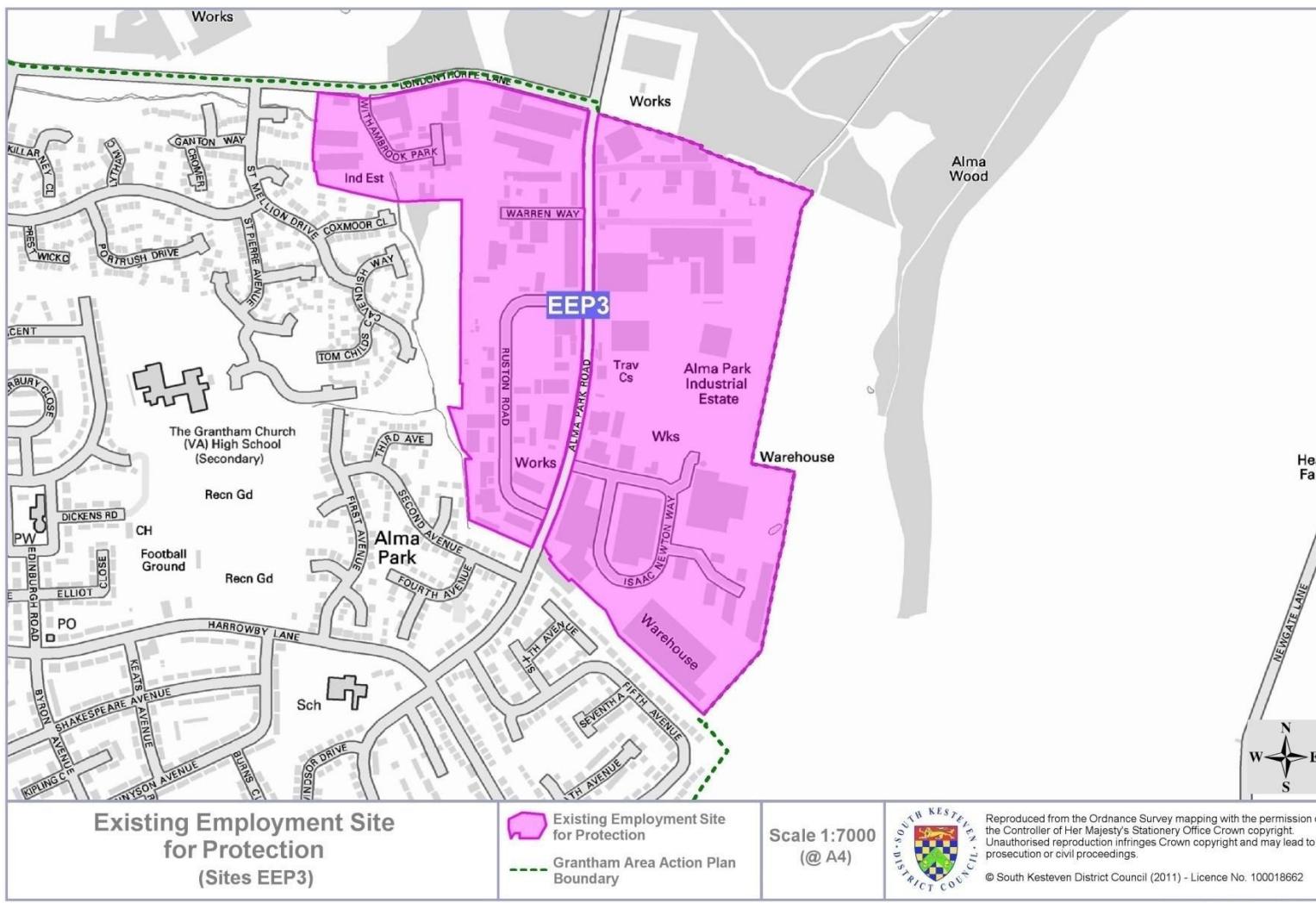
EM2 (d)



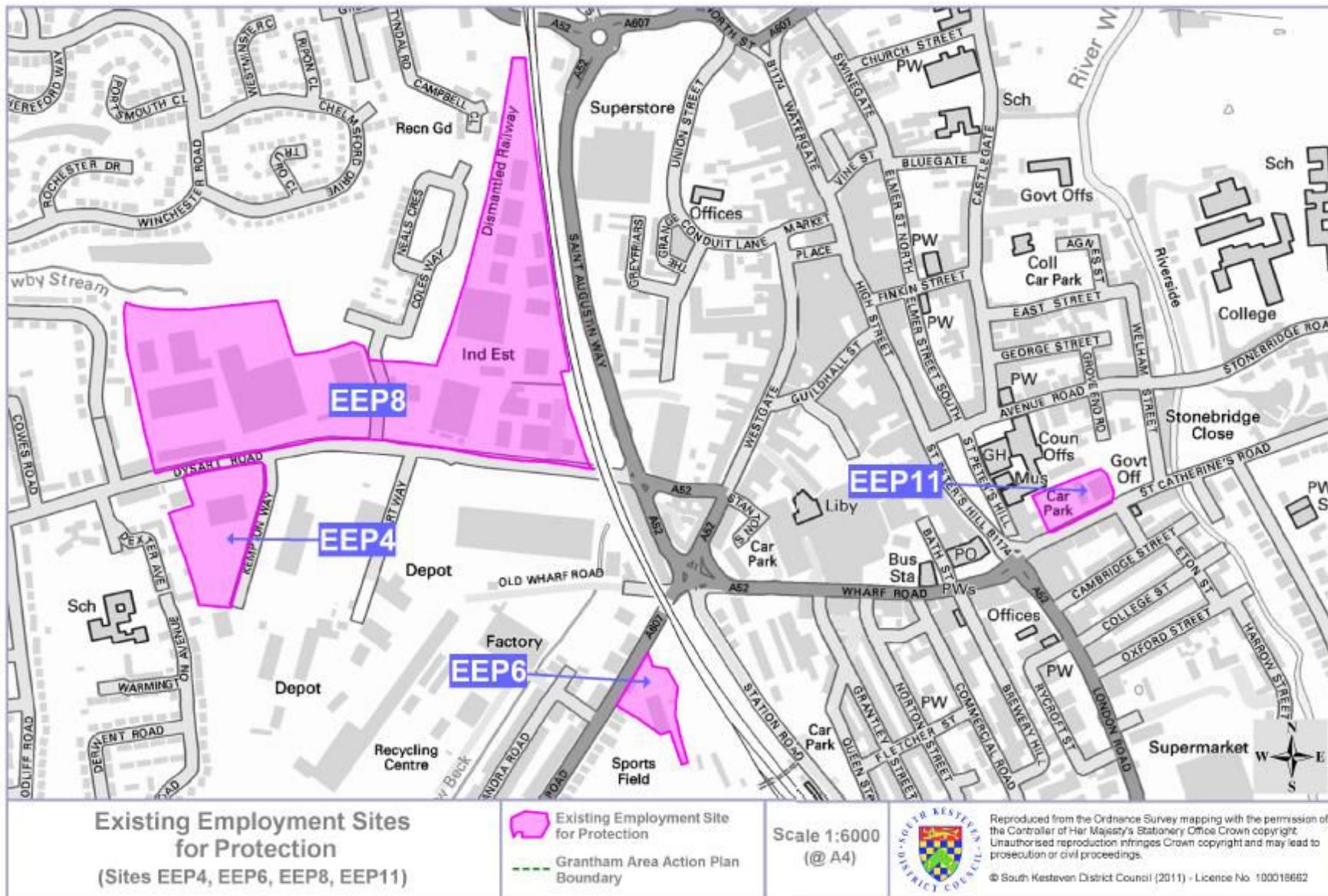


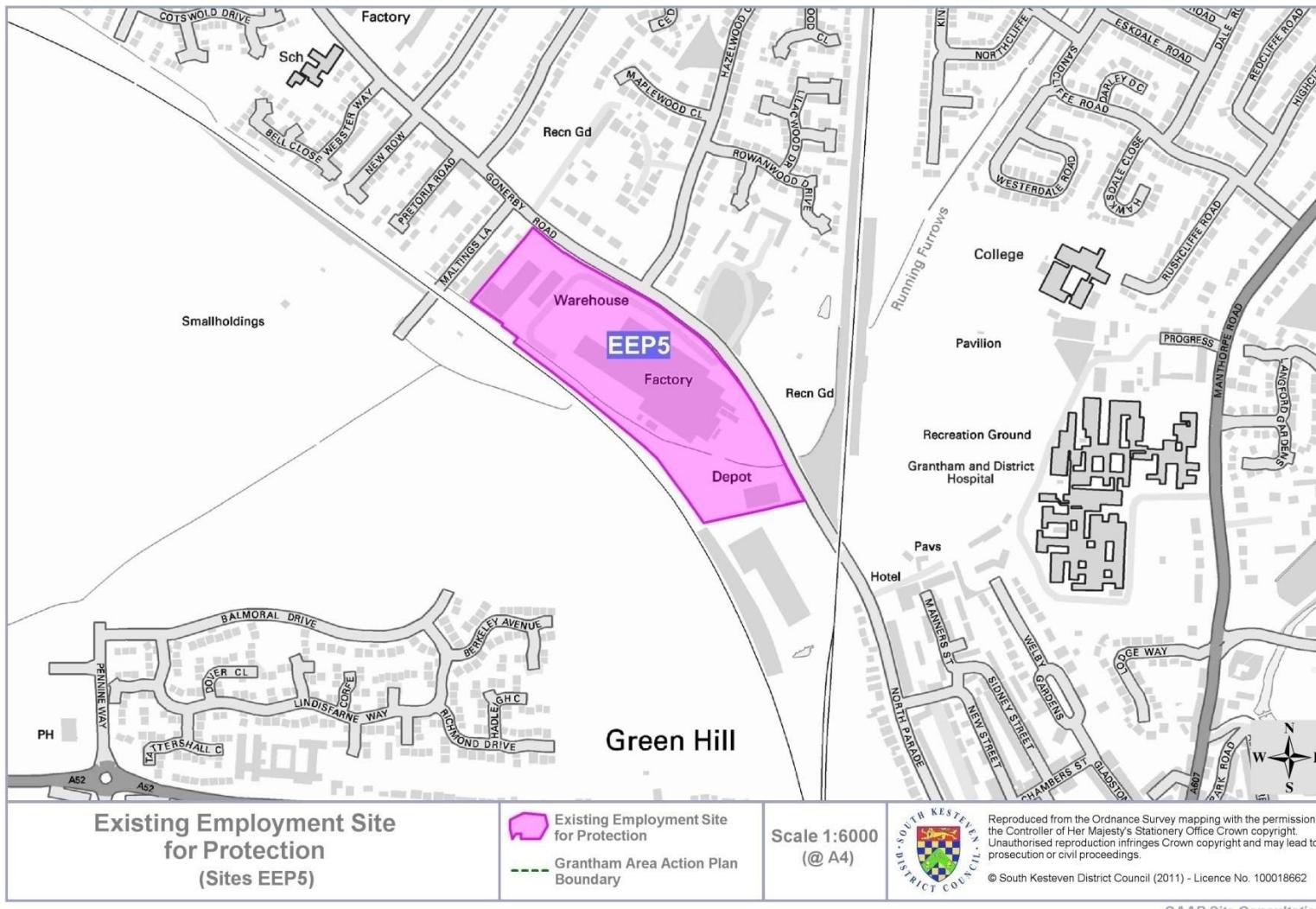
EEP1, EEP2, EEP9

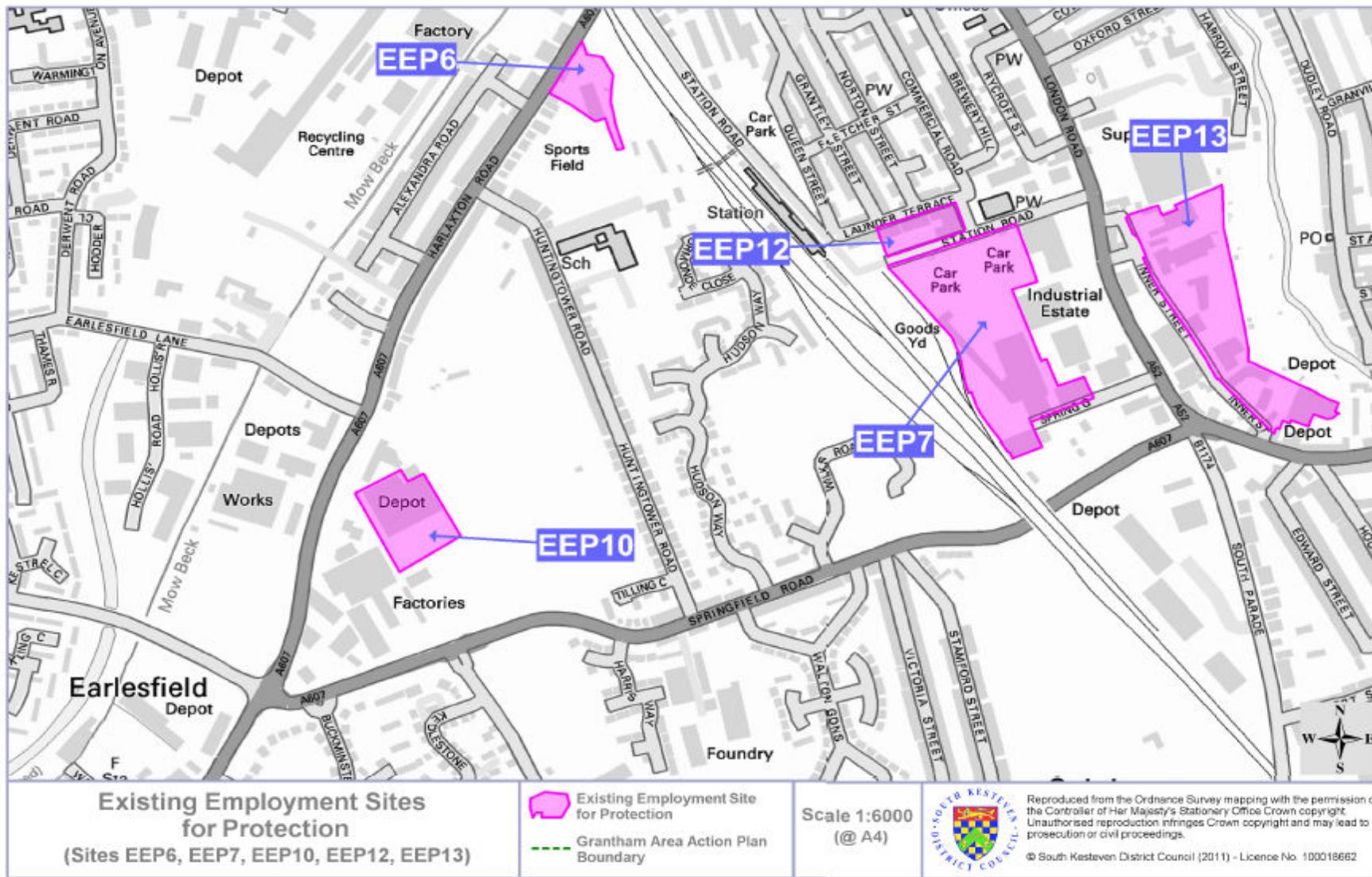




EEP4, EEP6, EEP8, EEP11







SA1/EM 2(c) (Station Approach), WP1 (Wharf Place), GF1 (Greyfriars), CB1/EM 2(e) (Canal Basin), RT1 (Watergate, Elmer Street South)

