AGENDA

CABINET

MONDAY, 7 APRIL 2014

11.00 AM

COUNCIL CHAMBER - COUNCIL OFFICES, ST. PETER'S HILL, GRANTHAM. NG31 6PZ

Beverly Agass, Chief Executive

MEMBERS:	Councillor Mrs. Linda Neal (Leader/Portfolio: Policy, Strategy and Strategic Partnerships), Councillor Paul Carpenter (Deputy Leader & Portfolio: Governance & Communication), Councillor Mrs Frances Cartwright (Portfolio: Grow the Economy and Economic Development), Councillor John Smith (Portfolio: Healthy Environment), Councillor Mike Taylor (Portfolio: Strategic Resources - Well Run Council), Councillor Terl Bryant (Portfolio: Good Housing) and Councillor Bob Adams (Portfolio: Arts and Leisure)
Committee Support Officer:	Lucy Bonshor Tel: 01476 40 61 20 E-mail: l.bonshor@southkesteven.gov.uk

Members of the public are entitled to attend the meeting of the Cabinet at which key decisions will be taken on the issues listed on the following pages. Key decisions are marked *.

1. APOLOGIES

2. MINUTES

(Enclosure)

3. DISCLOSURE OF INTERESTS (IF ANY)

4. *CLEAN, GREEN & HEALTHY STRATEGY

Report ENV598 from the Operations Director.

(Enclosure)

5. ADOPTION OF SITE ALLOCATION AND POLICIES DEVELOPMENT PLAN DOCUMENT (SAP DPD)

Report PLA1037 from Planning Policy & Partnerships Service Manager.

(Enclosure)

Please note that due to the size of the appendices to this report, they are only available electronically at:
http://moderngov.southkesteven.gov.uk/ieListDocuments.aspx?CId=164&MId=2929&Ver=4

6. MATTERS REFERRED TO CABINET BY THE COUNCIL, SCRUTINY COMMITTEE OR THE POLICY DEVELOPMENT GROUPS

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

8. REPRESENTATIONS RECEIVED FROM NON CABINET MEMBERS

9. ANY OTHER BUSINESS WHICH THE CHAIRMAN, BY REASON OF SPECIAL CIRCUMSTANCES, DECIDES IS URGENT

MEETING OF THE CABINET
10 MARCH 2014 - 11.00 AM – 11.19 AM

PRESENT:

Councillor Paul Carpenter
Councillor Mrs Frances Cartwright
Councillor John Smith
Councillor Mike Taylor
Councillor Terl Bryant
Councillor Bob Adams

Councillor Mrs. Linda Neal - Chairman

Chief Executive (Beverly Agass)
Strategic Director Corporate Focus/Section 151 Officer (Daren Turner)
Strategic Director Community & Environment (Tracey Blackwell)
Property Development Manager (Neil Cucksey)
Head of Legal and Democratic Services/Monitoring Officer (Lucy Youles)
Lead Officer Development Management (Mark Williets)
Major Applications Officer (Sylvia Bland)
Community Safety and Licensing Service Manager (Mark Jones)
Legal Executive (Shelley Hardy)
Cabinet Support Officer (Lucy Bonshor)

CO41. MINUTES

The decisions from the meeting held on 3rd February 2014 were confirmed as a correct record.

CO42. DISCLOSURE OF INTERESTS (IF ANY)

None disclosed.

CO43. *CORPORATE ENFORCEMENT POLICY AND ADOPTION OF COUNTYWIDE ANTI-SOCIAL BEHAVIOUR POLICY

Decision:

Cabinet approves the revised draft Corporate Enforcement Policy and associated Service Enforcement Policies as appended to report LDS121 and agrees to adopt the countywide Anti-Social Behaviour Policy as attached to report LDS121.

Considerations/reason for decision:

1) Report LDS121 from the Head of Legal and Democratic Services.

2) The Legislative and Regulatory Reform Act 2006 required the Council to have regard to the Principles of Good Regulation when exercising regulatory functions.

3) Documented enforcement policies had to be in place which complied with the Regulators Compliance Code.

4) The Corporate Enforcement Policy provided an over-arching policy that encompassed the key factors and principles common to all aspects of enforcement undertaken by the Council.

5) The Corporate Enforcement Policy was supported by a suite of service-specific policy documents that set out the enforcement practice in relation to particular service areas.

6) The Lincolnshire Anti Social Behaviour Policy (ASB) had been developed by statutory partners within the County and was intended to provide a framework to allow partners to work collaboratively to manage and resolve reports of ASB effectively, and ensure clear lines of responsibility and communication across Lincolnshire's strategic partners.

7) All policies had been reviewed by the Engagement Policy Development Group.

8) Comments made by Members about the need for all partners to work together to keep information up to date.

Other options considered:

Failure to have in place an up-to-date Corporate Enforcement Policy could result in some inconsistency of approach across the Council resulting in a greater likelihood of challenge to enforcement decisions.

CO44. *BUILDING CONTROL PARTNERSHIP

Decision:

1. **Cabinet accepts South Kesteven District Council as being the lead authority for the delivery of Building Control services for the joint authorities in partnership with Rushcliffe Borough Council in accordance with the terms set out in report PD017.**
2. **That delegated authority is given to the Strategic Director – Corporate Focus in consultation with the Portfolio Holder for Strategic Resources – Well Run Council to enter into the Legal Agreement setting out the terms of the partnership shared service with Rushcliffe Borough Council prior to the commencement of the partnership arrangement and to approve the addition of other authorities to participate in the partnership in the future.**

Considerations/reason for decision:

1) Report PD017 from the Property Development Manager.

2) Income levels have declined in the SK district over the last few years due to a down turn in the construction industry, restricted demands on the service and the recession.

3) Transforming the service through a full partnership delivery approach would give a resilience of service delivery, the use of shared processes and the potential for future savings which would be shared between the two councils.

4) A service delivered in partnership with Rushcliffe Borough Council would have the following advantages:

- A reduction in costs through economies of scale.
- The provision of a consistent level of service delivery to improve customer satisfaction.
- A more attractive prospect for recruitment and retention of professional staff where areas of expertise and excellence can be shared.
- The ability of the service to compete with ‘Approved Inspectors’ can be improved over a larger geographical area.

- The flexibility of the service to cope with future pressures would be enhanced
- It provided the opportunity to extend the shared service across the East Midlands when opportunities arose.

5) Consultations had been undertaken with Rushcliffe Borough Council staff under TUPE regulations.

6) It was seen as a step change process, a way forward with a more commercial approach for the service.

7) Comments made by Portfolio Holders about the way forward for the service in terms of costs and improving the service to our customers.

Other options considered:

A recent service review looked at a number of potential future "model" options that could be used to take the service forward.

- Remain in house but with an agreed service improvement plan.
- Form a working partnership with another Local Authority (most likely each other).
- Form a partnership/joint venture with a private organisation (Acivico was identified as an example for initial appraisal purposes).
- Outsource the fee earning part of the service and keep only those functions where a statutory responsibility exists – mixed delivery model.
- Form a new organisation – Mutual (or similar legal entity) to deliver the service.
- Total outsource to a private sector provider.

DATE DECISIONS EFFECTIVE:

Decisions CO43 and CO44 as made on 10th March 2014 can be implemented on Wednesday 19th March 2014, unless subject to call-in by the Scrutiny Committee Chairman or any five members of the Council from any political group.

REPORT TO CABINET

REPORT OF: **Ian Yates, Operations Director**

REPORT NO: **ENV598**

DATE: *7 April 2014*

TITLE:	Clean, Green and Healthy Strategy	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	Key decision– the policy has the potential to affect all wards of the district	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	Cllr John Smith Portfolio holder for Healthy Environment	
CONTACT OFFICER:	Anne-Marie Coulthard e-mail a.coulthard@southkesteven.gov.uk telephone: 01476 406319	
INITIAL IMPACT ANALYSIS: **Equality and Diversity**	Carried out and Referred to in paragraph (7) below Yes	Full impact assessment Required: No
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	Equality Impact Assessment	

1. RECOMMENDATIONS

1.1 It is recommended that the Clean, Green and Healthy Strategy is adopted.

2. PURPOSE OF THE REPORT

2.1 To present the draft Clean, Green and Healthy Strategy for approval.

3. DETAILS OF REPORT

3.1 The Council has four corporate priorities; one of these is to create the environment to keep SK clean, green and healthy. The draft Clean, Green and Healthy Strategy (Appendix 1) sets out our strategic approach to deliver against this corporate priority.

3.2 Development of the strategy

Residents were consulted on the development of the clean, green and healthy priority which revealed what services they valued and as a result the council committed to;

- Provide and develop our parks and open spaces
- Maintain a clean and attractive street scene
- Sustain high levels of recycling
- Reduce our carbon footprint whenever and wherever we can
- Encourage active and healthy lifestyles

As there is a strong relationship between where people live and their wellbeing, we also engaged with Lincolnshire County Council Public Health. As a result the draft strategy therefore combines "health and wellbeing" with our clean and green agenda to form one combined strategy and at the same time it seeks to align, where possible, with LCC's Health and Wellbeing Strategy.

The Communities Policy Development Group supported the proposed four key target areas which have been developed into 4 key themes with associated key actions:

THEME: Active and Healthy Lifestyles
Key Actions: Promote physical activity
Encourage healthy eating
Reduce the trend in alcohol and smoking

THEME: Healthy Homes
Key Actions: Reduce the impact of fuel poverty
Reduce homelessness
Improve private sector housing

THEME: Clean and Safe Neighbourhoods
Key Actions: Reduce antisocial behaviour
Reduce environmental crime
Increase the attractiveness of places to live, work and visit
Improve the air quality in Grantham town centre

THEME: Protecting the Environment for the Future
Key Actions: Maintain high levels of recycling

Reduce our carbon footprint
Provide high quality parks and open spaces

The attached strategy is therefore developed based upon this approach.

4. OTHER OPTIONS CONSIDERED

4.1 None. A strategy is needed to inform the delivery of this priority area of work.

5. RESOURCE IMPLICATIONS

5.1 The strategy will be resourced through an action plan which will be reviewed and appropriately resourced.

6. RISK AND MITIGATION

Risk has been considered as part of this report and any specific high risks are included in the table below:

Category Risk	Action / Controls
Strategic – Failure to deliver against the identified priority actions	Action plans to be developed to ensure specific services are responsible for delivery of actions in within their areas.

7. ISSUES ARISING FROM IMPACT ANALYSIS

7.1 None

8. CRIME AND DISORDER IMPLICATIONS

8.1 None

9. COMMENTS OF FINANCIAL SERVICES

9.1 There are financial implications with respect to the delivery of the actions contained in the strategy. These have been considered and included in the budgets that have been approved by Council as part of the budget framework for 2014/15.

10. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

10.1 All future plans and strategies that feature in the Schedule of Decisions but do not fall within the Council's Policy Framework, which includes The Clean, Green and Healthy Strategy, can be adopted by Cabinet following appropriate consultation with the relevant Policy Development Group and it is not a decision for full Council.

11. COMMENTS OF OTHER RELEVANT SERVICES

11.1 None

12. APPENDICES:

12.1 Appendix 1: Clean Green and Healthy Strategy

your council working for you

Clean, Green and Healthy Strategy

2014



South Kesteven District Council
Stamford • Grantham • Bourne • The Deepings

Introduction

Creating the environment to keep SK clean, green and healthy is a priority for us and we recognise the importance and value this has to our residents – refuse collection, street cleaning, recycling, green spaces – so we will continue to invest in them to make sure they are both high quality and low cost. We also know that there is a strong link between people's health and their environment, and that there are a wide range of factors that impact on health outcomes.

In April 2013, public health returned to local authorities requiring them to take steps to improve the health of their population. In Lincolnshire this is the responsibility of Lincolnshire County Council as an upper tier authority.

While South Kesteven District Council has no statutory requirement to provide health services, we retain our existing public health responsibilities and have an overall responsibility to improve the local area for our residents. We are well placed to make a positive impact, focusing on the needs of local communities as well as the concerns of individuals, and are a key stakeholder in improving the wider determinants of health.

We make a contribution to improving the wider public health through a wide range of services and community assets which are fundamental in enabling our residents to live healthy and fulfilling lives and creating a Clean, Green and Healthy environment. We do this by providing key services which support and protect our residents, for example; the provision of leisure and cultural facilities, antisocial behaviour enforcement, improving housing conditions, preventing homelessness, collecting waste, preventing pollution, promoting economic development and inspecting food businesses.

A snapshot of South Kesteven

There is a strong relationship between where people live and their wellbeing. Focusing on unhealthy individuals alone will not eradicate the health inequalities which exist. We recognise that by helping to create sustainable and healthy communities we can offer our residents a better quality of life. The Halifax Quality of Life Survey 2013, listed South Kesteven as 18th in the list of the top 50 places to live in the country.

Location

- One of 7 districts within the county of Lincolnshire
- Predominantly rural district covering 365 square miles
- The district has good transport links with the A1 and mainline rail services to London and the North.
- There are 4 market towns; Grantham, Stamford, Bourne and Market Deeping and over 80 villages.

Economy

- The overall unemployment rate for working age people in South Kesteven is 5.7% (June 2013) National average is 8%.
- The highest occupation groups are public administration, health and education, and hotels and restaurants
- Over 8,000 business trading in the district
- Business incubation centre in Market Deeping

Population

- The current population is estimated to be 133,788
- There are estimated to be 57,344 households
- The population increased by 7.2% between 2001 and 2011.
- 17% of our residents are disabled.
- By 2021 the population is expected to rise to 151,000.
- Upward trend in the number of older people who are 65+. This is expected to be around 28% of the population by 2030.
- The average age stands at 44 years old

Health demographics

The 2013 Health Profile for South Kesteven reveals that the health of the people in South Kesteven is generally better than the England average and life expectancy overall is also higher than the England average.

In South Kesteven it is estimated that 17.3% of adults smoke, 59.9% are physically active and 24.3% are obese. These figures are better than the Lincolnshire average, and are not significantly different from the England average.

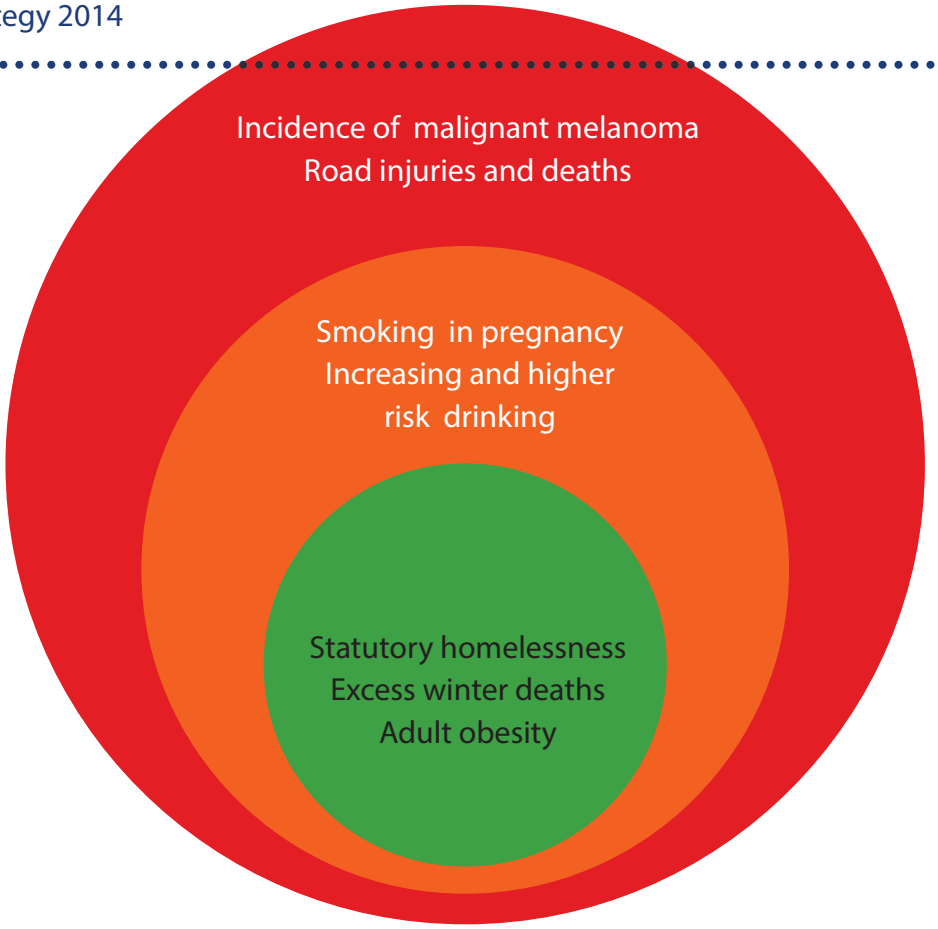
However, the health profile highlights some areas of concern where South Kesteven is significantly worse than the England average:

- Levels of **smoking in pregnancy** have continued to increase from 15.2% in 2010 to 18.4% in 2013, this is in line with the average level for the county.
- **Statutory homelessness** has increased year on year over the last 4 years. Levels in South Kesteven are the highest in Lincolnshire.
- Rates of **road injuries and deaths** have risen by 5% over the last 4 years
- **Excess winter deaths** have risen year on year over the last 4 years.

There are also other areas where South Kesteven is worse than, but not significantly different to the England average:

- **Adult obesity** has remained stable since 2010, with 24.3% of adults classed as obese, this is only just above the England average and is slightly better than the county average.
- **Increasing and higher risk drinking** has decreased since 2011 but remains static at 23.6% for the last 2 years.
- **Incidents of malignant melanoma** have increased slowly since 2010.

While some of these indicators are beyond our control (shown in red on the diagram on page 6), we recognise that by working in partnership we are able to positively influence others (shown in orange) and have a direct impact on several (shown in green).



Deprivation demographics

The district as a whole has low levels of deprivation, the Governments index of Multiple Deprivation ranks the area as 242nd out of 326 (where 1st is the most deprived). However there are pockets of deprivation in areas of the Earlesfield and Harrowby wards, which have high levels of social housing. Life expectancy is 8.6 years lower for men and 5 years lower for women in the most deprived areas compared to the least deprived. This may be related to the housing allocations policy which prioritises people who need accommodation for medical, mental health or welfare reasons.

The determinants of health and health inequalities

An individual's health is determined by a wide variety of factors, some of which they are able to personally control or improve. The social determinants of health are the circumstances in which people are born, grow up, live, work and age. These circumstances are shaped by wider socio-economic forces which influence their opportunities and quality of life.

We recognise that the place you live in is important and that health inequalities occur in some areas not only because of the characteristics, lifestyles and circumstances of those living there, but also because of the characteristics of the neighbourhood. The impact which neighbourhoods have upon life chances and quality of life are wide reaching, by working with partners we can help provide services and opportunities that can have a positive impact on the quality of life and life chances of our residents.

SK services

- Leisure facilities
- Parks
- Good quality housing
- Preventing environmental hazards
- Infectious disease control
- Planning policy
- Economic development

Other services

- Education
- Transport networks
- Access to health services
- Employment opportunities
- Policing

Links to National and Local Strategies

The Marmot Strategic Review of Health and Inequalities in England identified a significant relationship between life expectancy and deprivation, it provided a focus on how well we live, not just how long. The Government supported the findings and the Department of Health stated an aim to "improve and protect the nation's health, and to improve the health of the poorest fastest".

To improve health and realise health outcomes Lincolnshire County Council need to produce actions which tackle the social and economic determinants of ill health and bring about lifestyle changes and behaviour. To achieve this, a greater focus on prevention and support to enable people to make healthy choices is needed (Kings Fund, Transforming the delivery of health and social care). This is an area where we can work in partnership to make a positive impact and influence outcomes for our residents. Funding is moving out of the NHS to upper tier councils. The "Better Care Fund" provides upper tier Councils with resources to be spent locally on health and care to drive closer integration and improve outcomes for residents.

The Joint Health and Wellbeing Strategy for Lincolnshire 2013-2018 provides an assessment of the overall health and wellbeing needs for Lincolnshire and identifies five key themes and outcomes:

- **Promoting healthier lifestyles:** People are supported to lead healthier lives.
- **Improve the health and wellbeing of older people:** Older people are able to live life to the full and feel part of their community.
- **Delivering high quality systematic care for major causes of ill health and disability:** People are prevented from developing long term health conditions, have them identified early if they do develop them and are supported effectively to manage them.
- **Improve health and social outcomes for children and reduce inequalities:** Ensure all children get the best possible start in life and achieve their potential.
- **Tacking the social determinants of health:** Peoples health and well-being is improved through addressing wider determining factors of health that affect the whole community.

It is logical that this strategy should seek to better align and target resources in line with the county wide health and wellbeing priorities to achieve better outcomes, and focus on achieving improvements in key Public Health Indicators.

Challenges and Opportunities

Reductions in government core funding for services mean that we need to explore all alternative funding opportunities and work in partnership to ensure that we maximise the opportunities to deliver across this cross cutting agenda.

The evidence suggests that some of the health issues which our residents face affect them across their lifetime. For example, 18.4% of year 6 (age 10-11) children are classed as obese, by the time they reach adulthood, this increases to 24.3% of our residents. This indicates that action is needed across the age spectrum.

South Kesteven also has an increasing population; by 2021 the population is expected to rise above 140,000. There is also an upward trend in the number of older people who are 65+. This brings a different set of needs, but may also create wider economic and social opportunities if people can stay healthy for longer.

Our Corporate Priorities

We have a clear vision of where we want to be by 2021. To help us achieve this we engaged with our key partners (i.e. Public Health) and we have talked to our residents who have told us what they want us to focus on. This means that our priorities concentrate on the things that matter most to local people.

It is our vision to create an environment where vibrant communities want to live, work, visit and invest. Our priorities will help us to achieve this, they are:



These priority areas are interlinked and underpin each other. For example, stable employment, good housing standards and a safe environment are prerequisites for good health, while health improvements can be gained through leisure and cultural provision and sports development. Finally, the quality of the environment around us has a major impact on our ability to maintain a good standard of health.

Our priority to "Create the environment to keep SK clean, green and healthy" commits us to;

- Provide and develop our parks and open spaces
- Maintain a clean and attractive street scene
- Sustain high levels of recycling
- Reduce our carbon footprint whenever and wherever we can
- Encourage active and healthy lifestyles

For the priority to be achieved it is important that there are key themes underpinning the strategy. A set of four key themes and actions have been identified, these will shape the delivery of the Clean, Green and Healthy Strategy for South Kesteven.

Each theme compliments the outcomes in the Lincolnshire Health and Wellbeing Strategy and where possible link to the areas of concern where we can provide support. The diagrams from page 10 demonstrate the current position for each theme, the service activities needed to produce benefits and high level outcomes for each theme. The measures will form part of a future action plan to deliver against the Keep SK clean, Green and
healthy priority.

Healthy Homes

- Reduce the impact of fuel poverty
- Reduce homelessness
- Improve private sector housing

Active Healthy Lifestyles

- Promote physical activity
- Encourage healthy eating
- Reduce the trend in alcohol and smoking

Protecting the Environment for the Future

- Maintain high levels of recycling
- Reduce our carbon footprint
- Provide high quality parks and open spaces

Clean and Safe Neighbourhoods

- Reduce antisocial behaviour
- Reduce environmental crime
- Increase the attractiveness of places to live, work and visit
- Improve the air quality in Grantham town centre

Theme1: Active Healthy Lifestyles

Current Position

- Levels of physical activity in adults have increased by 46% since 2010
- Obesity levels in children are increasing year on year
- Levels of adult obesity remain static at 24.3%
- 30.9% of adults eat healthily, but this has not increased in last 3 years
- Smoking during pregnancy is increasing
- Increasing and higher risk drinking remains static at 23.6%

Service Activities

- Provide high quality parks, open spaces and leisure facilities
- Exercise on referral project
- Fit Kids project
- Walking for Health project
- Community Cooking and Growing project
- Deter irresponsible drinks promotions

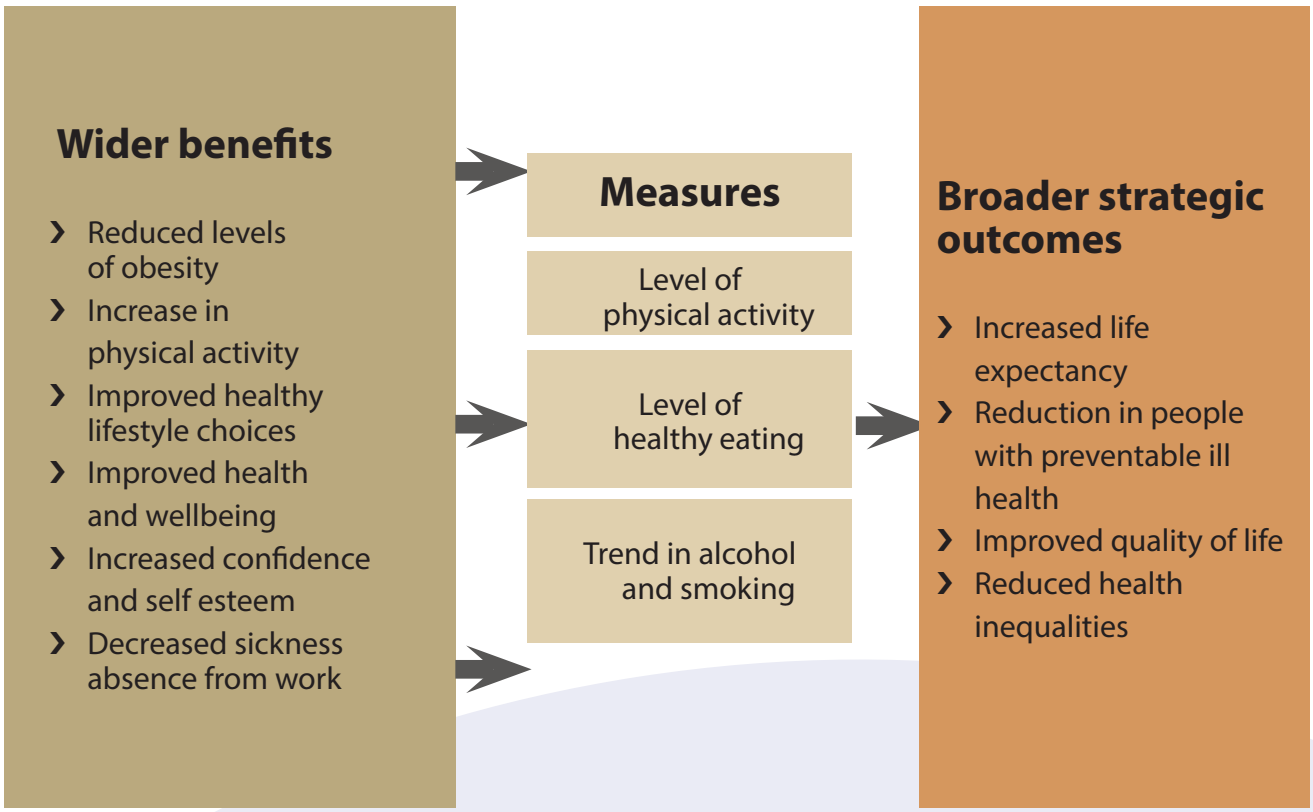
Theme2: Healthy Homes

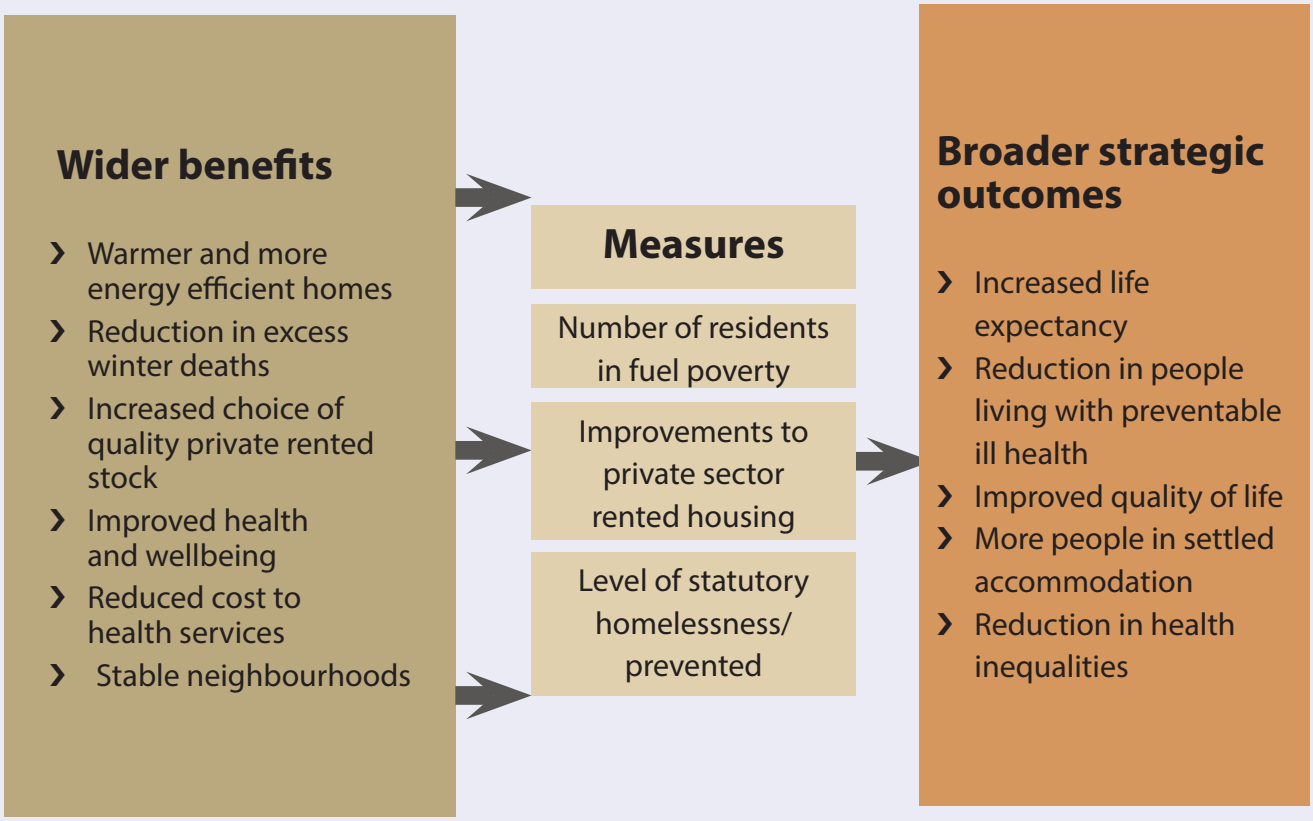
Current Position

- Excess winter deaths are increasing year on year
- 11.9% of residents are in fuel poverty (low income/high cost)
- 10.6% of private sector homes have a SAP rating of less than 35
- 23% of our private sector homes have Category 1 hazards
- The homeless use health services disproportionally more than the general population
- The homeless use health services disproportionally more than the general population
- Levels of statutory homeless have increased over the last 4 years

Service Activities

- Enforcement of minimum housing standards and promote energy efficiency
- Improve the energy efficiency of our own stockenergy efficiency
- Promote and facilitate energy switching and bulk buy schemes
- Financial support for vulnerable occupiers with serious home hazards
- Promote and support the landlord accreditation scheme
- Support the homeless in accessing the private sector


Wider benefits
Reduced levels of obesity
Increase in physical activity
Improved healthy lifestyle choices
Improved health and wellbeing
Increased confidence and self esteem
Decreased sickness absence from work
Measures
Level of physical activity
Level of healthy eating
Trend in alcohol and smoking
Broader strategic outcomes
Increased life expectancy
Reduction in people with preventable ill health
Improved quality of life
Reduced health inequalities


Wider benefits
Warmer and more energy efficient homes
Reduction in excess winter deaths
Increased choice of quality private rented stock
Improved health and wellbeing
Reduced cost to health services
Stable neighbourhoods
Measures
Number of residents in fuel poverty
Improvements to private sector rented housing
Level of statutory homelessness/ prevented
Broader strategic outcomes
Increased life expectancy
Reduction in people living with preventable ill health
Improved quality of life
More people in settled accommodation
Reduction in health inequalities

Theme3: : Clean and Safe Neighbourhoods

Current Position

- Dog fouling and litter are of high public concern
- Toxocariasis, related to dog fouling, causes severe infections
- People feel safer in cleaner, better looking areas
- Crime is often linked to poor health outcomes (smoking, drinking)
- Asbestos, broken glass and syringes can be a health hazard
- Poor air quality decreases life expectancy by 7-8 months

Service Activities

- Enforcement of environmental crime
- Responsive and targeted street cleansing
- Hot Streets & local community clean ups
- Working in partnership to reduce antisocial behaviour
- Design and improvements to housing estates
- Air quality action plan

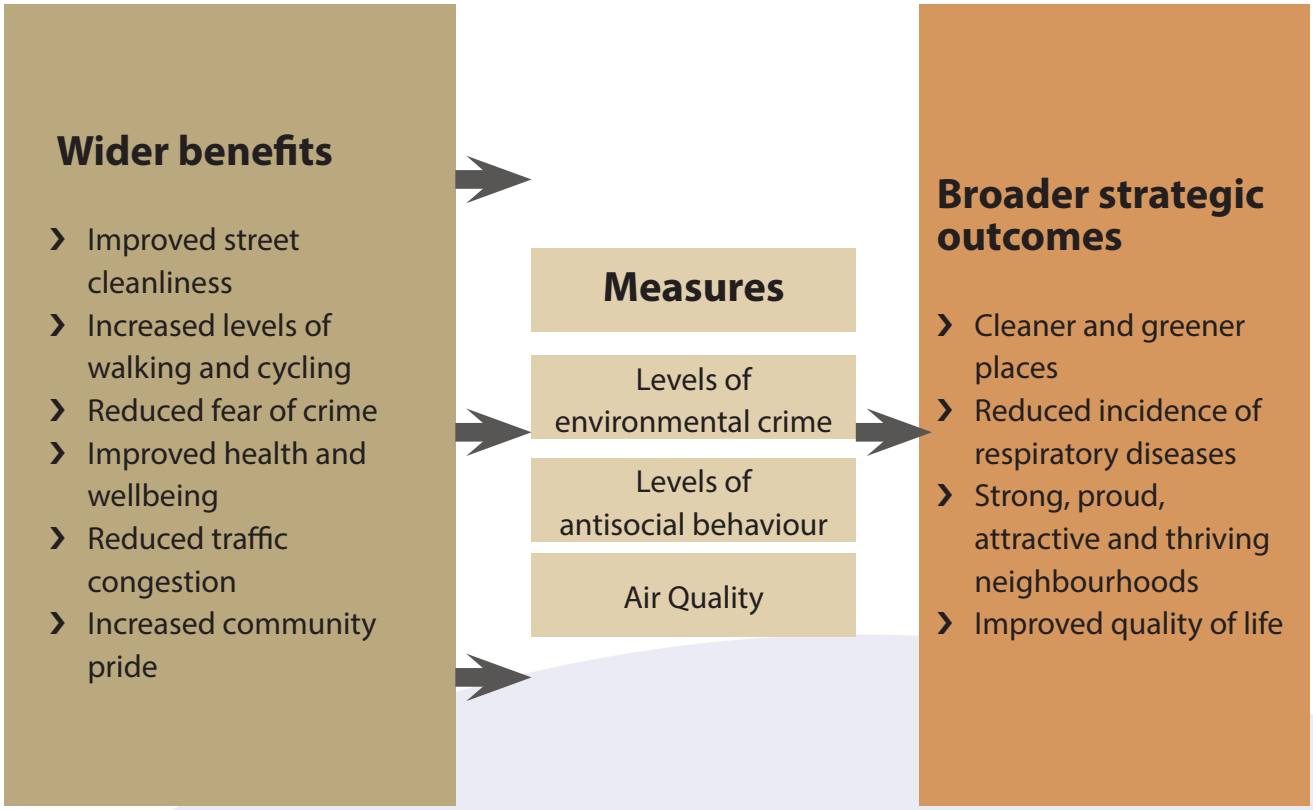
Theme4: : Protecting the Environment for the Future

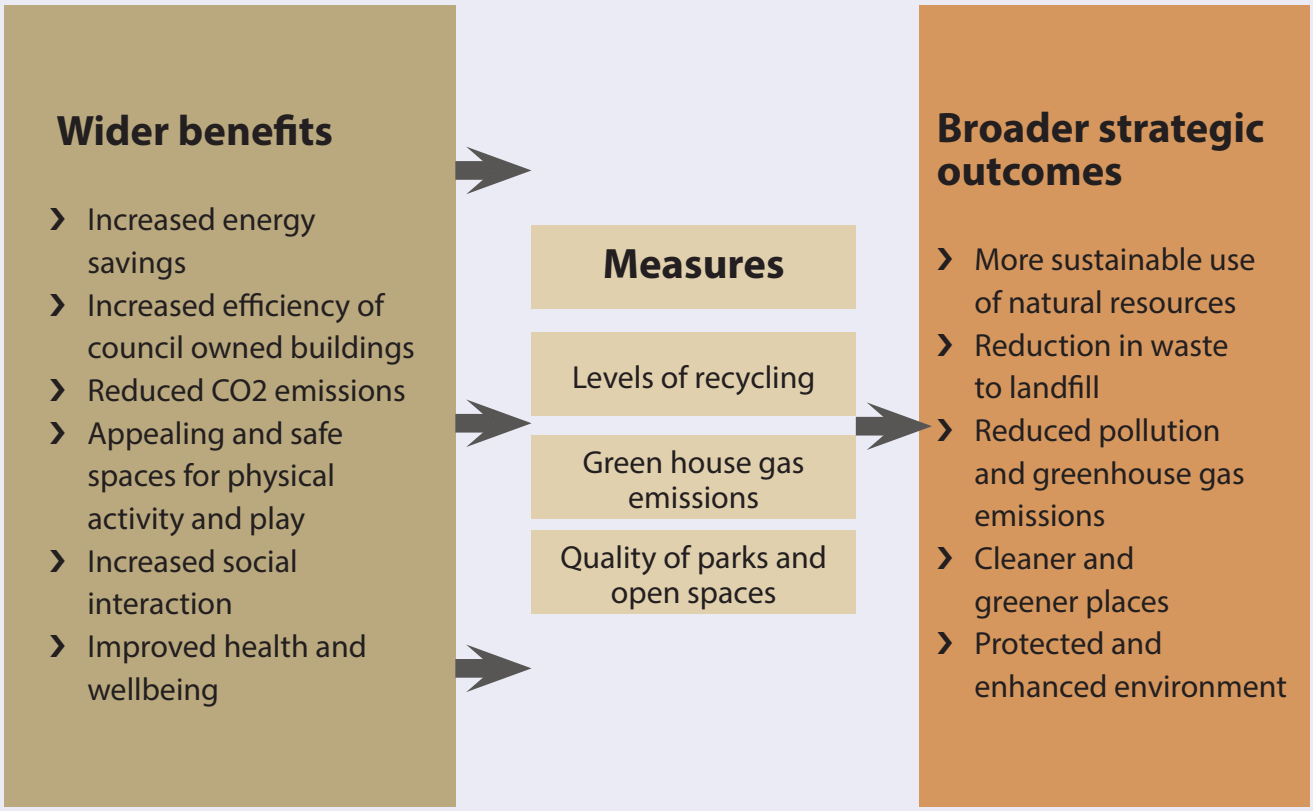
Current Position

- We recycle, reuse or compost 50% of household waste
- 430kg of residual waste per household fuels an energy from waste plant
- The use of raw materials depletes natural resources
- We emit 5.21kg of CO2e per full time equivalent employee
- Our 4 leisure centres account for 2/3 of CO2 emissions from all our buildings
- 64% of residents use our parks and open spaces

Service Activities

- Increase resident participation in recycling
- Minimise contamination of recycled waste
- Explore agile working methods for employees
- Explore agile working methods for employees
- Incorporate energy efficiency measures into council owned buildings
- Maintenance of parks and open spaces
- Enhancing physical environment of our parks and open spaces


Wider benefits
Improved street cleanliness
Increased levels of walking and cycling
Reduced fear of crime
Improved health and wellbeing
Reduced traffic congestion
Increased community pride
Measures
Levels of environmental crime
Levels of antisocial behaviour
Air Quality
Broader strategic outcomes
Cleaner and greener places
Reduced incidence of respiratory diseases
Strong, proud, attractive and thriving neighbourhoods
Improved quality of life


Wider benefits
Increased energy savings
Increased efficiency of council owned buildings
Reduced CO2 emissions
Appealing and safe spaces for physical activity and play
Increased social interaction
Improved health and wellbeing
Measures
Levels of recycling
Green house gas emissions
Quality of parks and open spaces
Broader strategic outcomes
More sustainable use of natural resources
Reduction in waste to landfill
Reduced pollution and greenhouse gas emissions
Cleaner and greener places
Protected and enhanced environment

South Kesteven District Council

Equality Analysis
(Stage 1)

Clean Green and Healthy Strategy

Service Area:	**Lead officer:** Ian Yates	**Date of Meeting**
	Assessors: Anne-Marie Coulthard	06/03/14
	Neutral Assessor: Blake Hutchinson	

1. Name and description of policy/service/function/strategy

Clean Green and Healthy Strategy

Is this a new or existing policy? New

2. Complete the table below, considering whether the proposed policy/service/function/strategy could have any potential positive, or negative impacts on groups from any of the protected characteristics (or diversity strands) listed, using demographic data, user surveys, local consultations evaluation forms, comments and complaints etc.

Equality Group	Does this policy/service/function/strategy have a positive or negative impact on any of the equality groups? Please state which for each group	Please describe why the impact is positive or negative. If you consider this policy etc is not relevant to a specific characteristic please explain why
Age	Positive	The health activities cover the whole age spectrum
Disability	Positive	Physical – adaptations available for all tenures focused on the most vulnerable. Other – Physical activity and overall environment improve wellbeing.
Race	Neutral	Not a determinant of this strategy
Gender Reassignment	Neutral	Not a determinant of this strategy
Religion or Belief	Neutral	Not a determinant of this strategy
Sex	Neutral	Not a determinant of this strategy

Sexual Orientation	Neutral	Not a determinant of this strategy
Pregnancy and Maternity	Positive	Smoking in pregnancy has been identified as an area to support partners leading on initiatives
Marriage and Civil Partnership	Neutral	Not a determinant of this strategy
Carers	Positive	An improved environment or adapted home can decrease reliance on external carers
Other Groups (e.g. those from deprived (IMD*) communities; those from rural communities, those with an offending past) *(IMD = Indices of multiple deprivation)	Positive	Data has highlighted the most deprived areas in the district. These areas will receive a greater proportion of resources

3. What equality data/information did you use to inform the outcomes of the proposed policy/service/function/strategy? (Note any relevant consultation who took part and key findings)

Public Health England data from health profiles. Public consultation was undertaken in the development of the priority area prior to the development of this strategy.

If there are any gaps in the consultation/monitoring data, how will this be addressed?

As services develop their offer to deliver the strategy, further consultation and data may be required.

4. Outcomes of analysis and recommendations (please note you will be required to provide evidence to support the recommendations made): Please check <u>one</u> of the options.

a)	No major change needed: equality analysis has not identified any potential for discrimination or for negative impact and all opportunities to promote equality have been taken	☒
If you have checked option a) you will need to complete a Stage 3 analysis when your policy/service/function/strategy has been implemented		
b)	Adjust the proposal to remove barriers identified by equality analysis or to better promote equality.	☐
If you have checked option b) you will need to answer questions b.1 and b.2		
c)	Adverse impact but continue	☐
If you have checked option b) you will need to answer questions c.1		
d	Stop and remove the policy/function/service/strategy as equality analysis has shown actual or potential unlawful	☐

b.1 In brief, what changes are you planning to make to your proposed policy/service/function/strategy to minimise or eliminate the negative equality impacts?

b.2 Please provide details of whom you will consult on the proposed changes and if you do not plan to consult, please provide the rationale behind that decision.

If you have checked option b) you will need to complete a Stage 2 equality analysis

c Please provide an explanation in the box below that clearly sets out your justification for continuing with the proposed policy/function/service/ strategy.

If you have checked option c) you will need to complete a Stage 2 equality analysis. You should consider in stage 2 whether there are sufficient plans to reduce the negative impact and/or plans to monitor the actual impact.

Signed (Lead Officer):	**Ian Yates**
(Name and title)	*Operations Director*
Date completed:	**6 March 2014**
Signed (Neutral Assessor):	**Blake Hutchinson**
(Name and title)	*Resident Involvement Team Leader*
Date signed off:	**6 March 2014**

REPORT TO CABINET

REPORT OF: Planning Policy & Partnerships Service Manager

REPORT NO: PLA1037

DATE: 7th April 2014

TITLE:	**Site Allocation and Policies Development Plan Document – Inspector's Report on the Examination and Adoption**	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	Policy Framework	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	Cllr Frances Cartwright Grow the Economy, Economic Development Portfolio Holder	
CONTACT OFFICER:	Karen Sinclair, Planning Policy & Partnerships Service Manager 01476 406080 ext 6438 k.sinclair@southkesteven.gov.uk	
INITIAL IMPACT ANALYSIS: **Equality and Diversity**	Carried out and Referred to in paragraph (7) below n/a	Full impact assessment Required: n/a
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 PLA909 dated 8th September 2011 http://moderngov.southkesteven.gov.uk/ieListDocuments.aspx?CId=261&MId=2714&Ver=4 Submission Site Allocation and Policies DPD incorporating proposed modifications (July 2013) http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=9278&p=0 Report on the Examination into the Site Allocation and Policies DPD dated 27th February 2014 http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=11029&p=0	

1. RECOMMENDATION

That Cabinet recommends to Council the adoption of:

a) the Site Allocation and Policies Development Plan Document as amended in accordance with the Main Modifications recommended by the Inspector in Appendix A to his report dated 27th February

2014 (Appendix 1) and the minor modifications set out in Appendix 2 to this report

b) the Policies Map as revised and updated to show the consequential changes that result from the adoption of the Site Allocation and Policies DPD

2. PURPOSE OF THE REPORT

2.1 To enable the Cabinet to consider the Inspector's report on the Site Allocation and Policies Development Plan Document (SAP DPD) which has been found sound following examination and to refer it to full Council for adoption.

3. DETAILS OF REPORT

Background

3.1 On the 8th September 2011, the Council approved the publication of the SAP DPD for a period of six weeks to seek representations on it. On the 12th January 2012, the SAP DPD together with the representations received was submitted to the Secretary of State for examination and Roland Punshon was appointed as the independent Planning Inspector to conduct the examination process.

3.2 The Inspector has concluded that in preparing the Plan the Council complied with the duty to co-operate and, subject to a number of recommended Main Modifications being made, the SAP DPD is legally compliant and meets the criteria for soundness in the National Planning Policy Framework (NPPF) i.e. it has been positively prepared and is justified, effective and consistent with national policy.

3.3 South Kesteven remains the only local authority in Lincolnshire with an adopted Core Strategy and now, if adopted, also a Site Allocations Plan.

Examination Process

3.4 The examination hearing sessions took place over eight days between the 6th and 16th October 2012. Further hearing sessions were held between the 9th and 12th December 2013 to consider matters arising from consultation on proposed modifications to the SAP DPD.

3.5 During the course of the examination, and on the advice of the Inspector, the Council published two sets of proposed modifications to the Plan which were each subject to six weeks public consultation. The Main Modifications published were agreed with the Grow the Economy Portfolio Holder in accordance with the resolution of Full Council on 8th September 2011 (minute 33). The representations received during the public consultation were taken into account by the Inspector in finalising his report and recommendations.

3.6 The first set of Main Modifications, published in June 2012, related to changes to the Plan to respond to issues raised by the Inspector in Exploratory meetings

(concerning village and site selection) and as a consequence of the publication of the NPPF in March 2012.

3.7 The second set of Main Modifications published in July 2013, arose from a re-assessment of the Plan's Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA), which had been undertaken in light of case law issues which emerged at the end of the November 2012 hearing sessions. Modifications arising from discussions at these hearing sessions were also proposed.

3.8 The Inspector's Report has been published on the website and those who made representations to the SAP DPD notified of this.

Inspector's Report and Recommended Main Modifications

3.9 The Inspector's report is not binding but any Main Modifications he has recommended will be necessary in order to make the SAP DPD 'sound' and, therefore, need to be accepted in full in order for the SAP DPD to be adopted. The Council had specifically requested that the Inspector recommend any modifications necessary to find the SAP DPD sound and enable the Council to adopt the Plan. Should the Council choose not to accept the Inspector's recommended Main Modifications it will need to withdraw the SAP DPD. For the reasons set out in Section 4 of this report this is not considered an appropriate course of action

3.10 The Inspector's Report and recommended Main Modifications are attached as Appendix 1 to this report. The Inspector's recommendations reflect the Main Modifications published and consulted on during the examination process and can be summarised as:

- Those required to bring the content of the SAP DPD up to date
- Those made necessary by the reassessment of the Local Service Centre (LSC) and site selection process
- Those which are necessary to address areas where the SAP DPD provisions need to provide clearer policy direction
- Those which are necessary to give greater flexibility in the application of the SAP DPD provisions
- Those which are necessary to enable the SAP DPD to be properly monitored in order to provide a necessary early response to any failure in delivery

3.11 A summary of the issues considered by the Inspector in his report including the duty to co-operate is set out below.

Duty to Co-operate

3.12 The Inspector has concluded that there has been effective co-operation on strategic cross boundary issues and the Council has worked collaboratively with private sector bodies, utility and infrastructure providers to develop an approach to development location and programming which ensures a co-ordinated strategy.

Methodology for identifying appropriate locations and sites for development

3.13 The SAP DPD conforms to the housing requirement set out in the Core Strategy in terms of the amount of land allocated for future housing development. A number of respondents argued that the housing requirement in the Core Strategy was outdated and the SAP DPD should be planning for housing delivery over a longer period. The Inspector has agreed with the Council's position that a review of the Core Strategy is the proper planning stage to consider such matters and has recommended no modifications to the Plan on this matter.

3.14 The methodology employed by the Council to identify which Local Service Centres (LSCs) would receive a housing allocation and which sites should be allocated was an issue of concern to the Inspector from an early stage in the examination process. In light of emerging case law at the close of the first set of hearing sessions the Council decided it would be prudent to reassess the methodology employed in preparing the SA/SEA and which formed the basis of the selection process. The revised SA/SEA and site selection process did result in some changes to the choice of sites made in earlier documents and these were the subject of public consultation as proposed modifications.

3.15 The Inspector has concluded that the revised approach to the assessment of LSCs provides a robust and credible approach and allows proper comparisons between settlements to be drawn.

Phasing of delivery of housing

3.16 The SAP DPD allocated housing sites to one of three phases in order to maintain a continuous housing supply over the plan period. Some respondents suggested that in order to boost housing supply the phasing policy in the SAP DPD should be removed. The Inspector concluded, however, that with a number of changes to provide clarification to the text the approach adopted provides a clear, flexible approach to site delivery and which properly reflects the Government's commitment to boost the supply of housing set out in the NPPF.

Choice of LSCs to receive development allocations and choice of allocated sites in and around settlements

3.17 Having considered the Council's revised methodology for deciding which of the 16 LSCs should receive housing allocations and site selection was sound, the Inspector considered matters relating to specific settlements or sites, which was the subject of some debate through the examination.

3.18 The Inspector concluded that there was no convincing evidence to show that the SAP DPD could only be made sound by the allocation of sites other than those identified and that the Council's choice of sites is justified, effective, consistent with national policy and positively planned and, therefore sound.

3.19 The Inspector has recommended a number of modifications to the wording of policies relating to specific sites to provide clarity, improve flexibility and/or give

greater emphasis to certain development requirements. In some cases these were agreed with interested parties but all were consulted on.

Minor Modifications

3.20 In addition to the Main Modifications, a number of minor modifications to the Plan are necessary. These mainly relate to grammar, spelling or points of clarification and are set out in Appendix 2 attached to this report. The minor modifications were published for public consultation alongside the Main Modifications in June 2012 and July 2013 and/or were discussed during the course of the examination hearing sessions.

3.21 The SAP DPD incorporating the recommended Main Modifications and the minor modifications is attached as Appendix 3 to the report.

Policies Map

3.22 There is a legal requirement that the Policies Map (formerly known as the Proposals Map) is updated at the same time as a DPD is adopted. Changes to the Policies Map are necessary, therefore, to reflect the various policies and allocations within the SAP DPD and to remove the 1995 Local Plan policies and allocations that no longer apply: these are primarily housing and employment allocations which have now largely been built out and policies for the provision of open space, which will be superseded and cease to have an effect. The changes necessary to the Policies Map are attached as Appendix 4 to the report.

Next Stages

3.23 Upon adoption, the SAP DPD will become part of the statutory Development Plan for the District and together with the Core Strategy will be the starting point for the determination of planning applications.

3.24 Subject to the decision of Full Council, the date of adoption of the SAP DPD will be the 17th April 2014. Under section 113 of the Planning and Compulsory Purchase Act 2004, there is a period of six weeks from this date within which any person may make a legal challenge on the grounds that the document is not within the appropriate power or that a procedural requirement has not been complied with.

4. OTHER OPTIONS CONSIDERED

4.1 Do not adopt the Site Allocation and Policies DPD. The Council could choose not to adopt the plan; however given the NPPF's presumption in favour of sustainable development, a decision not to adopt would leave the Council with reduced local policy control over development sites and the determination of certain planning applications. The SAP DPD has been prepared over several years and has also been through a number of stages of consultation. There is, therefore, a reasonable expectation by residents, community groups and stakeholders involved in its preparation that the plan will be adopted.

5. RESOURCE IMPLICATIONS

5.1 Costs associated with the publication of the SAP will be met from within existing budget provision.

6. RISK AND MITIGATION

6.1 Risk has been considered as part of this report and any specific high risks are included in the table below:

Category Risk	Action / Controls
Legal challenge to the adoption of the SAP DPD	The main objections were heard through public examination. All due process was followed during the preparation of the SAP DPD and throughout the examination. Where issues have arisen legal advice has been sought and the issues addressed. Should a challenge be lodged the Council would seek to defend it in the High Court.

7. ISSUES ARISING FROM IMPACT ANALYSIS

7.1 None. The SAP DPD took account of issues arising from the completion of a service Equality Impact Assessment and the modifications to the SAP DPD recommended by the Inspector has not changed the essential strategic thrust of the document.

8. CRIME AND DISORDER IMPLICATIONS

8.1 None arising out of this report.

9. COMMENTS OF FINANCIAL SERVICES

9.1 The costs associated with the preparation of the Plan have been met from within existing budgets supported by the monies received from the Housing and Planning Delivery Grant. Any specific financial implications arising from the recommendations will be met from existing revenue resources.

10. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

10.1 It is a statutory requirement for the Council, if it is to adopt the Site Allocation and Policies Development Plan Document ("the plan"), to do so in accordance with the Inspectors recommended Main Modifications (S23(2) Planning and Compulsory Purchase Act 2004, as amended).

10.2 The decision to adopt the plan is one that must be made by full Council as the plan is a policy framework document.

11. APPENDICES:

11.1 Appendix 1: Inspector's Report and recommended Main Modifications
Appendix 2: Site Allocation and Policies DPD minor modifications
Appendix 3: Site Allocation and Policies DPD (incorporating Inspector's recommended Main Modifications and minor modifications)
Appendix 4: Changes to Policies Map

The Planning Inspectorate

Report to South Kesteven District Council

by Roland Punshon BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Date: 27th February 2014

PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

REPORT ON THE EXAMINATION INTO SOUTH KESTEVEN SITE ALLOCATION AND POLICIES DEVELOPMENT PLAN DOCUMENT

Document submitted for examination on 31 January 2012

Examination hearings held between 6 and 9 November 2012, 13 and 16 November 2012 and 9 and 13 December 2013

File Ref: #### (not MWR ref)

Abbreviations Used in this Report

DPD	Development Plan Document
GAAP	Grantham Area Action Plan
ha	hectare
ICG	Internal Challenge Group
LDS	Local Development Scheme
LP	Local Plan
LSC	Local Service Centre
NPPF	National Planning Policy Framework
RS	Regional Strategy
SA/SEA	Sustainability Appraisal – Strategic Environmental Assessment
SAP	Site Allocation and Policies Development Plan Document
SCI	Statement of Community Involvement
SCOTC	Stamford Chamber of Trade and Commerce
SSSI	Site of Special Scientific Interest
VoS	Voice of Stamford

Non-Technical Summary

This report concludes that the South Kesteven Site Allocation and Policies Development Plan Document (the SAP) provides an appropriate basis for the planning of the District up to 2026 providing a number of modifications are made to the Plan. The Council has specifically requested that I recommend any modifications necessary to enable the Plan to be adopted. All of the modifications to address this were proposed by the Council and I have recommended their inclusion after considering the representations from other parties on these issues.

The modifications can be summarised as follows:

- Those required to bring the content of the SAP up-to-date;
- Those made necessary by the Council's re-assessment of the Local Service Centre (LSC) and site selection processes;
- Those which are necessary to address areas where the SAP provisions need to provide clearer policy direction:
- Those which are necessary to give greater flexibility in the application of the SAP provisions; and
- Those which are necessary to enable the SAP to be properly monitored in order to provide a necessary early response to any failure in delivery.

Introduction

1. This report contains my assessment of the South Kesteven Site Allocation and Policies Development Plan Document (the SAP) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the SAP's preparation has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (paragraph 182) makes clear that to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.

2. The starting point for the Examination is the assumption that the local authority has submitted what it considers to be a sound plan.

3. The Plan should be in conformity with the Council's Core Strategy which was adopted in July 2010. The Council proposes, in the near future, to undertake an exercise to determine whether there is a need to review the Core Strategy. In the near future, the Council is also intending to bring forward a Development Plan Document (DPD) covering detailed planning matters in the Grantham and immediately surrounding area. This, together with the SAP, will provide detailed plan coverage for the whole district.

4. The Government revoked the Regional Strategy for the East Midlands (RS) on 12 April 2013. There is, therefore, no longer a requirement that the SAP should be in general conformity with the RS.

5. The National Planning Policy Framework (NPPF) was published shortly after the Plan was submitted for Examination. The Council has undertaken a consultation exercise which sought views on the conformity of the SAP with the NPPF. Representations made have been taken into account in preparing my Report.

6. At the first set of Hearing sessions the Council proposed a number of Main Modifications to the version of the Plan originally submitted in January 2012. These were referenced SAPMM** and were detailed in a document entitled 'Site Allocations and Policies DPD Submission (Incorporating Modifications) June 2012'. These changes were consulted on in the middle of 2012. This document formed the basis for the Hearing sessions which were held in November 2012. However, in the light of Case Law which was brought to its attention at the end of those Hearing sessions, the Council decided to reassess the Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) which supported the Plan. The Council undertook this exercise and re-advertised and re-consulted on both the SA/SEA and the Main Modifications which it considered arose from that exercise and which arose from discussions at the earlier Hearing sessions. These Main Modifications are referenced PHMM**.

7. The Council has produced a document entitled 'Sustainability Appraisal/ Strategic Environmental Assessment Addendum Report June 2013' and a document entitled 'Supplementary Evidence Document June 2013' which explain its revised methodology for the selection of locations for development.

It has also produced a document entitled 'Site Allocations and Policies DPD Submission (Incorporating Modifications) July 2013' which sets out all of the original Main Modifications (the SAPMM** modifications) together with the Main Modifications arising from the latest SA/SEA site selection reassessment exercise and from the earlier Hearings (the PHMM** modifications).

8. Inevitably, some of the PHMM** modifications make alterations to the earlier SAPMM** modifications and this causes some difficulty in following the changes and addressing the representations which have been made. However, the 'Site Allocations and Policies DPD Submission (Incorporating Modifications) July 2013' document provides a clear and readily understandable basis for examining the plan provisions. That document has been re-consulted upon and has been re-advertised. In these circumstances I will employ that document as the basis for my examination and my Report.

9. My Report deals with the Main Modifications that are needed to make the SAP sound and legally compliant and they are identified in bold in the report (**SAPMM**** and **PHMM****). In accordance with section 20(7C) of the 2004 Act the Council requested that I should make any Main Modifications needed to rectify matters that make the Plan unsound/not legally compliant and thus incapable of being adopted. The Main Modifications that are necessary for soundness and/or legal compliance all relate to matters which were discussed at the Examination Hearings. These Main Modifications are set out in Appendix A. All have been subject to public consultation and, where necessary, Sustainability Appraisal (SA). I have taken into account all of the representations made in respect of the originally submitted Plan and of the Main Modifications in coming to my conclusions in this Report.

Assessment of Duty to Co-operate

10. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council has complied with any duty imposed on it by Section 33A of the 2004 Act in relation to the SAP's preparation.

11. The SAP was submitted for Examination on 31 January 2012 and, in these circumstances, the Council is required to comply with the duty to co-operate placed upon it by Section 33A. The SAP follows on from the adoption by the Council in July 2010 of the South Kesteven Core Strategy which was prepared under the strategic context of the, now revoked, East Midlands Regional Plan. As part of the formulation of the Council's Core Strategy and the Core Strategies of the adjacent councils of Peterborough, Rutland and South Holland, joint Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments were undertaken. This has been taken forward in the Plan in that close co-operation with the neighbouring district of Rutland took place in identifying strategic development land options around Stamford.

12. There is clear evidence that the Council has co-operated with statutory authorities – notably the water, drainage and highways authorities – to develop an approach to development location and programming which ensures a co-ordinated strategy.

13. In these circumstances I am satisfied that the Council has effectively co-operated to plan for issues where there are strategic cross-boundary impacts

and has worked collaboratively with private sector bodies, utility and infrastructure providers. The duty to co-operate imposed by Section 33A has therefore been complied with.

Assessment of Soundness

Main Issues

14. Taking account of all the representations, written evidence and the discussions that took place at the examination Hearings I have identified 10 main issues upon which the soundness of the SAP depends.

Issue 1 – Are the provisions of the SAP up-to-date and in-line with the latest national guidance?

15. The SAP has been prepared over a long time frame and it has been necessary for the council to promote a number of Main Modifications to bring the document up-to-date with developments in matters such as the number of committed housing schemes and drainage issues and into line with the latest national guidance which has emerged since the document was submitted for Examination. Clearly it is important that the SAP should be based on information which is accurate and up-to-date. There is a legal requirement that it should be consistent with national guidance. To achieve these objectives I recommend that the following Main Modifications should be made:

SAPMM001, 003, 004, 011, 013, 016, 022, 027, 028, 047, 048

PHMM01, 02, 03, 06, 07, 08, 09, 010, 011, 024

Issue 2 – Does the Council's methodology for identifying appropriate locations and sites for development ensure that the most sustainable choices are made?

Background Issues

16. The Council's adopted Core Strategy specifies the number of housing units which will be built in particular settlements to meet the identified housing requirement in the 20 year period 2006-2026. It is intended that over half the total requirement will be met in Grantham and the immediately surrounding area and specific allocations in this part of the district will be identified in the forthcoming Grantham Area Action Plan (GAAP). The remainder will be allocated through the SAP. Overall, the Core Strategy requires that sites for 13,620 houses should be identified. Table 1 in the SAP indicates that, in the combined GAAP and SAP, sites with a capacity of 14,470 houses have been identified - about 6% more than the requirement.

17. The Core Strategy also identifies the general locations to which the housing requirement specified for the SAP area will be directed and apportions the quantum of housing which each location should deliver. Specific requirements are made for 2 of the 3 larger settlements - Stamford and The Deepings. No additional requirement is made for Bourne as a large number of new dwellings have already been permitted in and around that settlement. A requirement is

specified for settlements identified in the Core Strategy as Local Service Centres (LSCs). The Core Strategy identified 16 settlements as LSCs on the basis of their sustainability credentials. However, it made clear that not all would necessarily receive an allocation.

18. A large number of houses have been built in the District since 2006 and an equally large number have been granted planning permission. The size of these commitments means that sites for only relatively small numbers of houses need to be allocated in the SAP. The background to this situation is set out in some detail in proposed changes which add new paragraphs to the SAP (**PHMM07**). In my view it is important that the Council brings this information together in one place to ensure that the SAP is effective in delivering development. I therefore recommend that the changes should be made.

19. The SAP has been criticised on the basis that the housing requirement which informed the Core Strategy is now out-dated. However, the SAP is not the vehicle by which changes to the requirement should be made. I agree that a review of the Core Strategy is the proper planning stage to consider such matters and the Council is assessing whether such a review is necessary. The Council should take account of these criticisms in reaching its decision but will also need to be aware that the criticisms may re-surface when it is assessing planning proposals which are submitted ahead of any review taking place.

Site Selection Methodology - General

20. From the beginning of the Examination process I have had concerns about the methodology which the Council had employed to identify which LSCs would receive a housing allocation and which sites would be allocated. These concerns were raised at Exploratory Meetings and through the first set of Hearings sessions. At that stage my concerns were twofold: that there was no clear evidence to support the Council's decision to identify some LSCs to receive development in preference to other LSCs; and, that the assessment of individual sites appeared to be crude with no clear basis for objectively choosing one site over another.

21. In the light of case law which was brought to the Council's attention at the close of first set of Hearing sessions, the Council decided that it would be prudent to reassess the methodology which it had employed in preparing its SA/SEA and which formed the basis of its selection processes. In these circumstances, the Council sought a suspension of the Examination in order to undertake a review of the methodology and to make any necessary changes. In the light of the *Cogent Land LLP v Rochford District Council and Bellway Homes* judgement in the High Court, I agreed to this suspension.

22. As I made clear at the latest Hearing sessions, I am not required to assess the soundness of the SA/SEA. However, in order to be justified, the SAP should derive from a robust and credible evidence base which includes the SA/SEA. If the methodology for choosing the best locations for new development is soundly based, then it follows that the Council's decisions on which sites to allocate should also be sound.

23. Essentially the Council's selection process falls into 2 parts: firstly, the selection of LSCs which are best suited to receive a housing allocation; and,

secondly, the selection of the sites which are best suited for allocation.

Revised Methodology – Choice of LSCs

24. As I have already pointed out, the 16 LSCs were identified in the adopted Core Strategy. I cannot, therefore, add to that list. Employing the list of 20 objectives set out in the SA/SEA Scoping Report, the Council selected 6 which could be applied to settlements rather than individual sites. For each of these specified objectives detailed tests were consistently applied to allow performance against the objective to be measured. By applying consistent comparative criteria, the LSC settlements could be ranked from Tier 1 to Tier 4 with Tier 1 being the most sustainable and Tier 4 being the least sustainable. Development sites in Tier 1 settlements were sought first with recourse to Tier 2 settlements only where the necessary allocations could not be found in Tier 1 settlements.

25. In my opinion the Council's revised approach to the assessment of LSCs is a substantial improvement over the approach which it replaces. Although a similar 'traffic light' marking system is employed, the consistent application of objective tests to the matters which go to the heart of the sustainability of settlements makes understanding of the process much easier, provides a robust and credible approach and allows proper comparisons between settlements to be drawn. I am satisfied that the Council's concentration on performance against tests which are directed at ensuring that the need to travel is minimised is appropriate in the light of NPPF guidance.

26. I accept that some may argue that certain matters should have been greater weight in this process or that the assessment of some settlements has been either inconsistent and/or incorrectly carried out. I deal with some of these detailed criticisms in other parts of this Report. However, I have seen no clear evidence to suggest to me that the essential methodology is faulty. The revised methodology is described in new text set out in paragraphs 1.4.6, 1.6.6 and 3.4.2.3 and section 3.4.3 (**PHMM04**, **PHMM05**, **SAPMM030** and **PHMM25**). I recommend that these Main Modifications be made in order to ensure that the Council's choices are properly justified.

Revised Methodology – Choice of allocation sites

27. The Council has considered a large number of potential allocation sites through the SAP preparation process. Many of these are promoted by owners and potential developers but others have been suggested from within the Council, by Parish and Town Councils and by others. A number of sites which were identified in the earlier Hearings sessions have now been brought into the process. In total this amounts to over 300 sites. All have been assessed by the revised methodology, the details of which are set out in the 'Supplementary Evidence Document June 2013'. Paragraph 4.3 of the document makes clear that the SA/SEA exercise is only part of a 5 stage process employed to make choices between sites. Given that the Core Strategy directs development to the major towns and the 16 LSCs, only sites in these locations were assessed. Stage 1 of the process involved the collection of base data on all sites. Stage 2 involved a sift of the sites to exclude those which did not comply with other policies, were poorly related to the built form of the settlement, were too small to allocate, were already being developed or were subject to a 'show-stopper'

constraint such as flooding. Stage 3 involved the application of the SA/SEA methodology to the remaining sites. Again the 20 objectives drawn from the SA/SEA Scoping Report were employed. Some of these dealt with detailed design issues and were not applied. Those which only had relevance to employment development were only employed in the assessment of employment sites. A series of specific tests was employed to assess each site against these objectives.

28. From the Stage 3 exercise, the sites which had the least harmful effects on the SA/SEA objectives were taken forward to Stage 4. In this stage each site was assessed against a set of questions to establish issues of access, topography, neighbouring uses, landscape, existing use and relationship to patterns of development. Answers were marked in a consistent manner. Stage 5 involved an assessment of the deliverability of the sites.

29. An Internal Challenge Group (ICG) made up of Council officers unconnected with preparation of the SAP together with representatives of the Planning Advisory Service and the Planning Officers Society considered all sites assessed at Stage 4 and came to a final assessment of which sites to allocate in the main towns and the Tier 1 and Tier 2 LSCs.

30. The detail of any site selection process can be criticised. It could be argued that local opinion played too little part in the final selection process but I consider that the Council made considerable efforts to consult local residents and Parish/Town Councils. Whilst there may be scope to re-examine the methods involved in the future, I am satisfied that the local community had sufficient opportunity to make representations.

31. The Council consulted the relevant bodies on the effects of development on nature conservation assets. Again the approach has been criticised but I am satisfied that, had these bodies had objections to the development of a particular site, they had been given the opportunity to make representations. I have seen no evidence to persuade me that the methodology adopted has led to the allocation of any land which would be undevelopable because of its nature conservation qualities.

32. Some may criticise the ICG's input to the process. However, given the make-up of the body, I have no reason to conclude that its decisions were made in anything other than a genuinely balanced manner.

33. It can also be argued that some SA/SEA objectives should not have been scoped out, that the ready deliverability of sites was given insufficient emphasis in the process and that some other factors by which the sites were assessed were given undue weight. However, I am satisfied that the Council's methodology is both logical and coherent and has been applied consistently. I have no reason to conclude that it is essentially flawed.

34. Given the amount of data which informed the process, it is inevitable that some minor inconsistencies and mistakes will creep into the process. I will deal with some of these elsewhere in this Report. However, in general terms I am satisfied that none have had a fundamental effect on the outcome of the process.

35. In overall terms I am satisfied that the application of the Council's revised

SA/SEA and site and LSC selection processes has been a proper and genuine exercise aimed at ensuring that the most sustainable options are chosen. This has resulted in some changes to the choices made in earlier documents. However, I do not consider that the essential strategic thrust of the document has been fundamentally changed. In my opinion the exercise has not resulted in a re-writing of the SAP. I am also satisfied that the exercise has not simply been an attempt to 'retro-fit' justification to choices which had already been made. Understandably, some of the original choices made have been confirmed by the revised processes whilst others have not and, where this has occurred, changes have been made. The fact that these changes have been made suggests to me that the process has been genuinely undertaken.

36. The Council's revised site assessment methodology is briefly detailed in a proposed Main Modification (**PHMM08**). I recommend that this change is made to ensure that the plan provisions are clearly justified.

37. In the light of the above, I conclude on the second main issue that, subject to the recommended Main Modifications, the Council's methodology for identifying appropriate locations and sites for development is sound.

Issue 3 – Does the Council's approach to the phasing of delivery of housing properly reflect the Government's commitment to boost significantly the supply of housing as set out in paragraph 47 of the NPPF?

38. Paragraph 47 of the NPPF requires that the Council should identify and update annually specific deliverable sites sufficient to provide 5 years worth of the housing requirements with an additional buffer of 5% moved forward from later plan periods. Table 1 in the SAP indicates that, in the SAP area, the Core Strategy requires that allocations should be made for 5,940 houses between 2006 and 2026. However, between April 2006 and March 2013, 3,089 houses had been built and a further 2,403 had been granted planning permission – a commitments total of 5,492. It is clear, therefore, that provision in the SAP area, at least, is well ahead of target delivery with over 90% of the housing requirement having been built or granted planning permission in the first 7 years of the plan period.

39. Housing delivery taken across the whole district is somewhat different and Table 1 indicates that building rates in the GAAP area are less buoyant. The Core Strategy is quite clear in its commitment to concentrate most of the development needs of the district in and around Grantham. The challenge will be to bring forward the large Grantham Urban Extension sites which will deliver that commitment. Whilst I consider that site allocations in an up-to-date development plan can be reasonably taken into account in calculating the 5 year supply, the Council needs to be pragmatic in its assumptions about these sites coming forward in good time. A robust monitoring regime is necessary to ensure that these assumptions remain realistic over time.

40. Clearly there is considerable willingness on the parts of developers and landowners to bring forward sites in the SAP area. However, I am not persuaded that housing building rates in the SAP area should necessarily be boosted to maintain the overall 5 year supply. I accept that monitoring of the Council's performance in housing provision may at some point indicate that earlier releases of housing sites in the SAP are necessary to maintain the 5

year supply of land over the whole district. However, at this stage I have seen no clear evidence to persuade me that such action would necessarily be the only or, indeed, the best option. In my view, removal of the Council's phasing restrictions imposed on the SAP housing sites is likely to have the unwelcome effect of reducing pressure to bring forward sites in and around Grantham. The Council proposes a number of Main Modifications which clarify its position on the phasing of development sites (**SAPMM014, 016, 025** and **035).** I recommend that in the interests of effectiveness these changes should be made.

41. Paragraph 5.1.6 of the Core Strategy states that 'appropriate phasing mechanisms' will be incorporated to maintain a continuous 5 year supply. I accept that, in the absence of any restrictions such as those deriving from deficiencies in the capacity of the foul drainage system, the Council's choices with regard to phasing may seem somewhat arbitrary. However, given the number of houses which have already been built and permitted, its options are now limited.

42. The Council proposes a number of changes to paragraphs 3.5.1-5 to explain its position on, amongst other things, phasing (**SAPMM037, 038, 039** and **040** and **PHMM34, 35** and **36**). In my view these paragraphs in their revised form set out a clear, flexible approach to site delivery which is clearly linked to maintaining the 5 year housing land supply. I recommend that these changes be made in the interests of effectiveness.

43. In these circumstances I conclude that the Council's approach to the phasing of delivery of housing properly reflects the Government's commitment to boost significantly the supply of housing as set out in paragraph 47 of the NPPF and is therefore sound.

Issue 4 – Is the Council's choice of allocated sites in and around Stamford justified, effective, consistent with national policy and positively planned in all the circumstances?

Core Strategy Requirements

44. Core Strategy Policy H1 requires 1,140 houses to be provided in Stamford in the 2006-2026 period. By April 2013, 733 houses had been built or had been granted planning permission – leaving 407 to be allocated. The SAP allocates sites for about 525 houses through Policies STM1 and STM3. Local preference as expressed by the Town Council is for a single large site rather than a number of smaller allocations. The Council proposes a Main Modification to bring the housing figures set out in paragraph 3.1.2.1 up to date (**PHMM09**). I recommend that the change be made.

45. In addition to the housing allocations, the Core Strategy also requires that employment sites of about 24 hectares which 'afford good access to the strategic road network and which can be sympathetically integrated within the local landscape' should be allocated.

General matters

Scope

46. The Council's revised site assessment methodology has considered a wide range of sites in and around Stamford. Whilst earlier exercises have been criticised for not assessing all potential sites, I am satisfied that the latest exercise has been sufficiently comprehensive including land identified from a variety of sources and sites which are located both within the district and in the adjoining local planning authority area.

Use of previously-developed land

47. Given the scale of housing and employment land required by the Core Strategy and the local preference for a single large allocation, it is almost inevitable that a substantial part of the Stamford requirements will need to be met from sites on the edge of the settlement which comprise greenfield land to a greater or lesser degree. Those sites which comprise either wholly or partly previously-developed land are mainly in employment use.

48. Evidence contained in the 2010 'South Kesteven Employment Land Capacity Study' demonstrates that there had been a high demand for employment premises in Stamford. Core Strategy Policy E1 states that existing areas of employment in Stamford should be retained or enhanced except where the characteristics of the site make it unsuitable or inappropriate for continued employment use. Paragraph 6.1.7 of the Core Strategy states that whilst redevelopment of suitable previously-developed land and sites within the town centre will be a priority, it acknowledges that there will be a need to identify additional employment land.

49. The take-up of employment land may have been depressed by the recent downturn in the economic climate. However, I can see no reason why, with recovering economic activity, former levels of take-up should not return. During my visits to Stamford I saw little evidence that large parts of the existing employment areas were currently disused or that, where premises were currently vacant, they could not be returned to use or redeveloped in the short to medium term.

50. Given the need to provide a balance of land for housing, employment and other uses, I have seen no evidence to persuade me that the Council has chosen to allocate greenfield sites for development where reasonable brownfield alternatives existed. Had the Council allocated land for housing purposes which was already in employment use, this could lead to a significant imbalance in provision. In these circumstances I am satisfied that the Council's general approach to the use of previously-developed land is in-line with the guidance contained in the NPPF and the principles of sustainable development.

Highways and traffic

51. Stamford is the focal point of the main road network in this part of the district. This, together with the geometry and pattern of roads in the historic core of the settlement, brings with it difficulties in terms of traffic movements.

52. Both the Council and Stamford Chamber of Trade and Commerce (SCOTC)

provided evidence to the Examination which set out the results of exercises which modelled the traffic conditions in Stamford which would arise from various development scenarios. SCOTC criticised the Council's model in that it did not make a 'like for like' comparison in terms of the quantum of development proposed. However, both models showed very similar results and, perhaps unsurprisingly, demonstrated that, based on no traffic control measures being implemented, all of the scenarios examined would result in an increase in traffic congestion in the town. However, the effects of different development scenarios were, in the main, only marginal.

53. SCOTC made representations to the Examination of the Core Strategy to the effect that the document was unsound in that it did not include a commitment to a 'Ring Road' around Stamford. The Core Strategy Inspector rejected this argument on the basis that there was no agreement by the transport providers that a 'Ring Road' was either an appropriate or deliverable solution to Stamford's traffic difficulties. Neither was she convinced that the scale of development proposed in Stamford would be capable of delivering the road through developer contributions.

54. SCOTC reiterated its case during my Examination of the SAP. It argued that a 'Ring Road' could be financed by seeking contributions from the developers of a string of, mainly greenfield, housing sites on the edge of the town. It argued that the Council's choice of sites was a 'lost opportunity' in that it would not deliver any part of the 'Ring Road'. So far as the transport providers are concerned, matters have not moved on from the time of the Core Strategy Examination. A 'Ring Road' is not included in the Local Transport Plan and no expenditure is programmed for undertaking a feasibility study.

55. SCOTC has clearly put considerable time, effort and resources into making its case for a 'Ring Road'. However, that case is based on a road which, in SCOTC's own estimation, would cost almost £20 million (at 2011 prices) and would be paid for by contributions from the development of between 130 and 170 hectares (ha) of land. SCOTC assumes that half of this land would be devoted to housing. This would be a major departure in terms of the Council's strategy for Stamford. Clearly it involves a great deal more development than is proposed for Stamford by the Core Strategy up to 2026. It is by no means clear whether this quantum of development would be required, whether it would be appropriate for a town of this size or whether it would be acceptable to the population of the town. In any event, it would be many years before the 'Ring Road' could be completed and could properly perform the function envisaged by SCOTC. There is no clear evidence to show that all of the land required for the whole of the 'Ring road' could be acquired.

56. In my view, the dramatic solution to the traffic issues in Stamford which the 'Ring Road' and the associated development would represent should only be brought forward as part of a carefully crafted long-term strategy. The Core Strategy provides no basis for such a strategy, no other such strategy exists and none is in prospect.

57. SCOTC's traffic modelling has also examined a proposal where 25.5 ha of land to the east of Stamford would be developed and the section of the proposed 'Ring Road' from the A6121 to the A43 (effectively the section of road around the eastern and southern parts of the town) constructed. In SCOTC's proposal

the development would comprise 820-830 dwellings and 3 ha of 'high quality office accommodation'.

58. This more limited proposal would, in terms of development quantum, be more in line with the requirements of the Core Strategy. However, having taken into account the number of houses constructed and with planning permission at 1 April 2013, an allocation in the region of 820 dwellings would still result in considerable over-allocation/provision against Core Strategy targets.

59. Traffic modelling exercises undertaken by SCOTC indicate that this option would result in network speeds being maintained at 2009 levels and travel times increasing by only about 50%. On the face of it and in traffic terms alone, this seems like an attractive alternative. However, paragraph 47 of the NPPF requires that in developing a housing land supply strategy, sites should be deliverable or developable. In both cases viability is a key consideration. SCOTC estimate that this section of road would cost almost £12 million to build – although I note that this price appears to exclude land costs. Based on 850 new houses, it would require a financial contribution from developers of between £14,000 and £15,000 per dwelling. Land prices are likely to be high as much of the necessary land required for the road lies outside the development sites and the owners would be able to effectively charge 'ransom' value.

60. The developers would also be subject to other financial burdens such as affordable housing and educational facilities provision. SCOTC expressed the opinion at the Hearings that developer contributions would be better directed to the 'Ring Road' than to matters such as education or affordable housing. I disagree. I have seen no clear evidence to persuade me that all developer contributions should be directed to resolving traffic issues. I do not consider that it would be prudent of the Council to set aside its other responsibilities in this way.

61. In all the circumstances, I have seen no evidence to persuade me that this alternative partial 'Ring Road' proposal would result in a financially viable package.

62. Putting matters of viability to one side, there are other potential obstacles to the provision of the whole or part of the 'Ring Road' such as the fact that the road would need to cut across the Grade II* registered park and garden associated with Burghley House Grade I Listed building and that the road would require a roundabout junction very close to the Grade II Listed gates, arches and lodges at the western entrance to Burghley House.

63. I accept that major developments in Stamford are likely to lead to increases in traffic congestion and that paragraph 3.3.7 of the Core Strategy states that the Council will work towards measures to reduce traffic congestion and improve accessibility. I visited Stamford on many occasions during the course of the Examination and spent some considerable time watching the way in which traffic behaved. Clearly there are traffic issues in the town and this is almost inevitable given the pattern and geometry of roads in the historic centre and the 'bottleneck' formed by the Town Bridge. However, I am not persuaded that these issues are so acute or intractable that they could only be satisfactorily resolved by construction of a 'Ring Road', either in whole or in

part. I do not consider there is sufficient evidence to demonstrate the need for such a strategy. The Council is considering measures to reduce congestion, for instance the provision of traffic light controls on the B1081/Kettering Road junction and sustainable transport initiatives as part of the Policy STM3 site proposals. Whilst these measures may or may not provide the reduction in traffic congestion which would derive from the provision of the whole or part of the 'Ring Road', I am satisfied that the Council is seeking to address the commitment it made in the Core Strategy.

64. I have seen no convincing evidence to show that the SAP can only be made sound if it allocates sites which would deliver the whole or part of the 'Ring Road'. In my opinion the provision of a 'Ring Road' cannot be regarded as being sufficiently deliverable or necessary to justify making decisions at this stage which are influenced by considerations of its provision. I therefore consider that the Council's approach in this regard is sound.

Accessibility

65. Representors have argued that sites on the eastern side of Stamford are more accessible to facilities than the Council's chosen site on the western side of the town. Voice of Stamford (VoS) submitted a drawing showing distances from the 2 locations to currently available facilities. I accept that sites to the east of the town are closer to existing facilities. However, what is noticeable from the drawing is the almost complete absence of any facilities – other than a primary school - west of a line formed by Little Casterton Road/Roman Bank. A substantial part of the town is therefore already relatively isolated from existing facilities.

66. The Council's policy for the site on the western side of the town (Policy STM3) includes a requirement that a small scale local centre should be provided to serve both new occupants as well as the occupants of the adjacent existing housing areas. It also requires that, if appropriate education and health facilities are not available, these deficiencies should be addressed by the developer and that links to, amongst other things, the town centre should be facilitated. As well as meeting the needs of the new population, the development of a site on the western side of the town would therefore provide benefits in terms of providing access to facilities for the population of part of the town outside of the allocated site.

67. In these circumstances and given that it includes a substantial element of employment development as well as housing, I consider that in overall terms the Policy STM3 allocation provides considerable opportunities to reduce the need to travel. Whilst sites to the east of the town are closer to existing facilities, this advantage is, in my view, outweighed by the advantages offered by the Policy STM3 site.

Landscape and Setting

68. The Council's strategy is to provide most of the Stamford allocations on a single large, mixed use site. This would reflect the local preference for the avoidance of incremental encroachments into the countryside. It would also make the provision of supporting facilities easier to achieve. I can see no reason for concluding that such an approach is inherently unsound. The Core

Strategy sets out the level of development being sought and, in Policy STM3, the SAP makes an allocation of 29 ha. To meet this requirement, any alternative site of equivalent size will need to include at least some greenfield land. Any chosen site is therefore likely to have some effect on the surrounding landscape and setting of the town.

69. The Policy STM3 site and much of the land to the north and east of the town was identified in the 1995 South Kesteven Local Plan as a prominent area of landscape which should be protected from development. The Council has removed this designation as it is not supported by evidence. Part of the greenfield land on the eastern side of the town was allocated in the Local Plan (LP) for employment development and I note that paragraph 3.35 of the LP described development of these areas as not having 'a serious effect upon the form, character and setting of the town.' Clearly this is a matter of subjective judgement and I do not consider that judgements made at that time should necessarily dictate assessments made in current circumstances.

70. I heard a considerable amount of evidence at the Hearings from landscape specialists who had made different assessments of potential development sites using different methodologies. I have visited all of the sites myself and have viewed them from a variety of vantage points. In my view each of the alternative sites would have its own particular effect on landscape and the setting of the town. Development on the northern side of the town would be visible on the skyline from the north. Development on the eastern side of the town would, to a greater or lesser extent, intrude into views of the town across the valley of the River Gwash from a well-used network of footpaths and would be partly visible from Burghley House. Development on the western side of the town would be visible on elevated land from locations around Easton on the Hill and from the A1.

71. Conversely, development on the eastern edge of the town would be seen against a backdrop of development which is already visually poor. Development on the northern edge would have little or no effect on important views across the town. Development on the western side would comprise fill-in development between the existing edge of the town and the already intrusive presence of the A1. In these circumstances, I am not persuaded that any site of equivalent size could be argued to be significantly better or worse than any other in terms of their landscape impact.

72. I do not consider, therefore, that the Council's choice of the Policy STM3 site is inherently unsound so far as impact on landscape or the setting of the town is concerned.

Deliverability

73. Evidence provided by the Council indicates that sites on the western side of Stamford with ready access and presence alongside the A1 would be most attractive to the developers of employment land. A substantial area of part greenfield and part brownfield land to the east of the town was allocated for employment purposes in the 1995 Local Plan but remains largely undeveloped. As I made clear on a number of occasions during the course of the Examination, deliverability is a key consideration. The Core Strategy requires that 24 ha of employment land should be allocated in Stamford. To meet this

requirement the SAP allocates a total of 27 ha, almost half of which is located on the eastern side of the town. The remaining 14 ha would form part of the Policy STM3 site.

74. Local preference is for a single large extension of the town. If the full traffic and other benefits of the planned co-location of new housing and employment are to be realised, there is a sound case for a single mixed use site. The Council's aspirations for employment creation need to be realistic. Given that employment land to the east of the town has not been taken up in the past, I am not persuaded that further allocations in this location would be a sound choice. In my opinion it is only by allocating land which is most attractive to developers that the Council's strategy can have its best chance of success. I am satisfied therefore that the allocation of land on the western side of the town is a sound choice.

Flooding

75. In assessing the potential development of sites in and around Stamford the Council took account of, amongst other things, the potential for surface water flooding. From the considerable amount of evidence which I read and which I heard on this subject, I am satisfied that, so far as sites on the eastern side of Stamford are concerned, if any flooding issues exist they are not so significant that they are a determining factor in deciding whether those sites should be selected for development over other sites. In my view, any residual flooding issues, if they do exist, could be adequately addressed through the layout of development or the imposition of planning conditions on any planning permissions which are granted. I have taken this into account in my assessment of the Council's overall methodology for the selection of development sites. The issue of flooding may have had a bearing on the Council's decisions on whether or not to allocate particular sites. However, having made my own assessments of the sites, I am satisfied that, taking into account all of the relevant matters, the Council's choice of sites is sound.

Conclusion on General Matters

76. Having taken into account the general matters set out above, I am satisfied that, when considered in a balanced manner, the Council's general approach to the location of development in and around Stamford is sound. I have seen no evidence to persuade me that any site which would have been otherwise acceptable was rejected on flooding grounds.

Specific sites – Policy STM1a and STM1d sites

Landscape, Setting and Heritage

77. These sites are located on either side of Kettering Road on the southern edge of the town. The Policy STM1d site comprises the town's football ground which is intended to relocate to the northern side of town. In my view redevelopment of the site would have no harmful effect on the setting of the town or on the character of the surrounding area as it already has an urban presence and is closely confined by other development.

78. The Policy STM1a site is the subject of a Main Modification (**PHMM14**) which increases the size of the site to include a pair of small paddocks between the

original site and the floodlit playing fields of a nearby school. Whilst this would result in the loss of open land along the road frontage, in visual terms I consider that the increase in size would have little additional effect. The change would rationalise the boundary of the built-up area and, for these reasons, I consider that it is justified. My assessment is based on the extended site.

79. From rising land to the south, the development would be in the foreground of views towards the historic part of Stamford. However, because it is on lower ground, the views would not be obscured in any way. At present the fields are bounded by strong hedges and I can see no reason why these could not be retained. Together with sensitive design, this would temper the effect of the development on the adjacent countryside and would allow the buildings to be effectively blended into the countryside in views from the south.

80. From the B1081, the development would be largely screened by intervening hedges and roadside banks until the edge of the built-up area was already evident. I am not persuaded that the proposed development would have any significant effect on the appreciation of the Burghley House parkland or lodges which are on the opposite side of the road.

81. As a Minor Modification to the SAP the Council proposes to make reference to the need for careful design on the Policy STM1a site. However, I can see no sound reason at this stage for reducing the indicative number of houses that the sites are expected to deliver. The details of design and layout will determine whether a reduction in the indicative figure is warranted.

Traffic and highways

82. Representations have been made which raised concerns about the impact of development of the Policy STM1a and STM1d sites on highway conditions in the area. I spent a considerable length of time during the evening peak period observing traffic movements. Given that the junction of Kettering Road (A43) and the B1081 is at present unregulated and that the geometry of the junction is adversely affected by the proximity of buildings on the corners, my general impression was that the junction worked remarkably well. There was some queuing by vehicles seeking to turn out of Kettering Road on to the B1081 but the queue rarely amounted to more than 10 vehicles. Despite the narrow width of the carriageways, some 'rat-running' was taking place along Wothorpe Road/Station Road and to a lesser extent along Church Lane and Church Street. However, I consider that a significant factor in this was that drivers were assured of being able to exit on to the B1081 because its junction with Station Road is subject to signal control.

83. The Council argues that development of the Policy STM1a and STM1d sites would justify a contribution from the developer which would allow signalisation of the Kettering Road/B1081 junction and other changes to the local road network. In my opinion these improvements would make a significant difference to traffic conditions in the area. They would make exit to and from the B1081 more readily assured, they would reduce the need for, and ease of, 'rat-running' and they would provide other benefits for pedestrians through local realignments. In my opinion the overall improvement would more than offset the harmful effects of increased traffic generated by the proposed

developments.

84. I have already dealt with SCOTC's argument that the SAP should contain a commitment to the provision of a 'Ring Road'. I have concluded that the SAP needs to contain no such commitment to make it sound. I do not therefore consider that the concerns expressed by VoS that the development of the Policy STM1a site would inhibit the provision of such a road are of sufficient weight to make allocation of the Policy STM1a site unsound.

85. I recommend that the Main Modification (**PHMM14**) be made.

Specific Sites – Policy STM3 site

86. I was informed at the Examination that the Council had granted outline planning permission for the development of the Policy STM3 site in line with the requirements of the policy although that decision was the subject of a legal challenge. Nonetheless, I consider that it is important that the SAP should contain a policy governing the development of the site as it may be subject to other planning applications in the future.

87. The Council has proposed a number of Main Modifications to paragraph 3.1.2.4 of the SAP (**PHMM12**) and to Policy STM3 (**PHMM16**) which clarify its objectives for the site and provide flexibility in the delivery of employment development. I recommend that these changes be made in the interests of effectiveness.

Specific Sites – Policy STM2d site

88. The Council proposes Main Modifications to Policy STM2 to allocate land east of Ryhall Road for employment purposes (**PHMM15**). The site is largely made up of derelict tipped ground but also contains a large disused potato store. The site is generally untidy and overgrown. Redevelopment of the site would enable it to be tidied up. However, its proximity to other commercial premises and the difficulty of gaining access except through employment areas makes it unsuitable for residential development. Being on the eastern side of the town, the site is likely to be less attractive to the developers of employment land than other allocated sites on the western side of the town. Nonetheless, it provides part of the mixed portfolio of sites which can be offered to a variety of users. Meeting the Core Strategy requirement for employment land is not dependant on the site coming forward. Nonetheless, I endorse the Council's decision to allocate the site for employment development and the making of the change.

89. In these circumstances I conclude on the fourth main issue that the Council's choice of allocated sites in and around Stamford is justified, effective, consistent with national policy and positively planned in all the circumstances and is therefore sound.

Issue 5 – Is the Council's choice of allocated sites in and around Bourne justified, effective, consistent with national policy and positively planned in all the circumstances?

General matters

90. The Council proposes Main Modifications to bring the housing figures in paragraph 3.2.7 up to date (**SAPMM018** and **PHMM09**). I am satisfied that these changes should be made to ensure that the SAP is properly justified.

91. The Council also proposes Main Modifications to paragraphs 3.2.10 (**SAPMM019**) and 3.2.11 (**SAPMM020**) and to Policy B1 (**PHMM19**) to draw issues of transport and drainage to the attention of users of the SAP. In the interests of effectiveness I consider that these changes should be made.

Policy B1 sites

92. The Council proposes a Main Modification (**PHMM17**) to Policy B1a to extend the allocated area of employment and to rationalise the site boundaries. In my view this would make the site capable of being more easily developed and would bring the total allocations of employment land in Bourne up to the Core Strategy target. There have been discussions with an adjacent school regarding use of the land forming the additional part of the allocation site. However, so far as I am aware, these have not progressed to a sufficiently firm position that they should inhibit the allocation. I recommend, therefore, that the change be made.

93. Whilst I note that there is a recognised national and regional shortage of care home places and other residential places for elderly and vulnerable persons, I have seen no evidence to show that there is any particularly acute shortage in this area. At the Hearings the Council informed me that a number of new establishments had been recently built or permitted in the district. I am not persuaded that there is an especially urgent need for the SAP to make a specific allocation for such accommodation in Bourne. If such allocations were to be made, I consider that they should only made after careful examination of all of the options to ensure that the most sustainable locations are chosen. I accept that Bourne is a substantial settlement which is well served by public transport, which will generate its own needs and which could provide a range of employees for such an establishment. However, I have seen no evidence to demonstrate that there are no other sites in Bourne or in the wider area better placed to meet the whole needs of the community. However, I accept that, in seeking to meet the housing needs of the whole community, the Council may wish to give consideration to the issue of housing for the elderly in subsequent plan reviews.

94. The Council proposes a Main Modification to Policy B1c to bring the entry up to date with regard to recently granted planning permissions (**PHMM18**). In the interests of effectiveness I recommend that the change should be made.

Land at The Slipe

95. The land in question has an outstanding planning permission for employment development and the Council has made clear that it considers that the site is suitable for employment purposes - for either the permitted scheme or some suitable alternative. In these circumstances I consider that there is very little to be gained from allocating the site for employment purposes. I am satisfied therefore that the site does not need to be allocated to make the SAP sound.

Other sites

96. Land at South Road has had permission in the past for roadside facilities of various characters. I do not consider that there is any need to allocate a site in this loaction for roadside services in order to make the SAP sound.

Conclusion

97. In these circumstances I conclude on the fifth main issue that the Council's choice of allocated sites in and around Bourne is justified, effective, consistent with national policy and positively planned in all the circumstances and is therefore sound.

Issue 6 – Is the Council's choice of allocated sites in and around The Deepings justified, effective, consistent with national policy and positively planned in all the circumstances

General matters

98. The Council proposes Main Modifications to bring the housing figures in paragraph 3.3.9 up to date (**SAPMM021** and **PHMM09**). It also proposes Main Modifications to bring the position on the Water Cycle (and in particular sewerage capacity) into line with the most up to date information (**SAPMM023, SAPMM024, PHMM10** and **PHMM21**). I am satisfied that these changes should be made to ensure that the provisions of the SAP are properly justified.

99. Main Modifications are proposed to Policies DE1 and DE3 to clarify the requirement for affordable housing (**PHMM13 and PHMM23**). In the interests of effectiveness, I recommend that the changes be made. A further Minor Modification is proposed to bringing the wording of the requirement into line with Core Strategy Policy H3.

100. Representors have suggested that alternative housing sites in The Deepings should be allocated. However, I have already concluded that the Council's site selection processes are sound. The Policy DE1d and DE3 site is contained by the existing by-pass with good vehicular access and I have no reason for preferring the representors' suggested alternatives.

101. A housing site in Frognall has been promoted. There are a number of scattered houses in the vicinity of the site and there have been some housing developments in this area in the recent past. However, I understand that these later developments have been, in the main, brownfield redevelopment sites. The settlement is effectively a separate village. In my opinion, further developments in this area which would amount to the development of essentially greenfield land would be remote from the centres and facilities of The Deepings when compared with the allocated sites. In these circumstances, development would leave the residents of the dwellings largely reliant on the private car. In the light of the Government's objective of reducing the need to travel, I can see no sound planning reasons for making additional allocations in this area.

Policy DE2 and DE3 sites

102. The Council also proposes a Main Modification to paragraph 3.3.10 which explains that the requirement for new employment land in The Deepings has

been re-assessed in the light of changed economic circumstances (**PHMM20**). The allocations in the SAP will therefore deliver slightly less than the requirement set by the Core Strategy. The Core Strategy requirement was framed as 'approximately 23 hectares' and the SAP allocates 20 ha. I do not consider that this is significant and recommend that the change be made.

103. A study undertaken by the Council in 2010 identified a need for 10-15 ha of employment land but also suggested that other land could be identified to allow locally generated demand for employment premises to be accommodated. The Council therefore proposes the allocation of 14 ha of land as an extension to an existing industrial park (Policy DE2a site) and a further 6 ha of land as part of a mixed use site at the northern entrance to the town (Policy DE2b/DE3 site). Represention have suggested that, having regard to the amount of vacant employment land in the area, the 6 ha allocation on the Policy DE3 site is excessive arguing that the employment allocation should be only 1 ha in order to make up the specific identified need of 15 ha.

104. I accept that the take-up of development land for employment purposes will have slowed in recent years due to the economic downturn. However, the SAP needs to look forward to plan for increased economic growth. In 2010 The Deepings were showing 'reasonably strong' demand for land with some 'clustering' of electronic firms – the positive planning of which paragraph 21 of the NPPF particularly encourages. Given the position of the allocation sites close to the A15/A16 junctions and this history of strong demand, I consider that the Council needs to be in a position where it can take full advantage of any upturn in the market. This is particularly important in the case of the Policy DE3 site given its prominent location at the 'gateway' into the town.

105. I am also concerned that, by allocating an additional 5ha of land to housing, the suggested change would effectively increase allocations by about another 150 houses – an increase of 50% over the whole of the remaining allocation in The Deepings. However, this could be resolved by reducing the overall size of the Policy DE3 site by 5 ha.

106. It would appear that there is a strong local preference for there to be a 'prestigious' development on the Policy DE3 site and the promoters of the site seem to be supportive of this. My main concern is that a 1 ha employment allocation may be too small to deliver the type of 'prestigious' development which may come forward. In my view it would be better to 'over-allocate' in terms of employment land because, if the 'prestigious' developments failed to materialise or generated lesser requirements for land, the surplus land could be readily 're-allocated' to housing use. However, if there was an 'under-allocation' in terms of employment land in favour of residential development, the more buoyant market for houses in this area is likely to result in the land needed for the 'prestigious' developments being rapidly and permanently 'lost' to residential developments. The resulting imbalance will encourage out-commuting. In these circumstances I consider that the Council's employment land allocations are sound.

107. The Council proposes Main Modifications to paragraph 3.3.2.5 and to Policy DE3 (**PHMM22** and **PHMM23**). In addition it is proposed to make a Minor Modification to PHMM23 to refer to an 'equivalent or greater' number of jobs. These would allow a degree of flexibility in both the size of the employment

land allocation in the Policy and in the type of employment-generating uses which may be acceptable on the site. I appreciate that the Policy specifies no minimum number of jobs which would be created if only developments in Use Classes B1 and B2 were carried out. Nonetheless, given that the Council's overall objective is the creation of employment, I am satisfied that it is proper that the flexibility provided over the quantum of employment land and type of use should be trammelled by the number of jobs which would be created. To do otherwise could make developments of a size and/or type which would provide very little in the way of new employment more difficult to resist. This would undermine the objective of the policy. I recommend that the Main Modifications be made in the interests of effectiveness.

108. Matters such as green infrastructure, design and pedestrian and cycle access would be adequately dealt with by the policy requirement for a masterplanning exercise.

109. In these circumstances I consider that the SAP provisions (subject to the specified Main Modifications) so far as they relate to The Deepings are sound.

Issue 7 - Is the Council's choice of Local Service Centres (LSCs) to receive development allocations and its choice of allocated sites in and around those settlements justified, effective, consistent with national policy and positively planned in all the circumstances?

General Matters

110. I have dealt above with the Council's revised methodology for deciding which of the 16 LSCs identified in the Core Strategy should receive housing allocations. I have concluded that the revised methodology is sound.

111. Main Modifications are proposed to paragraphs 3.4.2.3 and 3.4.5.2 of the SAP to bring the housing requirement position up to date (**SAPMM036** and **PHMM09**). In order that the SAP provisions are properly justified, I recommend that these changes are made.

112. Main Modifications are proposed to Policy LSC1 which clarify the requirement for affordable housing (**PHMM13**) and a further Minor Modification is proposed to bringing the wording of the requirement into line with Core Strategy Policy H3. In the interests of effectiveness, I recommend that the Main Modifications be made.

Matters relating to specific settlements

Baston

113. Baston is identified as a Tier 3 settlement. Whilst it could be argued that the settlement should be classified as Tier 2, only one Tier 2 settlement was selected to receive a housing allocation; Great Gonerby. Whilst Baston is located equidistant between the larger settlements of Bourne and The Deepings, Great Gonerby is located very close to the built-up part of Grantham – the main town in the district which provides a wide range of services and facilities. In these circumstances, I am satisfied that, although there are no drainage or highways access issues to prevent allocation of the Baston site (BAST02/02a), the Council had sound reasons for selecting Great

Gonerby when it was required to look beyond Tier 1 settlements.

Long Bennington

114. The Council has identified Long Bennington as a Tier 1 settlement and has allocated land in the settlement for housing development – the Policy LSC1f (LSC1e in the modified SAP) site. The site appears as a logical rounding-off of the built-up part of the village. In the main, other alternative sites are either much larger, suffer from drainage issues, could affect heritage assets, would involve open land identified as being locally important, would extend out into open countryside or would involve a combination of these. Of the other sites, in particular sites LB16a and LB18, I can find little to choose between them and the Policy LSC1e site. In the case of site LB16a it would appear that development levels could be limited by access constraints and there may be traffic noise issues although it seems likely that these latter difficulties could be resolved. In the case of the LB18 site it would appear that there could be problems with the access position in relation to the position of the road opposite – Westborough Lane. Whilst a mini-roundabout solution may be possible, I heard evidence which suggested that the installation of such measures on this section of road in the past had been responsible for a number of traffic accidents.

115. I heard evidence that the section of Main Road serving the Policy LSC1e site was regularly heavily parked-up with visitors to the sports fields opposite. However, the road is very wide and even if vehicles are parked on both sides there is still space for 2-way traffic to pass. In these circumstances I am satisfied that an access can be devised which would allow vehicles to safely enter and exit the Council's allocated site.

116. In these circumstances I am satisfied that the Council's proposal to allocate the Policy LSC1e site (in the modified SAP) is sound.

Barrowby

117. Barrowby is identified as a Tier 2 settlement. The Council originally proposed a housing allocation but, in the light of its revised assessment methodology, it now proposes to delete the allocation (**PHMM27**). Given that the chosen site was located outside of a Tier 1 settlement in a relatively isolated position, some distance from the facilities provided in the centre of the settlement, I agree that the site should not be allocated.

Billingborough

118. Under the Council's revised LSC assessment methodology Billingborough has been identified as a Tier 1 settlement and the Council has proposed the site of the former secondary school buildings as a housing allocation site (**PHMM28**). In addition the Council proposes a number of Minor Modifications to rationalise the boundaries of the site and to clarify access matters. The site is occupied by a range of redundant buildings which, given their former use, are unlikely to be readily converted to another purpose. The site is clearly brownfield land.

119. A proposed Main Modification to Policy LSC1 (**PHMM32**) sets out the Council's aspirations for the former playing fields associated with the school. I am satisfied that the wording used by the Council is correct in the weight that it

gives to this matter. I recommend that the Modifications should be made in the interests of effectiveness.

120. The PHMM28 Main Modification sets out the indicative capacity of the proposed housing site. I do not consider that this indicative figure should be further reduced. It is only when a detailed layout is drawn up that decisions about the effect of density of development on the surroundings can be determined and that assessments can be made about the actual capacity of the site.

121. The former school site is located on the edge of the settlement and is somewhat remote from the settlement's main facilities. I heard evidence that the site of other premises closer to the centre of the settlement would be better placed to take advantage of local facilities. I accept that this may be so. However, these alternative premises are currently in employment use and I have seen no clear evidence to persuade me that there is no possibility that they could not continue to provide local employment into the future. It is important that a balance is drawn between housing and employment development in order to discourage out-commuting. The future of the site should be monitored but, until such time as it is clearly shown that the site is no longer required for employment purposes and its use for other purposes would be more appropriate, it should not be allocated for housing.

122. The BIL06 site comprises mainly garden land on the edge of the settlement which has a narrow access between houses. It is close to the village facilities. In my opinion at least one house would need to be demolished if a satisfactory access is to be created. However, it would appear that a small number of houses (less than 10) could be developed without any demolitions being required. In those circumstances the site would be too small to allocate. The site also comprises Grade 2 agricultural land and there may be some surface water drainage issues. Having taken these constraining factors into account, I am satisfied that the Council's decision not to allocate the site at this stage is sound.

Ancaster

123. Ancaster is identified as a Tier 3 LSC settlement and, as such, the Council proposes to make no housing allocations. The ADD2 site is separated from main facilities in the settlement by a principal road. It is located alongside existing commercial/employment premises which could affect the living conditions of any residential occupiers. In my view the site is unsuitable for residential redevelopment. Some type of commercial/employment use could be acceptable. However, given that Policy E1 of the Core Strategy makes no specific provision for the allocation of employment sites in locations such as this, I can see no sound reason why the site should be allocated for employment purposes at this stage.

Castle Bytham

124. Castle Bytham is identified as a Tier 4 LSC settlement and as is described by the Council as having very poor local shops and service provision and a 'very poor' bus service.

125. The ADD11 site comprises an extensive disused quarry, the exposed faces and some other features of which are identified as a Site of Special Scientific

Interest (SSSI). Planning permissions have been granted in the past for employment development and for the development of a nursing home, affordable housing and a community health centre.

126. I accept that both nationally and regionally there is an increasing need for residential care facilities for the elderly but the provision of such facilities needs careful planning to ensure that they are best located to serve the local population. In my opinion, this may need to be addressed in a review of the Core Strategy. However, I have seen no convincing evidence to persuade me that Castle Bytham in general, and this site in particular, is likely to be the most sustainable location. The settlement is small and remote from the main towns in the district. Given that bus services serving the village are 'very poor', most staff and visitors would need to travel by private car to reach the facilities. The lack of facilities in the village would mean that the majority of services would need to be brought in from outside. Whilst the concept of the provision of a continuing care retirement community in a disused quarry may, on the face of it, seem strange, having visited the site I am satisfied that it could co-exist with its SSSI setting and I am confident that drainage issues could be overcome. Nonetheless, the sustainability credentials of the site, particularly those relating to accessibility and opportunities for the use of sustainable transport, indicate to me that the Council's decision not to allocate the site for specialist housing purposes is sound.

Colsterworth

127. Colsterworth is identified as a Tier 1 settlement. The Policy LSC1b housing allocation site comprises part of a small field on the edge of the settlement. The site is distantly visible from Woolsthorpe Manor – a Grade 1 Listed Building owned by the National Trust and the birthplace and family home of Sir Isaac Newton. It is argued that, although the proposed allocation site is some distance from the Listed Building, the setting is important in that Newton's discoveries were made in isolated rural surroundings. Whilst I can understand this argument, the Listed Building and the site are now separated by a considerable amount of new development. The site is visible from a small number of locations within the Listed Building and its surroundings but it is the low-lying part of a larger field and any new development would be substantially screened by intervening hedges. The approach to the Listed Building would remain as being largely through open countryside until the village is entered. I do not therefore consider that development of the allocation site would have any significant effect on the setting of the Listed Building.

128. The Council proposes a Main Modification to Policy LSC1 to clarify its aspirations for the provision at some stage of a small shop on the site (**PHMM32** and **PHMM33**). I agree that this change should be made in the interests of effectiveness.

Harlaxton

129. Using the Council's revised methodology, Harlaxton is identified as a Tier 3 LSC settlement. Whilst it can be argued that the settlement should have been

classified as Tier 2, these arguments are based on assessments of matters such as the distance from Grantham and these provide marginal results. In only one case has the Council found it necessary to make a housing allocation outside of the Tier 1 LSC settlements and chose to make the allocation in Great Gonerby which is located very close to the edge of Grantham. In these circumstances I consider that the Council have sound reasons for making no housing allocations in Harlaxton.

130. In the Submission version of the SAPP the Council proposed a housing allocation in Harlaxton. However, mainly because the settlement is no longer identified as a settlement which should receive an allocation, Main Modifications are proposed which delete the allocation (**PHMM31** and **PHMM32**). I agree that these changes should be made.

131. It has been argued that other sites should be allocated in Harlaxton to replace the site proposed for deletion. However, given that, for sound reasons, the Council no longer proposes to make any allocation in the settlement, I do not consider that there is a sound case for making an alternative allocation. Nonetheless, I visited the sites which have been suggested. In the case of the ADD17 site, I note that its development could bring some local community benefits by way of a car park and some drainage improvements. However, these are outweighed by the effects that development would have on the relationship between the heritage assets of Harlaxton Manor and Belvoir Castle which is readily discernible from the well-used public footpath which crosses fields to the west of the site. In the case of the HARL03 site, the site is located some distance from the main village facilities and access to them would involve crossing a busy main road. If a site was to be selected for allocation in Harlaxton, I am not persuaded that the HARL03 site would be best located to satisfy the need.

Morton

132. Morton is identified as a Tier 2 settlement and the only Tier 2 settlement selected to receive a housing allocation is Great Gonerby. I have already explained that I consider that there are sound reasons for this decision. Nonetheless, I visited the Morton sites. Most are large and would intrude into the surrounding open countryside with little relationship to the main village. Others, although generally smaller, would be out-of-keeping with the general east-west layout of the settlement, would affect heritage assets or would be in relatively remote locations away from the main village facilities. I am satisfied that the Council's decision not to make an allocation in this settlement is sound.

Great Gonerby

133. Great Gonerby is a Tier 2 settlement and, being very close to the main town of Grantham, has been selected for a housing allocation as being one of the most sustainable LSCs. A site is duly allocated – Policy LSC1d. The site is immediately opposite established housing but would extend into the open countryside. However, the same criticism could be made of all other available sites in the settlement. I am satisfied that no other site performs better in this regard. Whilst other, mainly larger, sites have been promoted for development there is no need to make further allocations to meet the outstanding Core

Strategy requirement for housing in the LSCs.

134. The Council proposes a Main Modification to paragraph 3.4.4.3 to draw attention to the influence which the setting of Belton House and Park may have on development of the allocated site (**PHMM26**). In the interests of effectiveness I recommend that the change be made.

135. In these circumstances, I consider that the Council's approach in Great Gonerby is sound and that there is no need for alternative or additional housing allocations.

Corby Glen

136. Corby Glen is identified as a Tier 1 settlement. The Submission version of the SAP made a housing allocation on the edge of the village to the east of Swinstead Road. In applying the revised site assessment methodology the Council has concluded that a site on the opposite side of Swinstead Road performs better and has therefore deleted the original allocation and replaced it by this alternative. The Council proposes Main Modifications to Policy LSC1c to effect this change (**PHMM29** and **PHMM30**). I agree that the alternative allocation appears to relate better to the pattern of development in the village and appears to be somewhat closer to the village facilities. In these circumstances I agree that the changes should be made.

Conclusion

137. In these circumstances I conclude on the seventh main issue that the Council's choice of Local Service Centres (LSCs) to receive development allocations and its choice of allocated sites in and around those settlements is justified, effective, consistent with national policy and positively planned in all the circumstances.

Issue 8 – Are the Plan provisions relating to land at Gonerby Moor (Policy SAP6) justified, effective, consistent with national policy and positively planned in all the circumstances?

138. Policy SAP6 deals with potential employment development at Gonerby Moor – a location about 4 kilometres (km) north west of Grantham at the junction of the B1174 and the A1. There is already a considerable amount of commercial/employment development in the vicinity of the junction.

139. The Council's Employment Land Capacity Study 2010 identifies the location as the highest scoring employment site in Grantham and its surroundings but makes no comment on future employment land proposals in this location. Core Strategy Policy E1 and its supporting text make no mention of the Gonerby Moor land.

140. In the Submission version of the SAP the Council's intentions in respect of additional development in this location were very vague. The Council proposes Main Modifications to clarify its approach (**PHMM38** and **PHMM39**). The Council makes no employment land allocations but identifies an 'area of search' where specific uses or developments which are unsuitable for location in the main employment areas in Grantham or which have particular rail-freight requirements can be accommodated. The 'area of search' which would

be identified on the Proposals Map is very large – representors estimate it to be about 80 ha (200 acres) but I consider that it is somewhat larger. The Core Strategy employment land requirement for the whole of Grantham is 90 ha. The land is uniformly flat and unremarkable open countryside.

141. On the face of it, there is no strategic background or evidence to justify the Council's approach to the Gonerby Moor land. However, the Council's reasoning as set out in the Main Modifications is pragmatic. Firstly, the Council clearly wishes to take advantage of the position of Gonerby Moor given its position alongside a junction on the A1 and its proximity to Grantham. Secondly, the proposal is not a land allocation, it is only an 'area of search'. There is no suggestion that the whole of the area will be developed. Thirdly, acceptable development proposals would be those which, by reason of the type of use, specific locational requirements or rail link requirements cannot be accommodated on more sustainably located allocated land. The Council is clearly anxious not to turn away employment opportunities and, in my view, the Policy SAP6 proposal provides a useful (albeit large) 'safety valve' in the overall portfolio of employment sites.

142. However, proposals of this scale will require careful treatment. In its modified form Policy SAP6 is carefully worded and if rigorously applied it will perform its role as intended. However, if application of the Policy is more casual, the effects on the Council's strategy (particularly as it relates to the future of Grantham) could be fundamentally undermined. Alterations to the wording of the Policy which have been suggested by representors would, in my opinion, dilute the clear circumstances which would make the development of land at Gonerby Moor permissible. If the Policy is to operate as it should, the introduction of terms which blur the thrust of the Policy should be avoided.

143. In these circumstances, I consider that, with the changes suggested by the Council, the approach set out in Policy SAP6 (and the associated changes to the proposals Map) are sound.

Issue 9 – Are the Council's Policies SAPH1, SAP1-5 and 7-11 justified, effective, consistent with national policy and positively planned in all the circumstances?

144. A Main Modification is proposed to Policy SAP H1 which explains how housing proposals on the edge of Grantham in the GAAP plan area will be dealt with (**PHMM37**). In the interests of effectiveness I recommend that the proposed change be made. However, this change raises a matter of process. The GAAP boundary is tightly drawn around the built-up area of Grantham and the GAAP allocation sites. Some developments on the edge of Grantham and within that boundary will be, as the Main modification makes clear, appropriately dealt with by policies of the GAAP. However, there are some issues, such as a failure of the GAAP allocation sites to come forward as expected, which may need to be resolved across the GAAP/SAP boundary. I am not persuaded that it is best for either the SAP or the GAAP in isolation to attempt to address such matters. They should be properly addressed through a review of the Core Strategy which provides a vehicle for dealing with cross-plan area issues. The Council's Core Strategy could be reviewed in the near future and I would suggest that the matter of cross-plan area issues should be addressed as part of that Review. In the meantime, the Council may wish to consider an interim

non-statutory appraoch which could be put in place until the Core Strategy is reviewed.

145. The Council proposes a number of Main Modifications to Policies SAP1-5 and their supporting text to bring them in line with up-to-date legislation, the NPPF and other evolving matters such as drainage (**SAPMM037, SAPMM038, SAPMM039, SAPMM041** and **SAPMM042,** and **PHMM34** and **PHMM35**). I recommend that these changes are made in order that the SAP is properly justified.

146. The Council proposes a Main Modification to Policy SAP8 to clearly set out its approach to developments around town centres (**PHMM40**). In the interests of effectiveness I recommend that the change is made. While no sites have been allocated for retail development in town centres, I do not consider that this makes the SAP unsound. Policies SAP7-9 provide adequate guidance on any developments which may come forward.

147. I am satisfied that Policy SAP10 was drawn up with a proper background of surveyed evidence.

148. The Council also proposes Main Modifications to introduce a new Policy SAP11 with supporting text to clarify its approach to proposals which have an effect on Belton House and its Historic Park and Garden (**PHMM41, PHMM42**) and **PHMM43**. In the interests of effectiveness I recommend that the changes are made.

149. Subject to the changes which I have recommended above, I consider that the policies are sound.

Issue 10 – Does the Council's Monitoring Framework ensure effective delivery of the Plan provisions?

150. The SAP should be capable of responding flexibly to changing circumstances. In order to do this effectively, its delivery should be properly monitored by the Council. The Council proposes a series of Main Modifications to make its Monitoring Framework more robust and more readily able to identify divergences from targets at an early stage which will enable appropriate responses to be made (**SAPMM044** and **PHMM44, 45** and **46-66**). I recommend that the changes be made in order that the SAP can be properly effective.

151. Main Modifications are necessary to paragraphs 5.2.8 and 5.2.9 to bring the position on drainage matters up to date (**SAPMM045** and **SAPMM046** and **PHMM67**). Changes are also needed to the Infrastructure table, the Glossary and the List of Abbreviations to bring them up to date (**SAPMM049** and **050**).

Assessment of Legal Compliance

152. My examination of the compliance of the Plan with the legal requirements is summarised in the table below. I conclude that the Plan meets them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The SAP is identified within the Council's LDS dated January 2008 which sets out an expected adoption date of June 2011. A revised LDS was produced in January 2010 which predicted adoption of the SAP in January 2012. The Council's website shows the expected adoption date as being end of February 2014. The SAP content is compliant with the LDS. Clearly there has been considerable slippage in the programme. However, the opportunity has been provided to keep interested persons up-to-date with progress. In these circumstances, I do not consider that the legal requirements have been compromised.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in April 2006 and consultation has been compliant with the requirements therein, including the consultation on the post-submission proposed 'Main Modification' changes (SAPMM***) and the Post Hearings main Modifications (PHMM**).
Sustainability Appraisal (SA)	A revised SA has been carried out and is now adequate.
Appropriate Assessment (AA)	The Habitats Regulations AA Screening Report sets out why AA is not necessary.
National Policy	The SAP complies with national policy except where indicated and modifications are recommended.
Sustainable Community Strategy	Satisfactory regard has been paid to the SCS.
2004 Act (as amended) and 2012 Regulations.	The SAP complies with the Act and the Regulations.

Overall Conclusion and Recommendation

153. The Submitted SAP has a number of deficiencies in relation to soundness and legal compliance for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the Act. These deficiencies have been explored in the Main Issues set out above.

154. The Council has requested that I recommend main modifications to make the Plan sound and/or legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in Appendix A the SAP satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Inspector Signature

Inspector

This report is accompanied by the Appendix containing the Main Modifications.

Appendix A – Main Modifications

The Main Modifications set out below fall into 2 groups:

The SAPMM*** modifications which were proposed by the Council at the beginning of the main Hearings sessions in November 2012; and,

The PHMM** modifications which were proposed by the Council at the beginning of the additional Hearings sessions in December 2013.

Inevitably some of the PHMM** modifications propose changes to the originally proposed SAPMM*** modifications. Where this is the case, I have made reference to the further proposed changes by inserting 'See also PHMM**' under the SAPMM*** reference number. In these cases the SAPMM*** and PHMM*** changes will need to be read together.

However, where a PHMM** change makes a SAPMM*** change wholly redundant, I have removed the detail of the SAPMM*** modification from the table below and have inserted 'Replaced by PHMM**' or 'Deleted by PHMM**' under the SAPMM*** reference number. In these circumstances it will be necessary to read only the 'PHMM**' entry.

The page numbers and paragraph numbering below refer to the submission document (October 2011), and do not take account of the deletion or addition of text.

SAPMM * Main Modifications**			
Ref	Page	Policy/Paragraph	Main Modification
SAPMM001 See also PHMM03	5	1.3.1.1	Delete text in paragraph 1.3.1.1 and replace by: 'In producing the Site Allocation and Policies DPD, consideration has been given to the context provided by existing policy frameworks at the national level. Regard was also had to the then emerging Localism Act 2011, the main provisions of which came into effect in April 2012. This document has been influenced by the Government's Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs), which covered a wide range of topics, and Planning Circulars. In March 2012 the Government published the National Planning Policy Framework (NPPF). This became effective immediately and cancelled all PPSs and PPGs. However, because the general approach of national policy remains unchanged by the NPPF it is considered that the DPD is consistent, and in general conformity, with

			the NPPF and is sound.'
SAPMM002 Replaced by PHMM03	5	1.3.1.1	See PHMM03
SAPMM003	9	2.1.2	Delete text in paragraph 2.1.2 and replace by: 'This vision reflects that of the Council's Corporate Plan. It is supported in the Core Strategy by fourteen broad objectives as the means of delivering the Local Plan.'
SAPMM004	10	2.2.1: Housing – Objective 1	Delete '8250' in line 1 and replace by '5940'.
SAPMM005 Replaced by PHMM07	12	Section 3 – Site Allocation and Development Policies	See PHMM07
SAPMM006 Replaced by PHMM08	12	Section 3 – Site Allocation and Development Policies	See PHMM08
SAPMM007 Replaced by PHMM08	12	Section 3 – Site Allocation and Development Policies	See PHMM08
SAPMM008 Replaced by PHMM08	12	Section 3 – Site Allocation and Development Policies	See PHMM08
SAPMM009 Replaced by PHMM08	12	Section 3 – Site Allocation and Development Policies	See PHMM08
SAPMM010 Replaced by PHMM09	13	3.1.9	See PHMM09
SAPMM011	14	3.1.13	Insert the following at the end of the paragraph: 'Development proposals should consider a comprehensive range of sustainable transport measures to encourage non-car-based travel.'
SAPMM012 Replaced by PHMM11	14	3.1.14	See PHMM11
SAPMM013	14	3.1.14	At the end of the first bullet point entitled 'Surface Water Management and SUDs potential' in the 4th paragraph add: 'It is important that appropriate surface water management methods are considered early in the planning of all sites as it can affect site layout.'

SAPMM014	15	3.1.1.2	Delete last sentence of text and replace by: 'In particular, Government policy (NPPF) requires a continuous five-year supply of deliverable housing land: therefore, allocated land will be phased into five-year periods.'
SAPMM015 Replaced by PHMM09	16	3.1.2.1	See PHMM09
SAPMM016	16	3.1.2.2	After 'require' in second sentence insert: '.. additional consultation with relevant parties and ..'
SAPMM017 Replaced by PHMM16	18	Policy STM3	See PHMM16
SAPMM018 Replaced by PHMM09	20	3.2.7	See PHMM09
SAPMM019	20	3.2.10	Add the following to end of paragraph: 'Development proposals should consider a comprehensive range of sustainable transport measures to encourage non-car-based travel.'
SAPMM020	21	3.2.11	At end of second bullet point entitled 'Surface Water Management and SUDs potential' add the following sentence: 'It is important that appropriate surface water management methods are considered early in the planning of all sites as it can affect site layout.'
SAPMM021 Replaced by PHMM09	24	3.3.9	See PHMM09
SAPMM022	25	3.3.12	Insert the following sentence at the end of the paragraph: 'Development proposals should consider a comprehensive range of sustainable transport measures to encourage non-car-based travel.'
SAPMM023 See also PHMM21	25/26	3.3.15	This proposed Modification has been substantially modified by PHMM21. For ease of reference the whole of the SAPMM023 and PHMM21 changes are shown in PHMM21.
SAPMM024	25/26	3.3.15	At end of 2nd bullet point entitled 'Surface Water Management and SUDs potential' add the following sentence: 'It is important that appropriate surface water management methods are considered early in the planning of all sites as it can affect site layout.'

SAPMM025	27	3.3.1.2	Delete 3rd sentence and replace by: 'In particular, Government policy (NPPF) requires LPAs to demonstrate the availability of a continuous five-year supply of deliverable housing land plus a buffer of sites which may be drawn forward from a later phase in the plan (see paragraph 3.5.2). As a result housing land allocated in this plan will be phased into five-year periods but where it is demonstrated that a site can be developed and needs to come forward to maintain this supply, some sites may be developed in advance of the phasing indicated in policies.'
SAPMM026 Replaced by PHMM09	27	3.3.2.1	See PHMM09
SAPMM027 See also PHMM23	29/30	Policy DE3	Add as a separate paragraph to end of policy: 'A Travel Plan should be prepared as part of the masterplan process to explore a range of sustainable travel measures to encourage occupants of the new development to use non-car-based travel modes.'
SAPMM028 See also PHMM2	31	3.4.1.4	This proposed Modification has been substantially modified by PHMM24. For ease of reference the whole of the SAPMM028 and PHMM24 changes are shown in PHMM24.
SAPMM029 Replaced by PHMM09	31	3.4.2.3	See PHMM09
SAPMM030	31	3.4.2.3	After 3.4.2.3 insert new paragraph: 'Spread over 16 LSCs, this is a small amount of housing, and choices have had to be made about which villages are best able to accommodate new homes. The Council decided that a small number of sites should be allocated in a few villages, This would provide a range and mix of small sites across the District, whilst meeting the housing needs of the rural communities for both market and affordable housing, without over-burdening the existing infrastructure of these villages or impinging upon the landscape and open countryside.'
SAPMM031 Replaced by PHMM25	31	3.4.3.1	See PHMM25
SAPMM032 Replaced by PHMM25	31	3.4.3.1	See PHMM25

SAPMM033 Replaced by PHMM25	31	3.4.3.1	See PHMM25
SAPMM034 Replaced by PHMM25	31	3.4.3.1	See PHMM25
SAPMM035	32	3.4.4.2	Delete 3rd sentence and replace by: 'In particular, Government policy (NPPF) requires a continuous five-year supply of deliverable housing land: therefore, allocated land will be phased into five-year periods.'
SAPMM036 Replaced by PHMM09	32/33	3.4.5.2	See PHMM09
SAPMM037	34	3.5.1	Add the following text to the end of the paragraph: 'Allocations will normally be released in accordance with the phasing indicated in the policies, subject to infrastructure delivery and maintaining a continuous five year supply of deliverable sites. If delivery constraints can be satisfactorily addressed, allocated sites could be released earlier, if it is demonstrated that the site is needed to maintain a five year supply.'
SAPMM038 Deleted by PHMM34	34	3.5.2	See PHMM34
SAPMM039 See also PHMM34	34	3.5.2	This proposed Modification has been substantially modified by PHMM34. For ease of reference the whole of the SAPMM039 and PHMM34 changes are shown in PHMM34.
SAPMM040 Deleted by PHMM35	34	3.5.2	See PHMM35
SAPMM041	38	4.1.9	Delete first sentence and replace by: 'The Government has introduced legislative changes, as part of the Localism Act, which allow community groups to nominate "assets of community value.'
SAPMM042	43	4.3.2	Delete text and replace by: 'National policy is to protect the countryside from inappropriate development. The National Planning Policy Framework recognises the need to support sustainable growth and businesses in rural areas, and also that diversification into non-agricultural uses is vital to ensure the continuing vitality of rural areas.'

SAPMM043 See also PHMM41 – 43.	59	New Policy and text	This proposed Modification has been substantially modified by PHMM41 - 43. For ease of reference the whole of the SAPMM043 and PHMM41 - 43 changes are shown in PHMM43.
SAPMM044 See also PHMM46 - 66	60-67	Section 5 – Implementation and Monitoring	Delete Table and Key and replace by Table in Appendix A(1). NB For ease of reference the Table in Appendix A(1) includes the changes proposed by PHMM46 – 66.
SAPMM045 Deleted by PHMM45	63	5.2.8	See PHMM45
SAPMM046 Deleted by PHMM46	63	5.2.9	See PHMM46
SAPMM047	63	5.2.11	Delete '.' At end of first sentence and add: '..., but development (on an individual and/or cumulative basis) does have the potential to have localised impact, particularly for individual junctions.'
SAPMM048	64-67	Infrastructure Detail and Cost Table	Delete Table and replace by Table in Appendix A(2).
SAPMM049	71	Glossary	Add the following definitions in alphabetical order: **Community Assets:** are community facilities that are available for use by all of the community. For example churches, village halls, hospitals, and public houses. They may be multi-purpose facilities and will generally be buildings; however children's play areas and sporting facilities may also be community assets. **Cultural Facilities:** can be described as buildings, places and features which demonstrate, facilitate and support the arts, and would include theatres, galleries, museums, public art and art centres. **Use Classes Order**: groups, types of uses of land and buildings into classes. This allows premises to change from one similar use to another without the need for planning consent. Change of use from one class to another would normally need planning consent. **Floodzone 3:** land assessed by the Environment Agency as being at high risk of flooding. FZ3a comprises land assessed as having a 1 in 100 or

			greater annual probability of river flooding in any year. FZ3b is the functional floodplain comprising land where water has to flow or be stored in times of flood. **SuDS:** Sustainable drainage systems or sustainable (urban) drainage systems: a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques.
SAPMM050	71	Glossary	Add the following definition in alphabetical order: **Housing and Economic Development Plan Document (H&EDPD):** A document prepared by South Kesteven District Council as part of the Development Plan under the previous planning regime. This plan was not progressed beyond consultation in 2006.

PHMM** Main Modifications

Ref	Page	Policy/Paragraph	Main Modification
PHMM01	3	1.1.3-4	Delete texts of paragraphs and replace by: 'A standard set of criteria which was established by the Core Strategy have been used as the basis for the detailed site assessment process (which is described in the Supplementary Evidence Document (July 2013) published in support of this plan). The site assessment process covered four distinct stages including the assessment of the sustainability of all reasonable options, which is described in the SA/SEA Addendum Report (July 2013). The Core Strategy criteria upon which the site assessment was based 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 in conformity with the principles of sustainable development set out in the National Planning Policy Framework (NPPF).'
PHMM02	5	1.2.1	Delete final sentence and replace by: 'The responses received about sites through consultation at all stages in the plan preparation (including Pre-submission consultation and examination hearing sessions in November 2012) have been taken into account and where planning matters relating to sites have been raised these have been used to inform the site assessment

			process.'
PHMM03	5	1.3.1.1	Delete 2nd sentence of SAPMM001 Delete SAPMM002 and replace by: 'The Core Strategy was adopted prior to the publication of the NPPF, and it will be necessary to consider whether there is a need to review aspects of the Core Strategy to ensure conformity with the NPPF. A Scoping of the extent of any review will be completed by the end of 2013, and any review will be dependent on its outcome.'
PHMM04	7	1.4.6	Delete paragraph text and replace by: 'In addition to the technical studies listed above a Background Evidence Report has been prepared which explains how and why policies within the plan have been prepared. A Supplementary Evidence Document (July 2013) has also been prepared which explains the site assessment process and includes a summary sheet of the assessment of each site considered. The Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) formed part of the site assessment process and was used to assess the suitability of the 16 Local Service Centres (LSCs) for a planned housing allocation. The SA/SEA Addendum Report (June 2013) describes how the LSC villages were assessed and what the outcome of the assessment was. This process established which of the 16 LSCs would be suitable for a housing allocation.'
PHMM05	8	1.6.6	Delete paragraph text and replace by 'The assessment of other plans and programmes and the consideration of baseline data is an integral part of the SA process. An SA/SEA Addendum report (June 2013) has been prepared in support of this plan which sets out clear and consistent methodologies and assessment frameworks for the assessment of the sustainability of the 16 Local Service Centres for a housing allocation; all reasonable alternative development site options and; proposed policies. The SA/SEA Addendum Report provides as assessment of the potential effect of policies and development options on environmental, social and economic objectives. 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 SA/SEA Addendum Report June 2013.'
PHMM06	12	Presumption in Favour of Sustainable Development	After '2 Vision and Objectives' section insert the following text and Policy in a new Section:

			'Presumption in Favour of Sustainable Development The National Planning Policy Framework confirms that there should be a presumption in favour of sustainable development, and that all plans should be based upon and reflect this presumption, with clear policies to guide how the presumption will be applied locally. The Framework also confirms that there are three clear dimensions to sustainable development: economic, social and environmental. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise. In order to meet this requirement, the following policy will be applied. Policy SD1: Presumption in Favour of Sustainable development. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether: any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or specific policies in that Framework indicate that development should be restricted.'
PHMM07	12	Site Allocations and Development	Before '3.1 Stamford':

		Policies	Insert text and Tables set out in Appendix A(2)
PHMM08	12		Before '3.1 Stamford': Insert the following text: 'The primary objective of the Spatial Strategy in the Core Strategy is to promote a sustainable pattern of development by directing new development to those settlements with the best range of local facilities, which allow residents to choose to carry out their day to day activities without the need to make private car journeys. As such the Spatial Strategy directs the majority of development to the four towns in the District, with some limited development in the 16 most sustainable villages identified as Local Service Centres (LSCs). A large number of sites have been considered and assessed in detail as part of the process of determining which sites to allocate in each town and the LSCs. The detailed process together with the outcome and conclusion of the assessments is provided in the accompanying documents: Supplementary Evidence Document July 2013. The site assessment process used the criteria established by the Core Strategy (5.1.5 and 6.1.8) as the basis for a four stage site assessment. A first sift of sites was undertaken to check their compatibility with Core Strategy Policies. Those sites which were not compatible were ruled out at this stage. In addition sites which were significantly affected by national wildlife and heritage designations, or which include significant areas of Flood Zone 3 or Cordon Sanitaire were also ruled out at this first sift. Remaining sites were then assessed using a detailed SA/SEA framework. This process considered the potential effect of the development of each site on environmental, social and economic objectives (this process and the assessment outcomes is detailed in the SA/SEA Addendum Report - June 2013). Sites were also assessed against a series of more detailed site factors to determine which were the most preferable options for allocation. Finally consideration was given to the availability of sites for development and, using the criteria provided in the NPPF, the potential viability and deliverability of sites, to ensure that proposed allocations would be developable and deliverable.'
PHMM09	13	3.1.9	Delete text and replace by: 'Between April 2006 and 31 March 2013, 560 houses had been built in Stamford. The remaining requirement for the town is, therefore, 580 houses (an annual rate of 44 per year for the

			remaining 13 years). In addition, 173 homes had planning permission at 31 March 2013. Together, the completions and commitments for Stamford total 733.'
	16	3.1.2.1	In first sentence delete '750' and replace by '703'. In first bullet point delete text and insert: '173 new homes on sites with planning permission at 1 April 2013' In 2nd bullet point delete text and insert: '130 homes on a range of sites allocated within the town (Site STM1d has planning permission so is not included in this figure)'
	20	3.2.7	Delete 5th sentence and replace by: 'Between April 2006 and 31st March 2013 some 1,133 houses have been built in Bourne and a further 1,576 have planning permission.'
	24	3.3.9	Delete paragraph text and replace by: Between April 2006 and 31st March 2013 412 houses had been built in The Deepings. The remaining requirement for the town is therefore 458 houses (an annual rate of *35* per year for the remaining 13 years). In addition 288 homes had planning permission at 31st March 2013. Together, the completions and commitments for The Deepings total 700 homes.
	27	3.3.2.1	In first sentence delete '600' and replace by '588'. Delete bullet point texts and replace by: • 288 new homes on sites with planning permission at 1 April 2013 • 300 homes on allocated sites including 200 homes on a single mixed use extension site allocated to the north of the town (Policy DE3) (Sites DE1a and DE1b have planning consent so have not been included within this figure).'
	31	3.4.2.3	Delete first sentence and replace by: 'Between April 2006 and 31st March 2013, 756 houses had been built in the LSCs and planning permission exists for 268 more homes.' Delete final sentence.
	32	3.4.5.2	Delete paragraph text and replace by: 'Provision is made in this plan for the development of at least 438 new homes in the 16 LSCs identified

			in the Core Strategy Policy SP2 for the period to 2026. Comprising: • 268 new homes on sites with planning permission at 1st April 2013 and • 170 homes on sites allocated in those villages which are considered most able to accommodate additional development.'
PHMM10	14	3.1.14	Add the following sentence at the end of the first paragraph: 'In November 2012 the Environment Agency and Anglian Water issued a joint statement which updates the findings of the WCS for a number of catchments. The conclusions of this update statement have been used to update the information about the water cycle set out below.'
	25	3.3.14	Add the following sentence at the end of the paragraph: 'In November 2012 the Environment Agency and Anglian Water issued a joint statement which updates the findings of the WCS for a number of catchments. The conclusions of this update statement have been used to update the information about the water cycle set out below.'
PHMM11 Replaces SAPMM012	14	3.1.14	Delete text in the 3rd paragraph of text and replace by: 'The Stamford WwTW has sufficient headroom capacity and there is no constraint at the Stamford Treatment Works to accommodate growth proposed in the town.' Delete 4th paragraph of text and replace by: 'An Urban Pollution Management (UPM) model has been undertaken to assess the capacity of the existing sewerage network. This UPM has determined that there would be insignificant impact on water quality and therefore the amount of growth considered could be accommodated by the existing sewerage network within the necessary environmental limits. Pre-application discussions are recommended to determine whether any localised reinforcements are required, and appropriate conditions shall be imposed on planning applications to ensure adequate foul drainage is available.'
PHMM12	22	3.1.2.3	After 3.1.2.3 insert as a new paragraph the following text: 'An urban extension is proposed to the west of the town between Empingham Road and Tinwell Road

			to meet most of the town's housing and employment land needs. This site is expected to deliver a significant number of new homes and jobs throughout the middle part of the plan period. The development is expected to be of a high quality design and layout to reflect its gateway location, and should incorporate a good mix and balance of housing, employment and community uses together with structural landscaping and open space. The location of the site adjacent to the A1 makes it highly suitable and attractive to the employment market and the development will be expected to deliver a high number of good quality jobs to capitalise upon this location. To reflect this Policy STM2 allocates an indicative area of 14 ha of land for employment generating development within Use Classes B1 and B2, and policy STM3 requires that a 10 ha business park is provided as part of the employment development. Consideration may be given to proposals for a smaller area of employment development, and/or other employment generating uses, as part of the overall development of the site, provided that it is clearly demonstrated that the proposal would generate a greater number of jobs than the typical employment gains associated with B1 and B2 uses for that site area and that the proposed uses will not have a detrimental impact on neighbouring properties. However, the amount of employment land included within a development proposal for the site should not be less than 10ha.'
PHMM13	16	Policy STM1	In the first line of the Policy, insert the following text after 'development': '.. , and should include up to 35% affordable housing in accordance with the provisions of Core Strategy Policy H3. The table below includes an indicative amount of affordable housing to be provided.' NB: the addition of 'up to' is proposed by the Council as a Minor Modification to bring the Policy fully into line with Core Strategy Policy H3.
	28	Policy DE1	In the first line of the Policy, insert the following text after 'development': '.. , and should include up to 35% affordable housing in accordance with the provisions of Core Strategy Policy H3. The table below includes an indicative amount of affordable housing to be provided.' NB the addition of 'up to' is proposed by the Council as a Minor Modification to bring the Policy fully into line with Core Strategy Policy H3.
	33	Policy LSC1	In the first line of the Policy, insert the following

			text after 'Centres': '.. , and should include up to 35% affordable housing in accordance with the provisions of Core Strategy Policy H3. The table below includes an indicative amount of affordable housing to be provided.' NB the addition of 'up to' is proposed by the Council as a Minor Modification to bring the Policy fully into line with Core Strategy Policy H3. NB In the heading of the third column of the Table the Council proposes to replace 'Area' by 'Net Developable Area' as a Minor Modification.
PHMM14	16	Policy STM1	In line STM1a of the Table, After 'Road' in column 2 add 'to be developed as a single site with a single access, subject to the satisfaction of the Highway Authority.' Delete '30' in column 3 and replace by '50'. Delete '10' in column 4 and replace by '17'. NB The proposed Main Modification will require an appropriate change to the Proposals Map. NB As a Minor Modification the Council proposes adding text to explain that development proposals for the Policy STM1a site will need to take into account an assessment of impacts on heritage assets which may have a bearing on the quantum of development delivered from the site.
PHMM15	17	Policy STM2	Add a 5th line to the Table and insert; In column 1 'STM2d' In column 2 'Land east of Ryhall Road ##' In column 3 '3ha' In column 4 'General employment B1 and B2' Add the following text as an additional paragraph at the end of the Policy: '## Development proposals for this site would be expected to demonstrate that all vehicle movements arising from the development and its use can be safely accommodated within the existing highway network, and that the proposed

			point of access (either from Uffington Road or Ryhall Road) to the site satisfies highway safety guidelines. Restrictions may be applied to the size of vehicle and number of vehicular movements arising from the development because of existing weight restrictions within the town.' NB: the proposed Modification will require an appropriate change to the Proposals Map.
PHMM16	18	Policy STM3	Delete text of Policy and replace by: '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. Provision should also be made for 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). Consideration will be given to the development of a smaller area of employment land and to other employment generating uses, provided that it is clearly demonstrated that the proposal would generate a greater number of jobs than the typical employment gains associated with B1 and B2 uses from the area of land specified. 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: • The provision of a vehicular access through

			the site linking Empingham Road and Tinwell Road for buses, pedestrians, cyclists and emergency service vehicles. Any through route access for private vehicles will be designed to discourage rat-running through the development. • 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 protect the amenity of existing residents with the provision of a landscaped corridor between the new development and the existing residential area on Lonsdale Road. Green infrastructure should incorporate different forms and types of open space and landscaping including private and 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 35% affordable homes in accordance with the provisions of Core Strategy Policy H3 • 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, and facilitates links with 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 The masterplan should be prepared in consultation with the local community. A Travel Plan should be prepared as part of the masterplan process to explore a range of sustainable travel measures to encourage occupants of the new development to use non-car-based travel modes.' NB: As Minor Modifications the Council proposes to add the words 'up to' in reference to affordable housing and the addition of the words 'an equivalent or' in respect of job numbers.
PHMM17	22/23	Policy B1	In line B1a of the Table delete '14ha' in column 3 and replace by '16ha' NB the proposed Modification will require an appropriate change to the Policies Map.
PHMM18	22/23	Policy B1	In line B1c of the Table delete '7ha' in column 3 and replace by '3ha' NB the proposed Modification will require an appropriate change to the Policies Map.
PHMM19	22/23	Policy B1	After the Table insert the following text as a new paragraph: 'A Green Travel Plan should be prepared as part of a planning application for these sites. The plan should explore a range of sustainable measures to encourage occupants of the new development to use non-car-based travel modes.'
PHMM20	25	3.3.10	Add the following text at the end of paragraph: 'There has been a fundamental shift in economic conditions since the Core Strategy evidence base was produced and more recent evidence, including the Employment Land Capacity Study completed in 2010, points to more modest overall employment land being required to deliver the same increase in jobs and economic output and, therefore, less land is allocated than is required by the Core Strategy.'
PHMM21 Incorporating SAPMM023	25/27	3.3.15	Delete text in first bullet point and replace by: **'Wastewater Treatment and sewage network:** Market Deeping and Deeping St James lie within the catchment for Deeping WwTW. Whilst there is sufficient headroom at the WwTW to accommodate the proposed development growth for the plan period, the hydraulic capacity of the WwTW is constrained by the current consented Dry Weather Flow (discharge consent). Anglian Water has explored the options with developers and the Environment Agency and considers there is

			reasonable prospect that a solution, that would not entail a new discharge consent, could provide sufficient capacity to serve the proposed growth. Anglian Water has created a programme of works to include auditing the consented traders and surveying (with CCTV) sections of the sewerage network to identify areas where groundwater and surface water is infiltrating the system. Given the scale of the catchment and the recorded flows at the works, Anglian Water consider there to be reasonable prospect that sufficient infiltration will be identified and removed to enable the proposed development. Developers should make early contact with Anglian Water to identify the work which may be required to service a development site.'
PHMM22	28	3.3.2.4	After 3.3.2.4 insert the following text as a new paragraph: 'The Council would wish to ensure that employment development on the urban extension is appropriate to its prominent location at the gateway to Market Deeping. This is a sensitive area and could provide an opportunity for a prestigious development, where the quality and quantity of jobs provided is a most important factor. To reflect this Policy DE2 allocates an indicative area of 6ha of land for employment-generating development within Use Classes B1 and B2. Consideration may be given to proposals for a smaller area of employment development, and/or other employment generating uses as part of the overall development of the site provided that it is clearly demonstrated that the proposal would generate a greater number of jobs than the typical employment gains associated with B1 and B2 uses from the site area specified and that the proposed uses will not have a detrimental impact on neighbouring properties.' NB: As a Minor Amendment the Council is proposing to add the words 'an equivalent or' to the text.
PHMM23	29	Policy DE3	Insert the following text at the end of the 2nd paragraph: 'Consideration will be given to the development of a smaller area of employment land and to other employment-generating uses, provided that it is clearly demonstrated that the proposal would generate a greater number of jobs than the typical employment gains associated with B1 and B2 uses from the area of land specified.' NB: the addition of 'an equivalent or' is proposed by the Council as a Minor Modification

			In the 4th bullet point of the 4th paragraph delete the text and replace by: Incorporates an appropriate mix of residential tenure and type that respects the surrounding context, including up to 35% affordable homes in accordance with the provisions of Core Strategy Policy H3 NB: the addition of 'up to' is proposed by the Council as a Minor Modification to bring the Policy fully into line with Core Strategy Policy H3. Delete the 9th bullet point in the 4th paragraph
PHMM24	31	3.4.1.4	Delete paragraph text and replace by: 'The Outline Water Cycle Study has concluded that water resource availability is not an issue in the District. The Detailed Water Cycle Study identified that there was hydraulic capacity within all wastewater treatment works serving the LSCs to accommodate the modest levels of growth planned, except at Harlaxton, and Marston (which serves Barrowby and Great Gonerby as well as Grantham). In November 2012 the Environment Agency and Anglian Water issued a joint statement which updates the findings of the WCS for a number of catchments. The conclusions of this update statement have been used to update the information about the water cycle set out below. Harlaxton: Anglian Water and the Environment Agency consider there to be a reasonable prospect that sufficient areas where groundwater and surface water is infiltrating the system could be identified and removed to enable small-scale new development, however no site is allocated in Harlaxton. Marston: (which serves Barrowby and Great Gonerby) Due to the scale of development likely to be considered at Great Gonerby, Anglian Water and the Environment Agency do not consider there to be a wastewater infrastructure constraint to growth. No site is allocated in Barrowby. In Long Bennington flooding in the sewer catchment was identified as requiring a strategic solution, rather than a local upgrade, however there are some areas that could be developed without impacting on the constrained area. The allocated site is not affected by this constraint but other development proposals in the village may be restricted. Off-site reinforcement may include enlarging downstream pipes, installing storage or upgrading pumping stations. Developers should

			make early contact with Anglian Water to identify whether any proposals fall within the constrained area, and whether any works are required, and appropriate conditions shall be imposed on any planning permissions. For developments in all areas, Anglian Water recommend pre-application discussions to determine the extent of any water and infrastructure requirements, and to identify whether any localised reinforcements are required, as well as the imposition of appropriate conditions on planning approvals.'
PHMM25	31/32	3.4.3.1	Delete paragraph text and replace by: 'The identification of the 16 LSCs in the Core Strategy was based upon an assessment of the relative sustainability of settlements across the District; in particular regard had been given to the range of facilities within each village. In determining which villages should be designated as an LSC, nine essential facilities were identified in the Core Strategy. Those villages which have seven or more of the nine essentials were identified as LSCs. The Core Strategy clearly sets out (paragraph 5.1.6) that it is not expected that an allocation will be proposed in each LSC, and that regard would be given to the capacity of each settlement to accommodate and support new development. To assess which of the 16 LSCs is more suitable for additional planned development, a detailed assessment of the overall sustainability of each settlement has been undertaken. This has been done through the SA/SEA process and is reported in Chapter 3 of the SA/SEA Addendum Report June 2013. This considered: • any potential constraints to further development – for example the capacity of the local waste water network, or whether there are important local or national designations within a village which may be adversely affected by additional development; • the range and capacity of local services and facilities within the village and the ability to easily access those which are not present in the village. All 16 villages will have between 7 and 9 of the essential criteria identified through the Core Strategy preparation, but the range of shop types and services offered within each village does vary. • the ability to access a wide range of job

			opportunities within the village • consideration of the proximity of each village to the four towns of the District and therefore the ability for residents to walk and cycle to them • the availability of public transport to access a greater range of services and facilities as well as employment opportunities. As a result of the SA/SEA methodology the LSC villages have been grouped into four tiers depending upon the range of local services and facilities within them and the ability of resident within the villages to access those services which are not present by foot/cycle and public transport. Having determined which tier each LSC falls within, sites have been selected for allocation on a cascade basis where preference has been given to sites within Tier One villages first. Sites in Tier Two villages were only considered for allocation because there was insufficient suitable land within Tier One villages to meet the outstanding housing requirement, and it was considered that the cumulative effect of allocating all suitable sites within Tier One villages would have a significant adverse effect on the SA/SEA objectives. The decision about which site to allocate was made on a comparative basis of suitable sites across the Tier Two villages. Thus the prospect of an allocation being made in villages within Tiers Three and Four has proved to be unnecessary.'
PHMM26	32	3.4.4.3	In 3rd sentence delete 'three sites' and insert 'two sites'. Add the following text at the end of the paragraph: 'It should also be noted that planning proposals for development of site LSC1d (at Great Gonerby) should be assessed with reference to Policy SAP11 for its impact on the setting of Belton House and Park.'
PHMM27	33	Policy LSC1	In line LSC1a delete entries in columns 2 – 5. Insert additional column between columns 2 and 3 and insert; '1.26' in LSC1a line '1.44' in LSC1b line '1.12' in LSC1c line '0.98' in LSC1d line

			'0.96' in LSC1e line In Totals line delete '185' in former column 3 and replace by'170', delete '63' in former column 4 and replace by '58'. NB: the proposed Modification will require an appropriate change to the Policies Map.
PHMM28	33	Policy LSC1	In line LSC1a: Insert 'former Aveland High School, Birthorpe Road, Billingborough' in column 2 Delete '20' in former column 3 and replace by '35' Delete '7' in former column 4 and replace by '12' Delete '2021-2026' in former column 5 and replace by '2011-2016'. NB: the proposed Modification will require an appropriate change to the Policies Map which should reflect the Minor Modifications proposed by the Council.
PHMM29	33	Policy LSC1	In LSC1c line delete entry in column 2. NB: the proposed Modification will require an appropriate change to the Policies Map.
PHMM30	33	Policy LSC1	In LSC1c line insert the following text into column 2: 'Land west of Swinstead Road, Corby Glen' NB: the proposed Modification will require an appropriate change to the Policies Map.
PHMM31	33	Policy LSC1	Delete entries in line LSC1e. Re-number line LSC1f accordingly.
PHMM32	33/34	Policy LSC1	Delete paragraph of text after the first Table and replace by: 'Allocation of these sites provides 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 SAP10 of this Plan). However, the provision of additional local facilities can also enhance the range and capacity of existing provision. The following sites will be required to deliver additional specific community benefit as part of any proposal for housing development: • LSC1a (Billingborough): residential

			development will only be permitted on the previously developed part of the former Aveland High School [approximately 1.5ha]. The remainder of the site [approximately 2.5ha] should remain as open space for community use (including playing fields and allotments), and the development must ensure provision of public access through the site to the open space. • LSC1b (Colsterworth): residential development of this site should be designed to allow for the development of a small local scale shop to serve the needs of the local community either as part of the development or at a later date.' NB: the proposed Modification will require an appropriate change to the Policies Map. NB: As a Minor Modification the Council proposes the deletion of 'remain as open space' and its replacement by 'be provided as open space' in the Policy LSC1a entry above.
PHMM33	33/34	Policy LSC1	Delete second table in Policy.
PHMM34	34	3.5.2	Before paragraph 3.5.2 text insert the following as a new paragraph: 'The Council continues to monitor housing land supply and prepare an annual five-year land supply paper which assesses previous delivery rates as well as identifies a deliverable supply of housing land for that five-year period. The housing land supply paper is used to prepare the Annual Monitoring Report. Where necessary, this process of monitoring will lead to the identification of sites which are allocated in a later phase of the plan period, but which could be brought forward if it was considered necessary in order to maintain the five-year land supply and the appropriate buffer. In the event that insufficient allocated housing land is available to be brought forward to provide a five-year supply, consideration will be given, in accordance with the Core Strategy, to undertaking a partial review of the allocations included in the Plan and to granting planning permission for additional housing sites which meet the locational requirements of Core Strategy Policies SP1 and H1.'
PHMM35	34	3.5.2	Delete paragraph added by SAPMM040
PHMM36	35	3.5.2	Insert the following text after the first sentence of the paragraph: 'It is, however, recognised that the planning process for large developments, such as the urban

			extensions proposed for Stamford and Deepings, can be lengthy. Indications are that this can take a further two years to complete, and that for these large developments it may be two or three years from submission of the planning application to the first house completions on it. In such circumstances, earlier approval to ensure that delivery occurs in the identified phase would be appropriate.' Remainder of paragraph 3.5.2 should be included as a separate, following paragraph.
PHMM37	35/36	Policy SAP H1	After paragraph 1 insert the following text as a new paragraph: 'Development in the town of Grantham is the subject of a separate plan: the Grantham Area Action Plan (GAAP). Proposals for housing development within and on the edge of Grantham will be considered in accordance with policies of the Core Strategy and GAAP.'
PHMM38	51	4.4.8	After 4.4.8 insert the following text as a new paragraph: 'The site identified in Policy SAP5 as ExE LSC1, comprising the triangle of land west of the Old Great North Road, north of the railway line and east of the A1, is occupied by various companies, including a motel and petrol filling station, a major retail superstore and garden centre, and includes warehousing as well as some expansion land. The Employment Land Capacity Study, prepared for the Council, identified land to the east of the Old Great North Road as also being suitable for a range of employment uses, and recognised that its location, immediately adjacent to the strategic road network with the potential to access a rail link, would make it attractive to the market. The Council is keen that the important role played by Gonerby Moor in the local economy continues, but would not wish further development here to be to the detriment of the economy of Grantham and the ability of Grantham to deliver the employment opportunities which are identified within the Grantham Area Action Plan. Any future development at Gonerby Moor should therefore complement existing and proposed employment provision in Grantham, by addressing specific locational requirements of employment uses which cannot be met by land or premises in Grantham. Suitable employment-generating development in this location is that which cannot be accommodated on current or allocated employment sites in Grantham, and which requires good, easy access to the strategic road network and utilises the potential for rail access which is only available in this location. Town

			centre uses are not considered appropriate in this area, although it may be a suitable location for "land-hungry" developments with low staff levels. No specific site is allocated in this plan for this purpose however the proposals map indicates a search area within which a scheme may be considered appropriate. Proposals which go beyond the search area will not be acceptable.'
PHMM39	51	Policy SAP6	Delete Policy text and replace by: 'Within the search area identified on the proposals map, new employment-generating development will be permitted at Gonerby Moor where the applicant clearly demonstrates that the proposal is for: • A specific use or development whose land and locational requirements cannot be accommodated on land which is allocated for employment use in the Grantham Area Action Plan and that no other premises or land is available or suitable to meet the needs of that development within Grantham or • Development which takes full advantage of the potential for rail-freight access which is only available at this location. In all cases proposals must demonstrate that the development: • does not exceed the search area identified on the proposals map • can be satisfactorily accessed and the capacity of the highway network, including the A1 slip road roundabouts, can accommodate additional traffic movements. • can be accommodated within the landscape without a detrimental impact upon the open countryside • enhances access to the area from alternative forms of transport such a rail, cycle, foot and bus.' NB: the proposed Modification will require an appropriate change to the Policies Map.
PHMM40	56	Policy SAP8	In the text defining "on the edge of the defined town centre" delete '(up to 300 metres)'. and add the following text to the definition: 'For retail purposes this is up to 300 metres, for other main town centre uses this is within 300

			metres and for offices this is outside the town centre but within 500 metres of a public transport interchange.'
PHMM41	59	New Policy and text	See PHMM43 below
PHMM42	59	New Policy and text	See PHMM43 below
PHMM43	59	New Policy and text	This Modification substantially modifies Modifications previously proposed by the Council as SAPMM043. After Policy SAP10 and paragraph 4.7.8 insert the following text and policy: **'Belton House and Park**. The Grade I listed Belton House and its Grade I registered historic park and garden are heritage assets of international importance. In recognition of its importance 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 for development proposals within the defined area. The Belton House and Park Setting Study will be a material consideration when assessing the impact of proposals for developments which fall within the defined extent of the setting of Belton House and Park. The Belton House and Park Setting Study defines the extent of the visual setting of Belton House and Park and identifies the types of development which can impact upon it (Section 3 of the Study). All development proposals are assessed against the criteria in Core Strategy Policy EN1 for their impacts. However, in view of the importance of Belton House and Park, it is considered appropriate that proposals for development within the parameters set out in Section 3 of the Setting Study should include an assessment of their impact on the House and Park. **Policy SAP 11: 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, using the Belton House and Park Setting study to inform the assessment of the impacts, 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 they have taken account of the setting of Belton, and that any adverse impacts have been removed and/or mitigated. This policy meets Plan Objective 8.'
PHMM44	60	5.1.3	Delete paragraph text and replace by: 'The allocations in the Plan have been phased to ensure a continuous supply of housing development throughout the Plan period. This phasing has taken account of any supporting infrastructure requirements, as well as the need to ensure a rolling five-year supply of deliverable sites. The Housing Trajectory [included in the Core Strategy and the Five Year Housing Land Supply Paper] demonstrates how the housing allocations, together with the existing housing commitments, meet the housing requirements each year. Data recording the housing permissions granted and the numbers of houses started and completed each year is reported in the Annual Monitoring Report, which measures the effectiveness of the Plan policies. The triggers set out in Table 1: Monitoring Framework are also used when assessing effectiveness, or otherwise, of the Plan policies.'
PHMM45	60	5.1.3	Insert the following text as a new paragraph after 5.1.3: 'This continuous monitoring should highlight patterns of development. If it becomes apparent, after three consecutive years, that the housing targets are not being met, the Council will consider bringing forward additional sites or the phasing of allocated sites to make up the shortfall and to ensure that sufficient housing is being delivered.'
PHMM46 - 66	60	Section 5: Implementation and Monitoring Framework	Modification SAPMM044 proposed a revised Framework. PHMM46 – 66 propose a number of changes to the Table. The revised Framework including the PHMM46 – 66 changes is contained in Appendix A(1).
PHMM67	63	5.2.8 and 5.2.9	Delete paragraphs and associated SAPMM*** changes.

Table1: Monitoring Framework						
Policy	**DPD objective**	**Responsible Agencies**	**Target(s)**	**Indicators / Monitors**	**Trigger**	**Action and contingencies**
SD1: Presumption in Favour of Sustainable development			No more than 20% of the refused applications are allowed on appeal over a 5 year period	Number of planning permissions refused on the basis of this Policy which were allowed on appeal		Review this Policy if more than 20% of the refused applications are allowed on appeal over a 5 year period
STM1: Housing Allocations in Stamford (including affordable housing in accordance with Core Strategy Policy H3)**:** phased delivery of residential development on 5 sites	This policy satisfies spatial objective 1, 2, 3, 8, 10 and 11	Developer / Landowner Registered Provider	Deliver an average of 55 dwellings per annum each year of the plan period (based upon Core Strategy policy H1)	Net additional housing completions each year - monitored through AMR	Shortfall of 20% of annual target according to the adopted Core Strategy Housing Trajectory (trajectory updated annually in the AMR) over 3 consecutive years	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties. Bring sites forward in later phases of plan period if appropriate, in accordance with 5 year Housing Land Supply, and additional sites should be allocated, if housing targets are not being met after 3 consecutive years. Work with key partners, developers and land owners to facilitate and enable development (eg:
STM1a: 50 units (including 17 affordable) 2011-2016			Deliver 50 new homes by 2016	Housing commitments and completions in AMR	No planning application by 2013	
STM1b: 30 units (including 10 affordable) 2011-2016			Deliver 30 new homes by 2016	Housing commitments and completions in AMR	No planning application by 2013	
STM1c: 50 units (17 affordable units) (part of STM2b) 2016-2021			Deliver 50 new homes by 2021	Housing commitments and completions in AMR	No planning application by 2018	
STM1d: 50 units (including 17			Deliver 50 new homes (in association with relocation of	Housing commitments and completions in AMR	No planning application for	

affordable), linked to Football Club relocation 2016-2021			football club) by 2021		redevelopment of Football Club by 2016	access to finance, including grants, renegotiation of S106 etc). Consider whether policy review is appropriate.
STM1e: 400 units (including appropriate affordable housing @ 35%) (part of STM3) 2016-2026		See STM3				
STM2: Employment allocations in Stamford: employment development on 3 sites	This policy satisfies spatial objective 3, 8, 9 and 10	Developer / Landowner	Delivery of additional employment floorspace each year on sites allocated for employment generating uses	Amount of additional employment land floorspace completed	No net increase in employment floorspace on allocated sites as shown by annual monitoring of development on a rolling three year basis	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties. Work with key partners, developers and land owners to facilitate and enable development (eg: access to finance, including grants, renegotiation of S106 etc). Consider review of policy if appropriate.
STM2a: 8ha - B1, B2 & B8			Deliver 8ha B1, B2 and B8 uses over the plan period	Amount of additional employment land floorspace completed	No planning application by 2021	
STM2b: 2ha - B1 & B2 (part of STM1c)			Deliver 2ha B1 & B2 use as part of mixed development	Amount of additional employment land floorspace completed	No planning application by 2018	
STM2c: 14ha Business Park (in B1 & B2) (part of STM3)			14ha High Quality Business Park as part of urban extension	See STM3		

STM2d: 3 ha B1 and B2			Deliver 3ha B1 and B2 uses over the plan period	Amount of additional employment land floorspace completed	No planning application by 2021	Identify problems & barrier(s) to development via assessment and/or discussions with interested parties. Consider review of policy if appropriate
STM3: Mixed Use Urban Extension site in Stamford: 400 houses (including 35% affordable units) + 14ha employment land (including 10ha Business Park) 2016-2026 Masterplan required for details: to include access road, GI provision, other infrastructure provision, "local centre" provision (includes STM1e & STM2c)	This policy satisfies spatial objective 1, 2, 3, 8, 10 and 11	Developer / Landowner Registered Provider LCC	Masterplan in place by 2014 and/or planning application(s) received by 2016 S106 agreement(s) by 2016 Legal agreement(s) for road by 2016 Delivery of an average of 40 homes a year over the 10 years 2016-2026 of appropriate type, size and tenure (including appropriate number of affordable units @35%) Construction of a new 10ha Business Park and the provision of additional employment generating development in appropriate phases by 2026	Progress on masterplan Progress on application(s) Progress of S106/CIL Net additional housing completions each year Affordable housing completions on site Amount of additional employment land floorspace completed	No progress on masterplanning by 2014 Application not received by 2016 Construction of houses not started by 2017 Construction of business park and employment development no started by 2018	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties. Work with key partners, developers and land owners to facilitate and enable development (eg: access to finance, including grants, renegotiation of S106 etc).
B1: Bourne employment allocations:	This policy satisfies spatial	Developer / Landowner	Delivery of additional employment floorspace each year on sites allocated for employment	Amount of additional employment land	No net increase in employment floorspace on	Identify problem and barrier(s) to development via

employment development on 5 sites	objective 3, 8, 10 and 11		generating uses	floorspace completed Number of jobs created	allocated sites as shown by annual monitoring of development on a rolling three year basis	assessment and/or discussions with interested parties.
B1a: 16ha - B1, B2 & B8			Deliver 14ha - B1, B2 & B8 uses	Amount of additional employment land floorspace completed	No planning applications by 2018	Work with key partners, developers and land owners to facilitate and enable development (eg: access to finance, including grants, renegotiation of S106 etc). Consider review of policy if appropriate.
B1b: 21ha - B1, B2 & B8			21ha - B1, B2 & B8 uses	Amount of additional employment land floorspace completed	No planning applications by 2021	
B1c: 3ha Business Park (B1 & B2) P(part of Elsea Park)			3ha Business Park by 2023 (in accordance with schedule and SK94/0125 which allows Reserved Matters applications by 2021 & completion 2 years later)	Identified in Elsea Park Masterplan for employment development (in phase 10)	No reserved matters application by 2021 No development on site by 2024	
B1d: 8ha 0 B1, B2 & B8			8ha - B1, B2 & B8 uses	Amount of additional employment land floorspace completed	No planning applications by 2021	
B1e: 3ha expansion site for food processing site			Expansion of existing flood processing plant	Expansion land for specific employer	No application by 2021	Discussion with landowner about need for site.
DE1: Housing Allocations in The Deepings (including 35% affordable housing in accordance with Core Strategy Policy H3)**:** phased delivery of residential development on 4 sites (including delivery of community benefit on 3 sites)	This policy satisfies spatial objective 1, 2, 3, 8, 10 and 11	Developer / Landowner Registered Provider	Deliver an average of 43 dwellings per annum each year of the plan period (based upon Core Strategy policy H1)	Net additional housing completions each year	Shortfall of 20% of annual target according to the adopted Core Strategy Housing trajectory (trajectory updated annually in the AMR) over 3 consecutive years	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties. Bring sites forward in later phases of plan period if appropriate, in accordance with 5year Housing Land Supply,

DE1a: 85 units (including 29 affordable) 2011-2016			Deliver 85 new homes by 2016	Housing commitments and completions in AMR	No planning application by 2012	and additional sites should be allocation, if housing targets are not being met after 3 consecutive years.
DE1b: 15 units (including 5 affordable) 2011-2016			Deliver 15 new homes by 2016	Housing commitments and completions in AMR	No planning application by 2014	
DE1c: 100 units (including 35 affordable) 2021-2026			Deliver 100 new homes by 2026	Housing commitments and completions in AMR	No planning application by 2021	Work with key partners, developers and land owners to facilitate and enable development (eg: access to finance, including grants, renegotiation of S106 etc). Consider whether policy review is appropriate.
DE1d: 200 units (including appropriate affordable housing @35%) (part of DE3) 2016-2021		See DE3				
DE2: Employment Allocations in The Deepings: employment development on 2 sites	This policy satisfies spatial objective 3, 8, 9 and 10	Developer / Landowner	Delivery of additional employment floorspace each year on sites allocated for employment generating uses	Amount of additional employment land floorspace completed	No net increase in employment floorspace on allocated sites as shown by annual monitoring of development on a rolling three year basis	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties.
DE2a: 14ha - B1, B2 & B8			14ha B1, B2 & B8 use	Amount of additional employment land floorspace completed	No planning applications by 2018	Work with key partners, developers and land owners to facilitate and enable
DE2b: 6ha - B1 &			6ha B1 & B2 uses	Amount of additional	No planning	

B2 (part of DE3)				employment land floorspace completed (see DE3)	applications by 2018	development (eg: access to finance, including grants, etc). Consider review of policy if appropriate.
DE3: Mixed Use Urban Extension in Market Deeping: 200 houses (inc 35% affordable units) + 6ha employment land 2016-2021. Masterplan required for details: to include access road(s), infrastructure provision + gateway development (includes DE1d & DE2b).	This policy satisfies spatial objective 1, 2, 3, 8, 10 and 11	Developer / Landowner Registered Provider LCC	Masterplan in place by 2016 Planning application by 2016 S106 agreement(s) by 2016 Delivery of an average of 40 homes a year over the 5 years 2016-2021 of appropriate type, size & tenure (including appropriate number of affordable units @35%) Construction of 6ha land for employment generating development in appropriate phases	Progress on masterplan Progress on application(s) Net additional housing completions each year Affordable housing completions on site Amount of additional employment land floorspace completed	No progress on masterplan by 2014 Application not received by 2015 Construction of houses not started by 2017 Construction of business park and employment development not started by 2017	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties. Work with key partners, developers and land owners to facilitate and enable development (eg: access to finance, including grants, renegotiation of S106 etc). Work with developers and/or landowners to bring site forward.
LSC1: Housing Allocations in the Local Service Centres (including 35% affordable housing in accordance with Core Strategy Policy H3): phased delivery of	This policy satisfies spatial objective 1, 2, 7, 8, 10 and 11	Developer / Landowner Registered Provider	Deliver an average of 42 dwellings per annum each year of the plan period (based upon Core Strategy policy H1)	Net additional housing completions each year	Shortfall of 20% of cumulative 5 year target according to the adopted Core Strategy Housing Trajectory	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties.

residential development on 6 sites in 6 LSCs						Bring sites forward in later phases of plan period if appropriate, in accordance with 5year Housing Land Supply. Work with key partners, developers and land owners to facilitate and enable development (eg: access to finance, including grants, renegotiation of S106 etc). Consider whether policy review is appropriate.
LSC1a: 35 units (including 12 affordable) 2021-2026: **Billingborough** and community use of former playing fields			35 new homes by 2026	Application to include retention of former school playing field as open space for community use	No planning application by 2022 Provision of access to land for playing fields by start of development	
LSC1b: 40 units (including 14 affordable) 2016-2021: **Colsterworth**+ local shop			Deliver 40 new homes by 2021	Application to include retail provision	No planning application by 2018	
LSC1c: 30 units (including 10 affordable) 2016-2021: **Corby Glen**			Deliver 30 new homes including provision of cycle / pedestrian links by 2021	Application to include cycle and pedestrian links to A151 Bourne Road	No planning application by 2018	
LSC1d: 30 units (including 10 affordable) 2021-2026: **Great Gonerby**			Deliver 30 new homes by 2026		No planning application by 2022	
LSC1e: 35 units (including 12 affordable) 2011-2016: **Long Bennington**			Deliver 35 new homes by 2016		No planning application by 2014	
SAP H1: Other Housing Development: redevelopment and infill sites in LSCs and towns (but not Grantham) 10 or fewer units	This policy satisfies spatial objective 1, 2, 3, 8, 10 and 11	Developer / Landowner	Delivery of a choice and ranges of housing sites bringing into use brownfield and underused land in sustainable locations	Net additional housing completions each year on brownfield and small infill sites	Completion of less than 12% of the annual average housing completions on brownfield and/or small infill sites	Bring sites forward in later phases of plan period if appropriate. Consider whether policy review/ allocation of additional sites is appropriate.
SAP1: Retention	This policy	Developer /	No loss of important community	Number of proposals	Net loss of	Consider whether

of Community Services and Facilities: resist change of use resulting in loss of community services/ facilities	satisfies spatial objective 7, 8 and 9	Landowner SKDC Parish Council	assets to other development	involving community assets as monitored on annual bases	community facilities across the District	policy review is appropriate.
SAP2: Rural Exception Affordable Housing: assist in the provision of affordable housing in identified settlements (in 2 phases) and provide support for other villages	This policy satisfies spatial objective 1, 2 and 7	Developer / Landowner Registered Provider Parish Council	Completion of schemes in 6 settlements identified in phase 1 by 2015 Completion of needs assessments and (where appropriate) schemes in 7 settlements identified in phase 2 by 2018 (Core Strategy target: completion of 10 units per annum)	Number of schemes submitted and units permitted Number of affordable units constructed by location each year	Less than 10 affordable homes permitted / completed per year in rural areas in a rolling three year period	Identify problem and barrier(s) to development via assessment and/or discussions with parish councils, housing providers, landowners and other interested parties. Work with key partners to identify suitable sites and source funding.
SAP3: Supporting Local Business in LSCs: support employment-generating development	This policy satisfies spatial objective 3, 5, 7, 78 and 9	Developer / Landowner	Deliver local business and employment opportunities in LSCs	Amount of permitted and completed new employment floorspace in LSCs each year	No net increase in employment floorspace delivered in LSCs over rolling three year periods	Identify problem and barrier(s) to development via assessment and/or discussions with businesses. Consider whether policy review is appropriate.
SAP4: Business Development in the Countryside (including rural	This policy satisfies spatial objective 3,	Developer / Landowner	Support for rural diversification and local employment opportunities in rural communities	Number of applications received and approved	Less than 50% of applications approved over a rolling three year	Identify problem and barrier(s) to securing planning permission and completing

diversification schemes): support for farming, forestry, equine, rural enterprise, sport & recreation, and tourism projects	5, 7, 8 and 9			Amount of committed and completed now employment floorspace in rural areas	period	development via assessment and/or discussions with interested parties. Work with applicants to investigate alternative employment-generating uses. Consider policy review.
SAP5: Locally Important Existing Employment Sites: no CoU from employment use on 14 identified sites Support expansion of certain established "site specific" businesses	This policy satisfies spatial objective 3, 4 and 7	Developer / Landowner Existing employers	No net loss of B1, B2 and B8 floorspace on identified sites over plan period	Amount of existing employment land / floorspace lost to non-employment uses on annual basis, by site	Net loss of employment floorspace on identified sites to other use classes over rolling three year period	Identify problem and/or reasons for change(s) of use via assessment and/or discussions with interested parties. Consider review of policy, including de-designation, if appropriate.
SAP6: Employment Development at Gonerby Moor: support for new employment use of land at Gonerby Moor	This policy satisfies spatial objective 3 and 8	Developer / Landowner SKDC LCC Highways Agency	Additional employment floorspace developed on appropriate site(s) by 2026 if no other more suitable site available within GAAP	Amount of additional employment land or floorspace completed in this location on an annual basis	No planning applications by 2018	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties. Work with key partners, developers and land owners to facilitate and enable development (eg: access to finance, including grants, etc).

						Consider review of policy if appropriate.
SAP7: Development Within Defined Town Centre: town centres & Primary Shopping Areas (PSA) defined A1 use in Primary Shopping Frontage (PSF) = 80% min Non-retail in PSF = 20% max Use in other streets = A1-A5, B1, D1 & D2 Support non-retail use on upper floors within PSA	This policy satisfies spatial objective 6	Developer / Landowner Property Agents Town Centre Manager	Provision of additional convenience and comparison retail floorspace in sequentially preferable locations as set out in Retail Capacity and Needs Study Establish minimum of 80% retail (A1) use on street frontage within defined Primary Shopping Frontage (PSF) Net increase in homes on upper floors within defined town centres Net increase in office accommodation on upper floors in defined town centres	Number of applications for town centre uses in relation to town centre boundary Amount of new retail floorspace committed and completed on annual basis Amount of non-A1 use floorspace approved within PSF Amount of new residential and/or office accommodation permitted and completed on upper floors within town centre boundaries on annual basis	More than 20% new town centre uses located outside defined town centre boundaries over rolling 3 year period [by floorspace] More than 20% street frontage lost to non-A1 uses within PSF in rolling 3 year periods No net increase in use of upper floors after five years (2017: 2022)	Identify problem and barrier(s) to development within the town centre via assessment and/or discussions with interested parties. Dialogue with commercial property agents over rents and suitability of retail units within PSA. Possible review of PSA, PSF and town centre boundaries.
SAP8: Town Centre Opportunity Areas: support for redevelopment of town centre areas using a sequential approach	This policy satisfies spatial objective 6	Developer / Landowner SKDC Town Centre Manager	Promote the redevelopment of unused or underused sites within town centre areas, for town centre uses Provision of additional convenience and comparison retail floorspace in sequentially preferable locations, in accordance with needs identified in the Retail Capacity and Needs	Number of applications for town centre uses in relation to town centre boundary Amount of new retail floorspace committed and completed on annual basis	More than 20% of new town centre uses located outside defined town centre boundaries over rolling 3 year period [by floorspace]	Identify problem and barrier(s) to development within the town centre via assessment and/or discussions with interested parties. Work with landowners and developers to

			Study			facilitate and enable development.
			Maintain or reduce vacancy rate of existing retail units within defined centres	Vacancy rates within town centres	Increase in vacancy rate of shop units by 2% per annum	Identify causes and assess possible solutions, including policy review.
			Increase in footfall in monitored town centres	Pedestrian footfall (measure three times a year) in measures town centres	No net increase, or a decline, in actual footfall rates over a two year period	Analyse cause of footfall decline in town centre and identify measures to address, including policy review.
SAP9: Bourne Core Area: support for redevelopment schemes to meet SPD requirements (including retail, leisure, business, office, public realm, access, parking)	This policy satisfies spatial objective 6	Developer / Landowner SKDC Property Agents Town Centre Manager	Redevelopment of Core Area of Bourne in phased approach in accordance with the SPG	Number of applications made for development within Core Area Completion of approved development with Core Area	No development of phase 1 by 2013 No progress with subsequent phases by 2018 Non-policy compliant development approved within Core Area	Identify problem and barrier(s) to development via discussions with interested parties and work with developers/landowners to remove obstacles and to facilitate development.
				Pedestrian footfall in town centre Vacancy rates within town centre	Decline in footfall rates over two year period Increased vacancy rate by 2% per annum	Analyse cause of footfall decline and vacancy rate increase in town centre and identify measures to address, including policy review.

SAP10: Open Space Provision: sets out standards for: informal/natural greenspace, outdoor sports other open space providing new open space within new development	This policy satisfies spatial objective 8 and 11	Developer / Landowner SKDC	New housing developments to provide appropriate amount, type and located open space to reflect local standards	Amount of open space included within approved housing proposals Amount of open space contributions provided through S106 contributions Amount of new open space completed on annual basis by location	Less than 80% new housing development schemes providing open space (or contribution to) Each S106 agreement contains triggers tailored to the specific development and its open space requirement No net increase in open space / GI provision	Review reasons for decision. Enforce against non-compliance with conditions / S106 requirements: take legal action if necessary. Review open space standards and open space strategy. Review policy if necessary.
Protect existing open space (including allotments, parks, sports pitches, green corridors etc).			No net loss of existing open space; sports or recreational facilities	Applications for development of existing open space (eg allotments)	Annual monitoring of applications involving a net loss of open space (including allotments) over a rolling 5 year period	Review reason(s) for decision. Consider review of policy.
SAP11: Protecting and Enhancing the Setting of Belton House and Park	This policy satisfies spatial objective 8	Developer / Landowner SKDC	No planning permission granted which impacts on the setting of Belton House and Park	Planning applications within the Buffer Zones set out in the Belton House and Park Study	1 application approved contrary to policy	Review the reason(s) for the decision and, if necessary, review and amend the policy. Publish additional guidance or specific

		National Trust				SPD.

Appendix A(2) – PHMM07

Additional text and tables setting out the housing requirement for the District and how it will be met by the plan:

'The adopted Core Strategy provides the strategic framework for the amount and distribution of new homes needed in the district for the 20 year period 2006-2026. Policy H1 of the Core Strategy identifies a district wide requirement for 13,620 homes to be built over the 20 year period. It distributes 7,680 of these homes to Grantham (covered by the Grantham Area Action Plan) and the remaining 5,940 homes to be located in the rest of the District which is covered by the Site Allocation and Policies DPD.

Between 1st April 2006 and 31st March 2013 a total of 4,833 homes had already been built in the district and another 4,927 had planning permission. As a result provision must to be made for at least 3,902 additional homes for the remaining period 1st April 2013 – 31st March 2026.

Table 1 below demonstrates that the provisions of the two development plans will meet the housing requirements set out in the Core Strategy. It is anticipated that these requirements will be exceeded by 800 homes, through the development of allocations and sites with planning consent.

Table 1	Core Strategy requirement	Built 2006-2013	Site with planning permission at 1st April 2013	Capacity of Proposed Allocation	Total supply
Grantham	7680	1644	2524*	3700 #	7868
Stamford	1140	560	173 **	525	1258
Bourne	2310	1133	1576***	0	2709
Deepings	870	412	288 ****	315	1015
LSCs	1000	756	268	170	1194
Rural areas	620	328	98	0	426
Total for district	**13620**	**4833**	**4927**	**4710**	**14470**

* includes 1800 with outline consent on part of the North West Quadrant, Grantham.

** includes 55 with outline consent on site allocated as STM1d (Stamford AFC, Kettering Road, Stamford)

*** includes 1,277 with planning permission at Elsea Park, Bourne

**** includes 85 with outline planning permission on site allocated at DE1a (Land to rear of Tesco, Godseys Lane, Market Deeping)

The minimum number of houses to be allocated in the GAAP (includes1600 additional homes at North West Quadrant and 1600 at Southern Quadrant.)

The Core Strategy includes a Housing Trajectory which predicts the number of housing completions on a year by year basis for each location. The Council monitors house completions and planning permissions against the trajectory to identify whether house building continues to meet the Core Strategy requirements. This monitoring is published on an annual basis in the Annual Monitoring Report.

The National Planning Policy Framework requires Local Planning Authorities to identify a rolling five year supply of deliverable housing land across the plan period. The annual monitoring of house completions and commitments will be used to ensure that a rolling five year supply of housing land continues to be provided across the District. To help achieve this housing sites have been allocated in this plan to three five-year phases; 2011-2016; 2016-2021 and 2021-2026. Table 2 below demonstrates how the allocations have been phased.

Table 2 Phasing of Allocated Sites

	Phase 1 2011-2016	Phase 2 2016-2021	Phase 3 2021-2026	Total Allocated
Stamford	130	350	100	**580**
Bourne *	0	0	0	**0**
Deeping	100	200	100	**400**
LSCs	70	70	30	**170**
Total	**300**	**620**	**230**	**1150**

*In accordance with Policy H1 of the Core Strategy no housing sites have been allocated in Bourne where sites with planning permission (including Elsea Park) will continue to meet housing land needs for the remaining plan period.'

Appendix 2: Minor Modifications to Site Allocation and Policies DPD

Section	Policy/ Paragraph	Proposed Change
Throughout document		Correct typographical errors and update paragraph numbering
Throughout document		Replace 'DPD' with 'Plan'
Throughout document		Update references to wards to reflect Boundary Commission's final recommendations
Throughout document		Replace 'LDF' with 'Local Plan'
Throughout document		Replace 'Proposals Map' with 'Policies Map'
1.1 Background	1.1.1	Replace 'Local Development Framework' with 'Development Plan'
1.3 Policy Context	1.3.2.3	Amend to read ' saved 1995 Local Plan …'
1.4 Background Evidence	1.4.2 Housing	Delete Housing Needs and Market Assessment Study (February 2006)
1.4 Background Evidence	1.4.2 Housing	Amend second bullet point to read: (updated ~~2010~~ annually) Add additional bullet point: Affordable Housing Viability Assessment (December 2009)
1.4 Background Evidence	1.4.5 Environment	Delete Open Space and Allotment Study (December 2004)

Section	Policy/ Paragraph	Proposed Change
1.4 Background Evidence	1.4.5 Environment	Add additional bullet point: Belton House and Park Setting Study (jointly commissioned with National Trust) (2010)
1.4 Background Evidence	1.4.5 Environment	Amend last bullet point to read: Detailed Water Cycle Study (final report ~~expected October~~ November 2011)
1.5 Relationship with other LDF documents	1.5.1	In second sentence delete repeated 'the'
2 Vision & Objectives	2.2.1 Objective 8, bullet 4	Replace 'historic assets' with 'heritage assets'
3.1 Stamford	3.1.4 Description	Insert at the end of the second sentence: '; and there are many archaeological remains (both designated and undesignated) throughout the town which are an important part of the town's heritage.'
3.1 Stamford	3.1.13 Water Cycle Study	Replace 'transition' with 'sewage network' where ever it appears in paragraph
3.1 Stamford	3.1.14 Water Cycle Study	Amend fourth sentence to read: 'This report was ~~prepared~~ published in November 2011.' In last sentence delete 'update'
3.1 Stamford	3.1.15 Strategic Flood Risk Assessment	In second sentence replace 'for' with 'from'
3.1 Stamford	3.1.17 Strategic Flood Risk Assessment	Replace 'FRA' with 'Flood Risk Assessment (FRA)'
3.1 Stamford	Policy STM1	Add the words 'up to' before '35% affordable housing ' Add column showing net developable area of each allocated housing site

Section	Policy/ Paragraph	Proposed Change
		into the table in each policy Amend column heading of 4th column to read: Indicative Affordable Housing Target Add total row at end of table Add following wording for STM1a: 'Development of this site should preserve and enhance the setting of Stamford and nearby heritage assets. The quantum of houses built on the site must be supported by a heritage impact assessment which demonstrates the layout and design of a proposal will not adversely affect the approach to the town and nearby heritage assets and preserves local distinctiveness.'
3.1 Stamford	Policy STM2	Amend column heading of 3rd column to read: 'Indicative Area'
3.1 Stamford	Policy STM3 Mixed Use Urban Extension site in Stamford	In first sentence change 'is' to 'are' Add the words 'up to' before '35% affordable housing ..' Amend first sentence of second paragraph to read: '… and up to 14 ha of land…' Amend wording in second paragraphs to read: '… the proposal would generate an equivalent or greater number of jobs …'
3.2 Bourne	3.2.11 Water Cycle Study	Replace 'transition' with 'sewage network' where ever it appears in paragraph
3.2 Bourne	3.2.11 Water Cycle Study	Amend fourth sentence to read: 'This report was ~~prepared~~ published in November 2011.'
3.2 Bourne	Policy B1	Amend column heading of 3rd column to read: 'Indicative Area'

Section	Policy/ Paragraph	Proposed Change
3.3 Market Deeping and Deeping St James	3.3.14 Water Cycle Study	Replace 'transition' with 'sewage network' where ever it appears in paragraph
3.3 Market Deeping and Deeping St James	3.3.14	Amend fourth sentence to read: "This report was ~~prepared~~ published in November 2011."
3.3 Market Deeping and Deeping St James	3.3.2.1	In second bullet point add 'approximately' before '200 homes'
3.3 Market Deeping and Deeping St James	3.3.2.4	In final sentence change 'it recognises' to 'the Policy recognises'
3.3 Market Deeping and Deeping St James	Policy DE1	Add the words 'up to' before '35% affordable housing ..' Add column showing net developable area of each allocated housing site into the table in each policy Add total row at end of table Amend column heading of 4th column to read: 'Indicative Affordable Housing Target'
3.3 Market Deeping and Deeping St James	Policy DE1: Housing Allocations in The Deepings	Amend phasing of allocation DE1d to read 2016 – ~~2021~~ 2026
3.2 Market Deeping and Deeping St James	Policy DE2	Amend column heading of 3rd column to read: Indicative Area
3.3 Market Deeping and Deeping St James	Policy DE3 Mixed Use Urban Extension in Market Deeping	Add the words 'up to' before '35% affordable housing ..' In second paragraph amend to read: '… and up to 6 ha of land ….' Amend wording in second paragraph to read: '… the proposal would generate an equivalent or greater number of jobs …'

Section	Policy/ Paragraph	Proposed Change
3 Local Service Centres	3.4.1.4	Add heading 'Water Cycle' before paragraph
3 Local Service Centres	3.4.1.5	Add heading 'Highways and Access' before paragraph
3 Local Service Centres	3.4.4 Allocations in LSCs	In heading replace LSC's with Local Service Centres (LSCs)
3 Local Service Centres	3.4.4.2	Delete reference to employment land in second sentence
3 Local Service Centres	3.4.4.3	In third sentence replace 'SAP9' with 'SAP10'
3.4 Local Service Centres	Policy LSC1	Add the words 'up to' before '35% affordable housing ..' Add column showing site area of each allocated housing site into the table in each policy and title 'Net developable area' Amend column heading of 4th column to read: Indicative Affordable Housing Target For LSC1a amend site area to 1.26ha In first bullet point amend second sentence: 'The remainder of the site (approximately 2.5h) should ~~remain~~ be provided as open space for community use (including playing fields and allotments), ~~and the development must ensure provision of public access through the site to the open space~~ to be accessed along the track adjacent to the development'
3.4 Local Service Centres	Policy LSC1/LSC1f	Amend Long Bennington allocation to read LSC1e
3.5 Housing Development and Managing Delivery	3.5.3	Delete reference to PPS3,

Section	Policy/ Paragraph	Proposed Change
3.5 Housing Development and Managing Delivery	3.5.5	At end of first bullet point add: '… and the detailed Water Cycle Study (November 2011)'
3.5 Housing Development and Managing Delivery	3.5.7	Delete reference to PPS3,
3.5 Housing Development and Managing Delivery	Policy SAP H1	In i) second bullet point replace 'transmission' with 'sewerage'
4.2 Rural Affordable Housing	Policy SAP2: Rural Exception Affordable Housing	In Areas of Search table replace Littley Bytham with Little Bytham
4.3 Supporting the Rural Economy	4.3.3	In second sentence replace 'local authorities are encouraged' with 'it is important…'
4.5 Town Centres	Policy SAP7: Development Within the Defined Town Centres	Amend second sentence of third paragraph to read: 'Non-retail development should not form more ~~that~~ than 20% ...'
4.7 Open Space	4.7.1	In first sentence delete: ', in accordance with Planning Policy Guidance Note 17 (PPGF17)'
Appendix 1 Schedule of Saved Local Plan Policies to be Replaced	Heading	Amend to read 'Schedule of Saved 1995 Local Plan Policies to be Replaced'
5.1 Monitoring Framework	Table 1	Label table: Table 1: Monitoring Framework Under LSC1: Housing Allocations in LSCs amend reference to 6 sites in 6 LSCs to 5 sites in 5 LSCs
5.1 Monitoring Framework	Table 2	Label table: Table 2: Infrastructure Delivery
5.1 Monitoring Framework	Table 2	Amend all references to the PCT (Primary Care Trust) to the CCG (Clinical Commissioning Groups).

Section	Policy/ Paragraph	Proposed Change
		Add CCG to the Abbreviation list
5.1 Monitoring Framework	Table 2	In the section of Table 2 relating to Four Sewerage Networks – Stamford – delete first row relating to the FSN and UPM
5.1 Monitoring Framework	Table 2	Update situation in relation to primary school capacity for Ancaster; Barrowby and South Witham and secondary school capacity for Morton and Thurlby
Appendix 1	Paragraph 2	Replace 'PPS12' with 'National Planning Policy Framework'
Appendix 1	column headings	Replace 'Local Plan' with '1995 Local Plan'
Appendix 2: Glossary		Add or revise text for the following: **National Planning Policy Framework:** Comprehensive document covering all National Planning Policy. Issued by the Government in March 2012 **Localism Act 2011:** Government legislation containing wide range of reforms to the planning system including abolition of Regional Spatial Strategies, introduction of neighbourhood planning and duty to cooperate **Local Plan:** Term used for suite of policy documents including Core Strategy, Site Allocation and Policies DPD and the Grantham Area Action Plan. **1995 Local Plan**: Old style policy plan for the District which will cease to exist once this DPD and GAAP have been adopted. **Planning and Compulsory Purchase Act 2004 (The Act)** – puts in place the new statutory framework for preparing ~~RSS and~~ Local Plans **Regulations** – Town and Country Planning (Local ~~Development~~ Planning) (England) Regulations 2012 ~~2004 as amended by the Town and Country~~

Section	Policy/ Paragraph	Proposed Change
		~~Planning (Local Development) (England) (Amendment) Regulations 2008~~
Appendix 2: Glossary		Delete the following: **Local Development Document (LDD)** **Local Development Framework (LDF)** **Local Development Scheme (LDS)** **Local Strategic Partnership (LSP)** **Regional Spatial Strategy (RSS)**
Appendix 2: Glossary		Delete the following: LDF
Appendix 3: List of Abbreviations		Delete the following: LSP and RSS Replace PCT with CCG













Local Plan for South Kesteven

Site Allocation and Policies Development Plan Document

Proposed Adoption Version

South Kesteven District Council
STAMFORD • GRANTHAM • BOURNE • THE DEEPINGS

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1 Introduction

1.0.1 The Site Allocation and Policies Development Plan Document (the Plan) forms part of the South Kesteven Local Plan. 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 Plan 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 Plan 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 Plan 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 Development Plan 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 which was established by the Core Strategy have been used as the basis for the detailed site assessment process (which is described in the Supplementary Evidence Document (July 2013) published in support of this plan). The site assessment process covered four distinct stages including the assessment of the sustainability of all reasonable options, which is described in the SA/SEA Addendum Report (June 2013).

1.1.4 The Core Strategy criteria upon which the site assessment was based 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 in conformity with the principles of sustainable development set out in the National Planning Policy Framework (NPPF).

1.1.5 The criteria for housing allocations are:

- Availability
- Ability to maximise the use of public transport, cycling and pedestrian links and/or to create opportunities for improved accessibility (as set out in Core Strategy Policy SP3)
- Access to, and capacity of, appropriate existing services and infrastructure to support development
- Potential impact on wildlife sites, protected species, biodiversity, historic assets, archaeology, water quality, landscape character, TPOs and open spaces (as set out in Core Strategy Policy EN1)
- Ability of existing built form to absorb/accommodate development
- Visual impact of development on the surrounding landscape
- Known constraints to a site's development such as flood risk (as set out in Core Strategy Policy EN2); presence of underground utilities infrastructure.

1.1.6 The criteria for employment allocations are:

- Availability
- Suitability of site to meet the needs of different employment uses
- Attractiveness of the site to the market
- Location of the site in relation to the strategic road network and the ability to maximise the use of public transport, cycling and pedestrian links to access it
- Access to, and capacity of, appropriate existing services and infrastructure to support development
- Potential impact on wildlife sites, protected species, biodiversity, historic assets, archaeology, water quality, landscape character, TPOs and open spaces (as set out in Core Strategy Policy EN1)
- Ability of existing built form to absorb/accommodate development
- Visual impact of development on the surrounding landscape
- Known constraints to a site's development such as flood risk (as set out in Core Strategy Policy EN2); presence of underground utilities infrastructure.

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
- 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 Plan 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 through consultation at all stages in the plan preparation (including pre-submission consultation and examination hearing sessions in November 2012) have been taken into account and where planning matters relating to sites have been raised these have been used to inform the site assessment process.

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 Plan in June 2006.

1.3 Policy Context

1.3.1 National

1.3.2 In producing the Site Allocation and Policies Plan, 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 covered a wide range of topics, and Planning Circulars. In March 2012 the Government published the National Planning Policy Framework (NPPF). This became effective immediately and cancelled all PPSs and PPGs. However, because the general approach of national policy remains unchanged by the NPPF it is considered that the Plan is consistent, and in general conformity, with the NPPF and is sound.

1.3.3 The Core Strategy was adopted prior to the publication of the NPPF, and it will be necessary to consider whether there is a need to review aspects of the Core Strategy to ensure conformity with the NPPF. A Scoping of the extent of any review will be completed by the end of 2013, and any review will be dependent on its outcome.

1.3.4 Local

1.3.5 The adopted Core Strategy provides the overarching policy framework for the District. It is the key "umbrella" document of the Local Plan. It informs other policy and guidance documents included within the Local Plan, 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.

1.3.6 The Core Strategy does not identify specific sites for development. Therefore, this Plan (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.

1.3.7 Appendix 1 sets out those remaining saved 1995 Local Plan policies replaced by policies in this Plan.

1.4 Background Evidence

1.4.1 The preparation of the Site Allocation and Policies Plan 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

- 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 annually)
- Affordable Housing Viability Assessment (December 2009)

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

- 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 November 2011)
- Belton House and Park Setting Study (jointly commissioned with National Trust) (2010)

1.4.6 In addition to the technical studies listed above a Background Evidence Report has been prepared which explains how and why policies within the plan have been prepared. A Supplementary Evidence Document (July 2013)has also been prepared which explains the site assessment process and includes a summary sheet of the assessment of each site considered. The Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) formed part of the site assessment process and was used to assess the suitability of the 16 Local Service Centres (LSCs) for a planned housing allocation. The SA/SEA Addendum Report (June 2013) describes how the LSC villages were assessed and what the outcome of the assessment was. This process established which of the 16 LSCs would be suitable for a housing allocation.

1.5 Relationship with other LDF Documents

1.5.1 The Site Allocation and Policies Plan must be in conformity with the adopted Core Strategy. It provides more detailed polices to enable the Core Strategy objectives to be implemented appropriately. The Plan 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 Plan 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 Plan. These implications need to be identified to ensure that the Plan 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 Local Plan 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 Plan 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 SA process. An SA/SEA Addendum report (June 2013) has been prepared in support of this plan which sets out clear and consistent methodologies and assessment frameworks for the assessment of the sustainability of the 16 Local Service Centres for a housing allocation; all reasonable alternative development site options and proposed policies. The SA/SEA Addendum Report provides an assessment of the potential effect of policies and development options on environmental social and economic objectives. 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 SA/SEA Addendum Report June 2013.

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 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 Plan 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 Plan 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 Plan 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 Local Plan. It incorporates the Vision and Objectives for the whole Local Plan.

Local Plan 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 District's 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 reflects that of the Council's Corporate Plan. It is supported in the Core Strategy by fourteen broad objectives as the means of delivering the Local Plan.

2.1.3 The Site Allocation and Policies Plan 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 Plan 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 Plan.

Housing

Objective 1

Make provision for at least 5940 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; heritage 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 Presumption in Favour of Sustainable Development

The National Planning Policy Framework confirms that there should be a presumption in favour of sustainable development, and that all plans should be based upon and reflect this presumption, with clear policies to guide how the presumption will be applied locally. The Framework also confirms that there are three clear dimensions to sustainable development: economic, social and environmental. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise. In order to meet this requirement, the following policy will be applied.

SD1: Presumption in Favour of Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- **any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- **specific policies in that Framework indicate that development should be restricted.**

4 Site Allocation and Development Policies

4.0.1 The adopted Core Strategy provides the strategic framework for the amount and distribution of new homes needed in the district for the 20 year period 2006-2026. Policy H1 of the Core Strategy identifies a district wide requirement for 13620 homes to be built over the 20 year period. It distributes 7680 of these homes to Grantham (covered by the Grantham Area Action Plan) and the remaining 5940 homes to be located in the rest of the District which is covered by the Site Allocation and Policies Plan.

4.0.2 Between 1 April 2006 and 31 March 2013 a total of 4833 homes had already been built in the District and another 4927 had planning permission. As a result provision must to be made for at least 3902 additional homes for the remaining period 1 April 2013 – 31 March 2026.

4.0.3 Table 1 below demonstrates that the provisions of the two development plans will meet the housing requirements set out in the Core Strategy. It is anticipated that these requirements will be exceeded by 800 homes, through the development of allocations and sites with planning consent.

Table 1	Core Strategy requirement	Built 2006-2013	Site with planning permission at 1 April 2013	Capacity of Proposed Allocation	Total supply
Grantham	7680	1644	2524*	3700 #	7868
Stamford	1140	560	173 **	525	1258
Bourne	2310	1133	1576***	0	2709
Deepings	870	412	288 ****	315	1015
LSCs	1000	756	268	170	1194
Rural areas	620	328	98	**0**	426
Total for District	**13620**	**4833**	**4927**	**4710**	**14470**

* includes 1800 with outline consent on part of the North West Quadrant, Grantham.

** includes 55 with outline consent on site allocated as STM1d (Stamford AFC, Kettering Road, Stamford)

*** includes 1277 with planning permission at Elsea Park, Bourne

**** includes 85 with outline planning permission on site allocated as DE1a (Land to rear of Tesco, Godseys Lane Market Deeping)

The minimum number of houses to be allocated in the GAAP (includes1600 additional homes at North West Quadrant and 1600 at Southern Quadrant.)

4.0.4 The Core Strategy includes a Housing Trajectory which predicts the number of housing completions on a year-by-year basis for each location. The Council monitors house completions and planning permissions against the trajectory to identify whether house building continues to meet the Core Strategy requirements. This monitoring is published on an annual basis in the Annual Monitoring Report.

4.0.5 The National Planning Policy Framework requires Local Planning Authorities to identify a rolling five year supply of deliverable housing land across the plan period. The annual monitoring of house completions and commitments will be used to ensure that a rolling five year supply of housing land continues to be provided across the District. To help achieve this housing sites have been allocated in this plan to three five-year phases; 2011-2016; 2016-2021 and 2021-2026. Table 2 below demonstrates how the allocations have been phased.

Table 2 Phasing of Allocated Sites

	Phase 1 2011-2016	**Phase 2 2016-2021**	**Phase 3 2021-2026**	**Total Allocated**
Stamford	130	350	100	**580**
Bourne*	0	0	0	**0**
Deeping	100	200	100	**400**
LSCs	70	70	30	**170**
Total	**300**	**620**	**230**	**1150**

*In accordance with H1 of the Core Strategy no housing sites have been allocated in Bourne where sites with planning permission (including Elsea Park) will continue to meet housing land needs for the remaining plan period.

Site Assessment Process

4.0.6 The primary objective of the Spatial Strategy in the Core Strategy is to promote a sustainable pattern of development by directing new development to those settlements with the best range of local facilities, which allow residents to choose to carry out their day to day activities without the need to make private car journeys. As such the Spatial Strategy directs the majority of development to the four towns in the District, with some limited development in the 16 most sustainable villages identified as Local Service Centres (LSCs). A large number of sites have been considered and assessed in detail as part of the process of determining which sites to allocate in each town and the LSCs. The detailed process together with the outcome and conclusion of the assessments is provided in the accompanying document: Supplementary Evidence Document July 2013.

4.0.7 The site assessment process used the criteria established by the Core Strategy (5.1.5 and 6.1.8) as the basis for a four stage site assessment. A first sift of sites was undertaken to check their compatibility with Core Strategy Policies. Those sites which were not compatible were ruled out at this stage. In addition sites which were significantly affected by national wildlife and heritage designations, or which include significant areas of Flood Zone 3 or Cordon Sanitaire were also ruled out at this first sift. Remaining sites were then assessed using a detailed SA/SEA framework. This process considered the potential effect of the development of each site on environmental, social and economic objectives (this process and the assessment outcomes is detailed in the SA/SEA Addendum Report - June 2013). Sites were also assessed against a series of more detailed site factors to determine which were the most preferable options for allocation. Finally consideration was given to the availability of sites for development and, using the criteria provided in the NPPF, the potential viability and deliverability of sites, to ensure that proposed allocations would be developable and deliverable.

4.1 Stamford

Population

4.1.1 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

4.1.2 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.

4.1.3 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

4.1.4 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) and there are many archaeological remains (both designated and undesignated) throughout the town which are an important part of the towns heritage. 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

4.1.5 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.

4.1.6 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

4.1.7 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.

4.1.8 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).

Between April 2006 and 31 March 2013, 560 houses had been built in Stamford. The remaining requirement for the town is, therefore, 580 houses (an annual rate of 44 per year for the remaining 13years). In addition, 173 homes had planning permission at 31 March 2013. Together, the completions and commitments for Stamford total 733.

4.1.9 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 24ha of additional employment land, and by protecting important existing employment sites. The identification of employment land in the Site Allocation and Policies 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.

Local Issues

<u>Highways and Access</u>

4.1.10 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.

4.1.11 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.

4.1.12 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. Development proposals should consider a comprehensive range of sustainable transport measures to encourage non-car-based travel.

Water Cycle

4.1.13 The Outline Water Cycle Study for the District (excluding Grantham) was completed in January 2011. The Water Cycle study (WCS) looks at all water related issues including: water resources; wastewater treatment and sewage network; 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 published in November 2011. In November 2012 the Environment Agency and Anglian Water issued a joint statement which updates the findings of the WCS for a number of catchments. The conclusions of this statement have been used to update the information about the water cycle set out below.

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

- Wastewater Treatment and sewage network: 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 and there is no constraint at the Stamford Treatment Works to accommodate growth proposed in the town.

4.1.14 An Urban Pollution Management (UPM) model has been undertaken to assess the capacity of the existing sewerage network. This UPM has determined that there would be insignificant impact on water quality and therefore the amount of growth considered could be accommodated by the existing sewerage network within the necessary

environmental limits. Pre-application discussions are recommended to determine whether any localised reinforcements are required, and appropriate conditions shall be imposed on planning applications to ensure adequate foul drainage is available.

- 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. It is important that appropriate surface water management methods are considered early in the planning of all sites as it can affect site layout.

Strategic Flood Risk Assessment (SFRA)

4.1.15 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 from those areas within the FZ3 and that development of undeveloped parts of the fluvial floodplain be avoided.

4.1.16 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.

4.1.17 All sites of 1ha or more or which are at high risk of flooding should undertake a detailed sites specific Flood Risk Assessment (FRA) in accordance with the recommendations of the SFRA.

Landscape

4.1.18 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.

4.1.19 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

4.1.20 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.

4.1.1 Allocations

Site Selection

4.1.1.1 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.

4.1.1.2 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 policy (NPPF) requires a continuous five-year supply of deliverable housing land: therefore, allocated land will be phased into five-year periods.

4.1.1.3 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.

4.1.2 Policies

Development in Stamford

4.1.2.1 Provision is made in this plan for the development of at least 703 new homes in Stamford for the period to 2026. Comprising:

- 173 new homes on sites with planning permission at 1 April 2013
- 130 homes on a range of sites allocated within the town (Site STM1d has planning permission so is not included in this figure) and
- About 400 homes on a single mixed use extension site located to the west of the town (Policy STM3)

4.1.2.2 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 additional consultation with relevant parties and improvement to accommodate new housing.

4.1.2.3 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.

4.1.2.4 An urban extension is proposed to the west of the town between Empingham Road and Tinwell Road to meet most of the town's housing and employment land needs. This site is expected to deliver a significant number of new homes and jobs throughout the middle part of the plan period. The development is expected to be of a high quality design and layout to reflect its gateway location, and should incorporate a good mix and balance of housing, employment and community uses together with structural landscaping and open space. The location of the site adjacent to the A1 makes it highly suitable and attractive to the employment market and the development will be expected to deliver a high number of good quality jobs to capitalise upon this location. To reflect this policy STM2 allocates an indicative area of 14 ha of land for employment generating development within Use Classes B1 and B2, and policy STM3 requires that a 10 ha business park is provided as part of the employment development. Consideration may be given to proposals for a smaller area of employment development, and/or other employment generating uses, as part of the overall development of the site, provided that it is clearly demonstrated that the proposal would generate a greater number of jobs than the typical employment gains associated with B1 and B2 uses for that site area and that the proposed uses will not have a detrimental impact on neighbouring properties. However, the amount of employment land included within a development proposal for the site should not be less than 10ha.

Policy STM1: Housing Allocations in Stamford

The following sites, as identified on the policies map, are allocated for housing development, and should include up to 35% affordable housing in accordance with the provisions of Core Strategy Policy H3. The table includes an indicative amount of affordable housing to be provided:

Reference	Location	Net development area	Indicative number of houses	Indicative affordable housing target	Phase
STM1a	**Land adjacent to Kettering Road:** to be developed as a single site with a single point of access, subject to the satisfaction of the Highway Authority. Development of this site should preserve and enhance the setting of Stamford and nearby heritage assets. The quantum of houses built on the site must be supported by a heritage impact assessment which demonstrates the layout and design of a	**1.3ha**	**50**	**17**	**2011-2016**

Reference	Location	Net development area	Indicative number of houses	Indicative affordable housing target	Phase
	proposal will not adversely affect the approach to the town and nearby heritage assets and preserves local distinctiveness.				
STM1b	**Land rear of Belvoir Close**	**0.7ha**	**30**	**10**	**2011-2016**
STM1c	**Land south of Uffington Road adjacent to Meadow View**	**1.7ha**	**50**	**17**	**2016-2021**
STM1d	**Stamford AFC Kettering Road ***	**1.2ha**	**50**	**17**	**2016-2021**
STM1e (STM3)	**Land between Empingham Road and Tinwell Road**	**11.4ha**	**400**	**140**	**2016-2026**
	TOTAL		**580**	**201**	

*** 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.**

4.1.2.5 **This Policy meets Plan Objectives 1, 2, 3, 8, 10 and 11**

STM2: 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 policies 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	Indicative 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 (STM3)	Land adjacent to the A1 off Empingham Road	14ha	High Quality Business Park incorporating B1 and B2 uses
STM2d	Land east of Ryhall Road ##	3ha	General employment B1 and B2

 # This site is also allocated for housing development in Policy STM1c. The detailed mix and distribution of housing and employment uses on this site will be determined by the position of a new access, site constraints and topography. However, it is expected that the majority of the site should be used for employment generating uses.

Development proposals for this site would be expected to demonstrate that all vehicle movements arising from the development and its use can be safely accommodated within the existing highway network, and that the proposed point of access (either from Uffington Road or Ryhall Road) to the site satisfies highway safety guidelines. Restrictions may be applied to the size of vehicle and number of vehicular movements arising from the development because of existing weight restrictions within the town.

4.1.2.6 This Policy meets Plan Objectives 3, 8, 9 and 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 are 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. Provision should also be made for 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). Consideration will be given to the development of a smaller area of employment land and to other employment generating uses, provided that it is

clearly demonstrated that the proposal would generate an equivalent or greater number of jobs than the typical employment gains associated with B1 and B2 uses from the area of land specified. 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:

- **The provision of a vehicular access through the site linking Empingham Road and Tinwell Road for buses, pedestrians, cyclists and emergency service vehicles. Any through route access for private vehicles will be designed to discourage rat-running through the development.**
- **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 reduce the impact of development on the landscape and protect the amenity of existing residents with the provision of a landscaped corridor between the new development and the existing residential area on Lonsdale Road. Green infrastructure should incorporate different forms and types of open space and landscaping including private and 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 up to 35% affordable homes in accordance with the provisions of Core Strategy Policy H3.**
- **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, and facilitates links with 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.**

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

A Travel Plan should be prepared as part of the masterplan process to explore a range of sustainable travel measures to encourage occupants of the new development to use non-car-based travel modes.

4.1.2.7 **This Policy meets Plan Objectives 1, 2, 3, 8, 10 and 11**

4.2 Bourne

Population

4.2.1 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

4.2.2 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.

4.2.3 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

4.2.4 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

4.2.5 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 Thursday and Saturday.

4.2.6 There are primary and secondary schools within the town.

Development Needs

4.2.7 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 31 March 2013 some 1133 houses have been built in Bourne and a further 1576 have planning permission. If all of these homes are built, development will exceed the policy requirement. Therefore, no housing sites are allocated in this Plan.

4.2.8 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 50ha of additional employment land, and by protecting important existing employment sites.

4.2.9 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

4.2.10 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. Development proposals should consider a comprehensive range of sustainable transport measures to encourage non-car-based travel.

Water Cycle

4.2.11 The Outline Water Cycle Study (WCS) for the District was completed in January 2011. The Water Cycle study looks at all water related issues including: water resources; wastewater treatment and sewage network; 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 published in November 2011.

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

- Wastewater Treatment and sewage network: 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 sewage network 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. It is important that appropriate surface water management methods are considered early in the planning of all sites as it can affect site layout.

Strategic Flood Risk Assessment (SFRA)

4.2.12 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.

4.2.13 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.

4.2.14 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

4.2.15 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

4.2.16 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.

4.2.1 Allocations

Site Selection

4.2.1.1 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.

4.2.1.2 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.

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

4.2.2 Policies

Development in Bourne

4.2.2.1 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 policies 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	Site Location	Indicative Area	Proposed Use
B1a	Land to the north of Manning Road and west of Meadow Drove	16ha	General employment generating uses, including: B1, B2 and B8 use classes
B1b	Land to the south of Tunnel Bank	21ha	General employment generating uses including : B1, B2 and B8 use classes
B1c	Land south of West Road and north of Elsea Park	3ha	High Quality Business Park incorporating B1 and B2 uses
B1d	Land south of Spalding Road	8ha	General employment generating uses including : B1, B2 and B8 use classes
B1e	Land north of Bourne Eau and east of Carr Dyke	3ha	Expansion land for food processing site off Spalding Road

A Green Travel Plan should be prepared as part of a planning application for these sites. The plan should explore a range of sustainable measures to encourage occupants of the new development to use non-car-based travel modes.

4.2.2.2 This Policy meets Plan Objectives 3, 8, 9 and 10

4.3 Market Deeping and Deeping St James

Population

4.3.1 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 Frognall).

Location

4.3.2 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.

4.3.3 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

4.3.4 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

4.3.5 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.

4.3.6 There are primary and secondary schools within the town.

4.3.7 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

4.3.8 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).

4.3.9 Between April 2006 and 31 March 2013 412 houses had been built in the Deepings. The remaining requirement for the town is therefore 458 houses (an annual rate of 35 per year for the remaining 13 years). In addition 288 homes had planning permission at 31 March 2013. Together, the completions and commitments for The Deepings total 700 homes.

4.3.10 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 23ha 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. There has been a fundamental shift in economic conditions since the Core Strategy evidence base was produced and more recent evidence, including the Employment Land Capacity Study completed in 2010, points to more modest overall employment land being required to deliver the same increase in jobs and economic output and, therefore, less land is allocated than is required by the Core Strategy.

Local Issues

Highways and Access

4.3.11 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.

4.3.12 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. Development proposals should consider a comprehensive range of sustainable transport measures to encourage non-car based travel.

4.3.13 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

4.3.14 The Outline Water Cycle Study (WCS) for the District was completed in January 2011. The Water Cycle study looks at all water related issues including: water resources; wastewater treatment and sewage network; 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 published in November 2011. In November 2012 the Environment Agency and Anglian Water issued a joint statement which updates the findings of the WCS for a number of catchments. The conclusions of this statement have been used to update the information about the water cycle set out below.

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

- Wastewater Treatment and sewage network: Market Deeping and Deeping St James lie within the catchment for Deeping WwTW. Whilst there is sufficient headroom at the WwTW to accommodate the proposed development growth for the plan period, the hydraulic capacity of the WwTW is constrained by the current consented Dry Weather Flow (discharge consent). Anglian Water has explored the options with developers and the Environment Agency, and consider there is reasonable prospect that a solution, that would not entail a new discharge consent, could provide sufficient capacity to serve the proposed growth. Anglian Water has created a programme of works to include auditing the consented traders and surveying (with CCTV) sections of the sewerage network to identify areas where groundwater and surface water is infiltrating the system. Given the scale of the catchment and the recorded flows at the works, Anglian Water consider there to be reasonable prospect that sufficient infiltration will be identified and removed to enable the proposed development.Developers should make early contract with Anglian Water to identify the work which may be required to service a development site.

- 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 Flood Risk Assessment (FRA) stage. It is important that appropriate surface water management methods are considered early in the planning of all sites as it can affect site layout.

Strategic Flood Risk Assessment (SFRA)

4.3.16 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.

4.3.17 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.

4.3.18 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.

4.3.19 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

4.3.20 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.

4.3.21 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

4.3.22 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.

4.3.1 Allocations

Site Selection

4.3.1.1 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.

4.3.1.2 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 policy (NPPF) requires LPAs to demonstrate the availability of a continuous five-year supply of deliverable housing land plus a buffer of sites which may be drawn forward from a later phase in the plan (see paragraph 3.5.2). As a result, housing land allocated in this plan will be phased into five-year periods but where it is demonstrated that a site can be developed and needs to come forward to maintain this supply, some sites may be developed in advance of the phasing indicated in policies.

4.3.1.3 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.

4.3.2 Policies

Development in Market Deeping and Deeping St James

4.3.2.1 Provision is made in this plan for the development of 588 new homes in Market Deeping and Deeping St James for the period to 2026 comprising:

- 288 new homes on sites with planning permission at 1 April 2013
- 300 homes on allocated sites including approximately 200 homes on a single mixed use extension site allocated to the north of the town (Policy DE3) (Sites DE1a and DE1b have planning consent so have not been included within this figure)

4.3.2.2 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.

4.3.2.3 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.

4.3.2.4 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, the policy recognises that it may be moved to another part of the site, as part of that redevelopment.

4.3.2.5 The Council would wish to ensure that employment development on the urban extension is appropriate to its prominent location at the gateway to Market Deeping. This is a sensitive area and could provide an opportunity for a prestigious development, where the quality and quantity of jobs provided is a most important factor. To reflect this, policy DE2 allocates an indicative area of 6ha of land for employment-generating development within Use Classes B1 and B2. Consideration may be given to proposals for a smaller area of employment development, and/or other employment-generating uses as part of the overall development of the site, provided that it is clearly demonstrated that the proposal would generate a greater number of jobs than the typical employment gains associated with B1 and B2 uses from the site area specified, and that the proposed uses will not have a detrimental impact on neighbouring properties.

Policy DE1: Housing Allocations in The Deepings

The following sites, as identified on the policies map, are allocated for housing development, and should include up to 35% affordable housing in accordance with the provisions of Core Strategy Policy H3. The table includes an indicative amount of affordable housing to be provided:

Reference	Site Location	Net developable Area	Indicative number of houses	Indicative affordable housing target	Phase
DE1a	Land behind Tesco off Godseys Lane	2.28	85	29	2011-2016
DE1b	Land at Spalding Road/ Broadgate	1.28	15	5	2011-2016
DE1c	Land west of Linchfield Road and north of Cowslip Drive	3.09	100	35	2021-2026
DE1d	Land between Peterborough Road and Towngate East	6.00	200	70	2016-2026
	TOTAL		400	139	

4.3.2.6 **This Policy meets Plan Objectives 1, 2, 3, 8, 10 and 11**

Policy DE2: 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 policies 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	Site Location	Indicative Area	Proposed Use
DE2a	Extension to the Northfields Industrial estate	14 ha	General employment B1, B2 and B8
DE2b (DE3)	Land between Peterborough Road and Towngate East	6 ha	B1 and B2 uses

4.3.2.7 **This Policy meets Plan Objectives 3, 8, 9, 10**

Policy DE 3: Mixed Use Urban Extension in Market Deeping

16ha of land on the northern edge of Market Deeping between Peterborough Road and Towngate East are 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. Consideration will be given to the development of a smaller area of employment land and to other employment-generating uses, provided that it is clearly demonstrated that the proposal would generate an equivalent or greater number of jobs than the typical employment gains associated with B1 and B2 uses from the area of land specified.

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 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 site's location at the entrance to Market Deeping.**
- **Incorporates an appropriate mix of residential tenure and type that respects the surrounding context, including up to 35% affordable homes in accordance with the provisions of Core Strategy Policy H3.**
- **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.**

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

A Travel Plan should be prepared as part of the masterplan process to explore a range of sustainable travel measures to encourage occupants of the new development to use non-car-based travel modes.

4.3.2.8 This Policy meets Plan Objectives 1, 2, 3, 8, 10 and 11

4.4 Local Service Centres

4.4.1 Background

4.4.1.1 **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.

4.4.1.2 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.

4.4.1.3 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 plan provides more detailed guidance to enable any proposals to be assessed.

Water Cycle

4.4.1.4 The Outline Water Cycle Study has concluded that water resource availability is not an issue in the District. The Detailed Water Cycle Study identified that there was hydraulic capacity within all wastewater treatment works serving the LSCs to accommodate the modest levels of growth plannedexcept at Harlaxton, and Marston (which serves Barrowby and Great Gonerby as well as Grantham). In November 2012 the Environment Agency and Anglian Water issued a joint statement which updates the findings of the WCS for a number of catchments. The conclusions of this statement have been used to update the information about the water cycle set out below.

- Harlaxton: Anglian Water and the Environment Agency consider there to be a reasonable prospect that sufficient areas where groundwater and surface water is infiltrating the system could be identified and removed to enable small-scale new development. However, no site is allocated in Harlaxton.
- Marston (which serves Barrowby and Great Gonerby): Due to the scale of development allocated at Great Gonerby, Anglian Water and the Environment Agency do not consider there to be a wastewater infrastructure constraint to growth. No site is allocated in Barrowby.
- Long Bennington: Flooding in the sewer catchment was identified as requiring a strategic solution, rather than a local upgrade. However there are some areas that could be developed without impacting on the constrained area. The allocated site is not affected by this constraint but other development proposals in the village may be restricted. Off-site reinforcement may include enlarging downstream pipes, installing storage or upgrading pumping stations. Developers should make early contact with Anglian Water to identify whether any proposals fall within the constrained area, and

whether any works are required, and appropriate conditions shall be imposed on any planning permissions.

For developments in all areas, Anglian Water recommend pre-application discussions to determine the extent of any water and infrastructure requirements, and to identify whether any localised reinforcements are required, as well as the imposition of appropriate conditions on planning approvals.

Highways and Access

4.4.1.5 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 has 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.

4.4.2 Development Needs

4.4.2.1 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.

4.4.2.2 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.

4.4.2.3 Between April 2006 and 31 March 2013, 756 houses had been built in the LSCs and planning permission exists for 268 more homes. 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.

4.4.2.4 Spread over 16 LSCs, this is a small amount of housing, and choices have had to be made about which villages are best able to accommodate new homes. The Council decided that a small number of sites should be allocated in a few villages. This would provide a range and mix of small sites across the District, whilst meeting the housing needs of the rural communities for both market and affordable housing, without over-burdening the existing infrastructure of these villages or impinging upon the landscape and open countryside.

4.4.3 Assessment of Village Capacity to Accommodate Growth

4.4.3.1 The identification of the 16 LSCs in the Core Strategy is based upon an assessment of the relative sustainability of settlements across the District; in particular regard had been given to the range of facilities within each village. In determining which

villages should be designated as an LSC, nine essential facilities were identified in the Core Strategy. Those villages which have seven or more of the nine essentials were identified as LSCs.

4.4.3.2 The Core Strategy clearly sets out (paragraph 5.1.6) that it is not expected that an allocation will be proposed in each LSC, and that regard would be given to the capacity of each settlement to accommodate and support new development.

4.4.3.3 To assess which of the 16 LSCs is more suitable for additional planned development, a detailed assessment of the overall sustainability of each settlement has been undertaken. This has been done through the SA/SEA process and is reported in Chapter 3 of the SA/SEA Addendum Report June 2013. This considered:

- any potential constraints to further development – for example the capacity of the local waste water network, or whether there are important local or national designations within a village which may be adversely affected by additional development;
- the range and capacity of local services and facilities within the village and the ability to easily access those which are not present in the village. All 16 villages will have between 7 and 9 of the essential criteria identified through the Core Strategy preparation, but the range of shop types and services offered within each village does vary;
- the ability to access a wide range of job opportunities within the village;
- consideration of the proximity of each village to the four towns of the District and therefore the ability for residents to walk and cycle to them;
- the availability of public transport to access a greater range of services and facilities as well as employment opportunities.

4.4.3.4 As a result of the SA/SEA methodology, the LSC villages have been grouped into four tiers, depending upon the range of local services and facilities within them and the ability of residents within the villages to access those services which are not present by foot/cycle and public transport.

4.4.3.5 Having determined which tier each LSC falls within, sites have been selected for allocation on a cascade basis where preference has been given to sites within Tier One villages first. Sites in Tier Two villages have only been considered for allocation where there is insufficient suitable land within Tier One villages to meet the outstanding Core Strategy housing requirement, or, where it has been considered that the cumulative effect of allocating all sites within Tier One villages would have a significant adverse effect on the SA/SEA objectives. Where sites in Tier Two villages have been required, the decision about which site(s) to allocate has been taken on a comparative basis of suitable sites across the Tier Two villages. Thus the prospect of an allocation being made in villages within Tiers Three and Four was considered unlikely, and has indeed proved to be unnecessary.

4.4.3.6 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 between 50 and 200 houses on a few small sites across the District, will meet the housing needs of the rural communities

in the provision of both market and affordable housing, whilst not over-burdening the existing infrastructure of these settlements or impinging upon the landscape and open countryside.

4.4.3.7 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.

4.4.4 Allocations in Local Service Centres (LSCs)

4.4.4.1 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.

4.4.4.2 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 land to meet the needs of the LSCs over the plan period. In particular Government policy (NPPF) requires a continuous five-year supply of deliverable housing land: therefore, allocated land will be phased into five-year periods.

4.4.4.3 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 SAP10 of this plan, two sites have been identified as also providing the opportunity to deliver additional local benefits. These are also identified within Policy LSC1. It should also be noted that planning proposals for development of site LSC1d (at Great Gonerby) should be assessed with reference to Policy SAP11 for its impact on the setting of Belton House and Park.

4.4.5 Policies

4.4.5.1 Development in Local Service Centres

4.4.5.2 Provision is made in this plan for the development of at least 438 new homes in the 16 LSCs identified in Core Strategy Policy SP2 for the period to 2026. Comprising:

- 268 new homes on sites with planning permission at 1 April 2013 and
- 170 homes on sites allocated in those villages which are considered most able to accommodate additional development.

4.4.5.3 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.

4.4.5.4 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 policies map, are allocated for housing development in the Local Service Centres, and should include up to 35% affordable housing in accordance with the provisions of Core Strategy Policy H3. The table includes an indicative amount of affordable housing to be provided:

Reference	Site Location	Net developable Area	Indicative number of houses	Indicative affordable housing target	Phase
LSC1a	Former Aveland School, Birthorpe Road, Billingborough	1.26	35	12	2011-2016
LSC1b	Site off Bridge End Road, Colsterworth	1.44	40	14	2016-2021
LSC1c	Land west of Swinstead Road, Corby Glen	1.12	30	10	2016-2021
LSC1d	Land east of Eastthorpe Road, Great Gonerby	0.98	30	10	2021-2026
		0.96	35	12	2011-2016

LSC1e	**Land at Main Road, Long Bennington**				
	TOTAL		**170**	**58**	

Allocation of these sites provides 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 SAP10 of this plan). However the provision of additional local facilities can also enhance the range and capacity of existing provision.

The following sites will be required to deliver additional specific community benefit as part of any proposal for housing development:

- **LSC1e (Billingborough): residential development will only be permitted on the previously developed part of the former Aveland High School [approximately 1.5ha]. The remainder of the site [approximately 2.5ha] should be provided as open space for community use (including playing fields and allotments), to be accessed along the track adjacent to the development.**
- **LSC1b (Colsterworth): residential development of this site should be designed to allow for the development of a small local scale shop to serve the needs of the local community either as part of the development or at a later date.**

4.4.5.5 This Policy meets Plan Objectives 1, 2, 7, 8, 10 and 11

4.5 Housing Development and Managing Delivery

Managing the Supply and Delivery of Housing Development

4.5.1 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 ensures 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. Allocations will normally be released in accordance with the phasing indicated in the policies, subject to infrastructure delivery and maintaining a continuous five-year supply of deliverable sites. If delivery constraints can be satisfactorily addressed, allocated sites could be released earlier, if it is demonstrated that the site is needed to maintain a five-year supply.

4.5.2 The Council continues to monitor housing land supply and prepare an annual five-year land supply paper which assesses previous delivery rates as well as identifies a deliverable supply of housing land for that five-year period. The housing land supply paper is used to prepare the Annual Monitoring Report. Where necessary, this process of monitoring will lead to the identification of sites which are allocated in a later phase of the plan period, but which could be brought forward if it was considered necessary in order to maintain the five-year land supply and the appropriate buffer. In the event that insufficient allocated housing land is available to be brought forward to provide a five-year supply, consideration will be given, in accordance with the Core Strategy, to undertaking a partial review of the allocations included in the Plan and to granting planning permission for additional housing sites which meet the locational requirements of Core Strategy Policies SP1 and H1.

4.5.3 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. It is, however, recognised that the planning process for large developments, such as the urban extensions proposed for Stamford and Deepings, can be lengthy. Indications are that this can take upwards of two years to complete, and that for these large developments it may be two or three years from submission of the planning application to the first house completions on it. In such circumstances earlier approval to ensure that delivery occurs in the identified phase would be appropriate.

4.5.4 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.

4.5.5 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 Core Strategy Policies SP1, SP2 and H1 and Policy SAP H1 of this plan.

4.5.6 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.

4.5.7 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 and the detailed Water Cycle Study (November 2011)

• 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

4.5.8 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.

Development in the town of Grantham is the subject of a separate plan: the Grantham Area Action Plan (GAAP). Proposals for housing development within and on the edge of Grantham will be considered in accordance with policies of the Core Strategy and GAAP.

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 fewer houses) and redevelopment sites provided that the development:

i) can be satisfactorily accommodated by:

- **the existing local highway network;**
- **the waste water treatment and sewerage network and;**
- **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.

4.5.9 **This Policy meets Plan Objectives 1, 2, 3, 8, 10 and 11**

5 Policies

5.1 Retention of Services and Facilities

5.1.1 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.

5.1.2 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.

5.1.3 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.

5.1.4 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

5.1.5 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

5.1.6 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.

5.1.7 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.

5.1.8 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 Plan.

Community Right to Buy

5.1.9 The Government has introduced legislative changes, as part of the Localism Act, which 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 complement 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.**

5.1.10 This Policy meets Plan Objectives 7, 8 and 9.

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

5.1.12 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.

5.1.13 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.

5.1.14 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.

5.1.15 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.

5.2 Rural Affordable Housing

5.2.1 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.

5.2.2 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.

5.2.3 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

5.2.4 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 Plan 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

5.2.5 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.

5.2.6 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	

5.2.7 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	Little 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.

5.2.8 **This Policy meets Plan Objectives 1, 2 and 7**

5.3 Supporting the Rural Economy

5.3.1 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.

5.3.2 National policy is to protect the countryside from inappropriate development. The National Planning Policy Framework recognises the need to support sustainable growth and businesses in rural areas, and also that diversification into non-agricultural use is vital to ensure the continuing vitality of rural areas.

5.3.3 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, it is important 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.

5.3.4 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.

5.3.5 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 Plan. 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

5.3.6 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.

5.3.7 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.

5.3.8 **This Policy meets Plan Objectives 3, 5, 7, 8 and 9.**

Rural Diversification

5.3.9 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.

5.3.10 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.

5.3.11 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.

5.3.12 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.

5.3.13 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.

5.3.14 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

5.3.15 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.

5.3.16 Redundant rural buildings can be re-used 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.

5.3.17 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(are) 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.

5.3.18 **This Policy meets Plan Objectives 3, 5, 7, 8 and 9.**

5.4 Existing Employment Areas

5.4.1 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.

5.4.2 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.

5.4.3 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 Plan and 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.

5.4.4 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. suitable for employment uses
d. 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 policies 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 Plan.

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 met
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 Chery 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**	**e,f, g, h**

		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.	
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**

5.4.5 This Policy meets Plan Objectives 3, 4 and 7.

5.4.6 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.

5.4.7 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

5.4.8 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 SAP5 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.

5.4.9 The site identified in Policy SAP5 as ExE LSC1, comprising the triangle of land west of the Old Great North Road, north of the railway line and east of the A1, is occupied by various companies, including a motel and petrol filling station, a major retail superstore and garden centre, and includes warehousing as well as some expansion land. The Employment Land Capacity Study, prepared for the Council, identified land to the east of the Old Great North Road as also being suitable for a range of employment uses, and recognised that its location, immediately adjacent to the strategic road network with the potential to access a rail link, would make it attractive to the market. The Council is keen that the important role played by Gonerby Moor in the local economy continues, but would not wish further development here to be to the detriment of the economy of Grantham and the ability of Grantham to deliver the employment opportunities which are identified within the Grantham Area Action Plan. Any future development at Gonerby Moor should therefore complement existing and proposed employment provision in Grantham, by addressing specific locational requirements of employment uses which cannot be met by land or premises in Grantham. Suitable employment-generating development in this location is that which cannot be accommodated on current or allocated employment sites in Grantham, and which requires good, easy access to the strategic road network and utilises the potential for rail access which is only available in this location. Town centre uses are not considered appropriate in this area, although it may be a suitable location for "land-hungry" developments with low staff levels. No specific site is allocated in this plan for this purpose. However, the policies map indicates a search area within which a scheme may be considered appropriate. Proposals which go beyond the search area will not be acceptable.

Policy SAP 6: Employment Development at Gonerby Moor

Within the search area identified on the policies map, new employment-generating development will be permitted at Gonerby Moor where the applicant clearly demonstrates that the proposal is for:

- **A specific use or development whose land and locational requirements cannot be accommodated on land which is allocated for employment use in the Grantham Area Action Plan and that no other premises or land is available or suitable to meet the needs of that development within Grantham**

or

- **Development which takes full advantage of the potential for rail-freight access which is only available at this location.**

In all cases proposals must demonstrate that the development:

- **Does not exceed the search area identified on the policies map**
- **Can be satisfactorily accessed, and the capacity of the highway network, including the A1 slip road roundabouts, can accommodate additional traffic movements.**
- **Can be accommodated within the landscape without a detrimental impact upon the open countryside.**
- **Enhances access to the area from alternative forms of transport such as rail, cycle, foot and bus.**

5.4.10 This Policy meets Plan Objectives 3 and 8

5.5 Town Centres

5.5.1 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.

5.5.2 Core Strategy Policy E2 specifically relates to town centre and retail development and establishes the policy framework for more detailed policies in this Plan and the Grantham Area Action Plan. Policy E2 specifically requires the Plan to define the boundaries of the town centres and the primary and secondary shopping frontages which form the town centre.

5.5.3 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.

5.5.4 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

STAMFORD SHOPPING FRONTAGES	
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
	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	

5.5.5 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.

5.5.6 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.

5.5.7 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 policies 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.

5.5.8 **This Policy meets Plan Objective 6.**

5.6 Opportunity Areas

5.6.1 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

as 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.

5.6.2 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.

5.6.3 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.

5.6.4 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.

5.6.5 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

5.6.6 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.

5.6.7 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.

5.6.8 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.

5.6.9 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

5.6.10 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 of, the Primary Shopping Area. For retail purposes this is up to 300 metres, for other main town centre uses this is within 300 metres and for offices this is outside the town centre but within 500 metres of a public transport interchange.

"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.

5.6.11 **This Policy meets Plan 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.**

5.6.12 **This Policy meets Plan Objective 6**

5.7 Open Space

5.7.1 A Study of Open Space, Sport and Recreation in South Kesteven (2009) assessed open space and sports needs in the District. 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

5.7.2 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

5.7.3 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

5.7.4 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.

5.7.5 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.

5.7.6 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.

5.7.7 Open space should be well designed, and high quality open spaces that are welcoming, well kept, litter and dog fouling free, and free of vandalism 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**	**Play equipped space 0.15 ha** **Young peoples space 0.15 ha** **Allotments 0.20 ha**

	Standard	Component parts	
		Parks	0.30 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.**

5.7.8 **This Policy meets Plan Objectives 8 and 11.**

5.8 Belton House and Park

5.8.1 The Grade I listed Belton House and its Grade I registered historic park and garden are heritage assets of international importance. In recognition of its importance 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 for development proposals within the defined area. The Belton House and Park Setting Study will be a material consideration when assessing the impact of proposals for developments which fall within the defined extent of the setting of Belton House and Park.

5.8.2 The Belton House and Park Setting Study defines the extent of the visual setting of Belton House and Park and identifies the types of development which can impact upon it (Section 3 of the Study).

5.8.3 All development proposals are assessed against the criteria in Core Strategy policy EN1 for their impacts. However, in view of the importance of Belton House and Park, it is considered appropriate that proposals for development within the parameters set out in section 3 of the Belton House and Park Setting Study should include an assessment of their impact on the House and Park.

Policy SAP11: 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, using the Belton House and Park Setting study to inform the assessment of the impacts, 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 they have taken account of the setting of Belton, and that any adverse impacts have been removed and/or mitigated.

5.8.4 **This policy meets Plan Objective 8**

6 Implementation and Monitoring

6.1 Monitoring Framework

6.1.1 Chapter 7 of the adopted Core Strategy establishes a clear framework for delivering and monitoring the policies and objectives of the Local Plan. 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.

6.1.2 The site allocations and policies included within this Plan 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 Plan.

6.1.3 The allocations in the Plan have been phased to ensure a continuous supply of housing development throughout the Plan period. This phasing has taken account of any supporting infrastructure requirements, as well as the need to ensure a rolling five-year supply of deliverable sites. The Housing Trajectory [included in the Core Strategy and the Five Year Housing Land Supply Paper] demonstrates how the housing allocations, together with the existing housing commitments, meet the housing requirements each year. Data recording the housing permissions granted and the numbers of houses started and completed each year is reported in the Annual Monitoring Report, which measures the effectiveness of the Plan policies. The triggers set out in Table 1: Monitoring Framework are also used when assessing effectiveness, or otherwise, of the Plan policies.

6.1.4 This continuous monitoring should highlight patterns of development. If it becomes apparent, after three consecutive years, that the housing targets are not being met, the Council will consider bringing forward additional sites or the phasing of allocated sites to make up the shortfall and to ensure that sufficient housing is being delivered.

Policy	DPD objective	Responsible Agency	Target(s)	Indicators/Monitors	Trigger	Action and Contingencies
SD1: Presumption in favour of Sustainable Development			No more than 20% of refused applications are allowed on appeal over a 5 year period	Number of planning applications refused on the basis of this policy where are allowed on appeal		Review this policy if more than 20% of the refused planning applications are allowed on appeal over a 5 year period.
STM1: Housing Allocations in Stamford: phased delivery of residential development on 5 sites (including affordable housing in accordance with Core Strategy Policy H3)	This policy satisfies spatial objectives 1, 2,3, 8, 10 and 11	Developer/ landowner Registered provider	Deliver an average of 55 dwellings per annum each year of the plan period (based upon Core Strategy policy H1)	Net additional housing completions each year – monitored through AMR	Shortfall of 20% of annual target according to the Core Strategy Housing Trajectory (trajectory updated annually in the AMR) over 3 consecutive years.	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties. Bring sites forward in later phases of plan period if appropriate, in accordance with 5 year housing land supply.
STM1a: 50 units (including 17 affordable) 2011-2016			Deliver 50 new homes by 2016	Housing commitments and completions in AMR	No planning application by 2013	Work with key partners, developers and land owners to facilitate and enable

					development. (eg: access to finance, including grants, renegotiation of S106 etc).
STM1b: 30 units (including 10 affordable) 2011-2016	Deliver 30 new homes by 2016	Housing commitments and completions in AMR	no planning application by 2013		Consider whether policy review is appropriate and whether additional sites should be allocated if housing targets are not being met after 3 consecutive years.
STM1c: 50 units (17 affordable units) (part of STM2b) 2016-2021	Deliver 50 new homes by 2021	application(s) to include provision for B1 and B2 employment uses	no planning application by 2018		
STM1d: 50 units (including 17 affordable), linked to Football Club relocation 2016-2021	relocation of Football Club by 2021, followed by construction of 50 homes	applications to include/to follow application for relocation of Football Club	no planning application for redevelopment of Football Club by 2016	see STM3	
STM1e: 400 units (including 140 affordable)					

(part of STM3) 2016-2026						
STM2: Employment Allocations in Stamford: employment development on 4 sites	This policy satisfies spatial objectives 3, 8, 9 and 10	Developer/ landowner	Delivery of additional employment floorspace each year on sites allocated for employment generating uses	Amount of additional employment land floorspace completed	No increase in employment floorspace on allocated sites as shown by annual monitoring of development on a rolling three year period	Identify problem & barrier(s) to development via assessment &/or discussions with interested parties Work with key partners, developers and land owners to facilitate and enable development. (eg: access to finance, including grants, renegotiation of S106 etc). Consider review of policy if appropriate.
STM2a: 8ha - B1, B2 & B8			Deliver 8ha B1, B2 & B8 uses over the plan period	Amount of additional employment land floorspace completed	No planning application by 2021	
STM2b: 2ha - B1 & B2 (part of STM1c)			Deliver 2ha B1 & B2 use as part of mixed development	Amount of additional employment land floorspace completed	No planning application by 2018	

STM2c: 14ha Business Park (inc B1 & B2) (part of STM3) STM2d: 3ha B1 and B2			14ha High Quality Business Park as part of urban extension Deliver 3ha B1 and B2 uses over the plan period	see STM3 Amount of additional employment land floorspace completed	No planning application by 2021	
STM3: Mixed Use Urban Extension site in Stamford: 400 houses (inc up to 35% affordable units) + 14ha employment land (inc 10ha Business Park) 2016-2026. Masterplan required for details: to include access road, GI provision, other	This policy satisfies spatial objectives 1, 2,3, 8, 10 and 11	Developer/ landowner Registered provider LCC	Masterplan in place by 2014 and/or planning application(s) received by 2016. S106 agreement(s) by 2016 Legal agreement(s) for road by 2016. Delivery of an average of 40 homes a year over the 10 years 2016 - 2026 of appropriate type, size & tenure (including appropriate number of affordable units @ 35%)	Progress on masterplan Progress on application(s) Progress on S106/CIL Net additional housing completions each year	No progress on masterplanning by 2014 Application not received by 2016 Construction of houses not started by 2017 Construction of business park and employment development not started by 2018	Identify problem & barrier(s) to development via assessment &/or discussions with interested parties. Work with key partners, developers and land owners to facilitate and enable development. (eg: access to finance, including grants, renegotiation of S106 etc).

infrastructure provision, "local centre" provision (includes STM1e & STM2c)			Construction of a new 10ha Business Park and the provision of additional employment generating development in appropriate phases by 2026	Affordable housing completions on site Amount of additional employment land floorspace completed		
B1: Bourne employment allocations: employment development on 5 sites	This policy satisfies spatial objectives: 3, 8, 10 and 11	Developer / Landowner	Delivery of additional employment floorspace each year on sites allocated for employment generating uses	Amount of additional employment land floorspace completed Number of jobs created	No net increase in employment floorspace on allocated sites by annual monitoring of development on a rolling three year basis	Identify problem & barrier(s) to development via assessment &/or discussions with interested parties. Work with key partners, developers and land owners to facilitate and enable development. (eg: access to finance, including grants, renegotiation of S106 etc). Consider review of policy if appropriate.
B1a: 16ha - B1, B2 & B8			Deliver 16ha - B1, B2 & B8 uses	Amount of additional employment land floorspace completed	No planning applications by 2018	
B1b: 21ha - B1, B2 &B8			21ha - B1, B2 &B8 uses	Amount of additional employment land	No planning applications by 2020	

				floorspace completed		
B1c: 3ha Business Park (B1 & B2) (part of Elsea Park)			3ha Business Park by 2023 (in accordance with schedule and SK94/0125 which allows Reserved Matters applications by 2021 & completion 2 years later)	Identified in Elsea Park Masterplan for employment development (in phase 10)	No Reserved Matters planning application by 2021. No development on site by 20234	
B1d: 8ha - B1, B2 & B8			8ha - B1, B2 & B8 uses	Amount of additional employment land floorspace completed	No planning applications by 2020	
B1e: 3ha expansion site for food processing site			expansion of existing food processing plant	expansion land for specific employer	No application by 2021	Discussion with landowner about need for site
DE1a: 85 units (including 29 affordable) 2011-2016	This policy satisfies spatial objectives 1, 2,3, 8, 10 and 11	Developer / Landowner	Deliver 85 new homes by 2016	Housing commitments and completions in AMR	no planning application by 2012	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties.
DE1b: 15 units (including 5		Registered provider	Deliver 15 new homes by 2016	Housing commitments and	no planning application by 2014	Bring sites forward in later phases of plan period if appropriate,

affordable) 2011-2016				completions in AMR		in accordance with 5 year housing land supply.
DE1c: 100 units (including 35 affordable) 2021-2026			Deliver 100 new homes by 2026	Housing commitments and completions in AMR	no planning application by 2021	Work with key partners, developers and land owners to facilitate and enable development. (eg: access to finance, including grants, renegotiation of S106 etc).
DE1d: 200 units (including appropriate affordable @ 35%) (part of DE3) 2016-2021			See DE3			Consider review of policy if appropriate and additional sites should be allocated if housing targets are not being met after 3 consecutive years
DE2: Employment Allocations in The Deepings: employment development on 2 sites	This policy satisfies spatial objectives 3, 8, 9, and 10	Developer / Landowner	Delivery of additional employment floorspace each year on sites allocated for employment generating uses	Amount of additional employment land floorspace completed	No increase in employment floorspace on allocated sites as shown by annual monitoring of development on a rolling three year basis	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties. Work with key partners, developers and land owners to

						facilitate and enable development. (eg: access to finance, including grants, etc).
						Consider whether policy review is appropriate.
DE2a: 14ha - B1, B2 & B8				14 ha B1, B2 & B8 use	Amount of additional employment land floorspace completed	No planning applications by 2018
DE2b: 6ha - B1 & B2 (part of DE3)				6 ha B1 & B2 use	Amount of additional employment land floorspace completed (see DE3)	No planning applications by 2018
DE3: Mixed Use Urban Extension in Market Deeping: 200 houses (including 35% affordable units) + 6ha employment land 2016-2021. Masterplan required for	This policy satisfies spatial objectives 1, 2,3, 8, 10 and 11	Developer / Landowner	Masterplan in place by 2016		Progress on masterplan	No progress on masterplan by 2014
			Planning application by 2016		Progress on application(s)	Application not received by 2015
		Registered provider	S106 agreement(s) by 2016		Net additional housing completions each year	Construction of houses not started by 2017
						Identify problem and barrier(s) to development via assessment and/or discussions with interested parties.
						Work with key partners, developers and land owners to facilitate and enable development. (eg: access to finance, including grants,

details: to include access road(s), infrastructure provision + gateway development (includes DE1d & DE2b).			Delivery of an average of 40 homes a year over the 5 years 2016 - 2021 of appropriate type, size & tenure (including appropriate number of affordable units @ 35%) Construction of 6ha land for employment generating development in appropriate phases	Affordable housing completions on site Amount of additional employment land floorspace completed	Construction of business park and employment development not started by 2017	renegotiation of S106 etc). Work with developers and/or landowners to bring site forward.
LSC1: Housing Allocations in the Local Service Centres: phased delivery of residential development on 5 sites in 5 LSCs (including 35% affordable units in accordance	This policy satisfies spatial objectives 1, 2, 7, 8, 10 and 11	Developer / Landowner Registered provider	Deliver an average of 42 dwellings per annum each year of the plan period (based upon Core Strategy Policy H1)	Net additional housing completions each year	Shortfall of 20% of cumulative 5 year target according to the adopted Core Strategy Housing trajectory	Identify problem & barrier(s) to development via assessment and/or discussions with interested parties

with Core Strategy policy H3)						
LSC1a: 35 units (including 12 affordable) 2021-2026 **Billingborough** + community use of former playing fields			Deliver 35 new homes by 2026. Provision of access to land for playing fields by start of development	Application to include retention of former school playing field as open space for community use.	No planning application by 2022	Bring sites forward in later phases of plan period if appropriate, in accordance with 5 year Housing Land Supply.
LSC1b: 40 units (including 14 affordable) 2016-2021: **Colsterworth** + local shop			Deliver 40 new homes by 2021	Application to include retail provision	no planning application by 2018	Work with key partners, developers and land owners to facilitate and enable development. (eg: access to finance, including grants, renegotiation of S106 etc)
LSC1c: 30 units (including 10 affordable) 2016-2026: **Corby Glen**			Deliver 30 new homes		No planning application by 2018	
LSC1d: 30 units (including 10 affordable)		Registered Provider	Deliver 30 new homes by 2026		no planning application by 2022	Consider whether policy review is appropriate

2021-2026: **Great Gonerby**						
LSC1e: 35 units (including 12 affordable) 2011-2016: **Long Bennington**			Deliver 35 new homes by 2016		no planning application by 2014	
SAP H1: Other Housing Development: redevelopment & infill sites in LSCs & towns. 10 or fewer units	This policy satisfies spatial objectives 1, 2, 3, 8, 10 and 11	Developer / landowner	Delivery of a choice and ranges of housing sites which bring into use brownfield and underused land in sustainable locations.	Net additional housing completions each year on brownfield and small infill sites.	Completion of less than 12% of the annual average housing completions on small and/or windfall sites	Bring sites forward in later phases of plan period if appropriate. Consider whether policy review/ allocation of additional sites is appropriate.
SAP1: Retention of Community Services and Facilities: resist CoU resulting in loss of community services/facilities	This policy satisfies spatial objectives 7, 8 and 9	Developer / landowner SKDC Parish Council	No Loss of important community assets to other development	Number of proposals involving community assets as monitored on an annual basis.	Net loss of community facilities across the district	Consider whether policy review is appropriate.

SAP2: Rural Exception Affordable Housing: assist in provision of affordable housing in identified settlements (in 2 phases) and provide support for other villages	This policy satisfies spatial objectives 1, 2 and 7	Developer / landowner Registered Provider Parish Council	Completion of schemes in 6 settlements identified in phase 1 by 2015 Completion of needs assessments and (where appropriate) schemes in 7 settlements identified in phase 2 by 2018 (Core Strategy target: completion of 10 units per annum)	Number of schemes submitted and units permitted. Number of affordable units constructed by location each year.	Less than 10 affordable homes permitted / completed per year in rural areas in a rolling 3 year period.	Identify problem and barrier(s) to development via assessment and/or discussions with parish council's, housing providers, landowners and other interested parties. Work with key partners to identify suitable sites and source funding.
SAP3: Supporting Local Business in LSCs: support employment generating development	This policy satisfies spatial objectives 3, 5, 7, 8 and 9	Developer / landowner	Deliver local business and employment opportunities in LSCs	Amount of permitted and completed new employment floorspace in LSCs each year	No net increase in employment floorspace delivered in LSCs over rolling three year periods	Identify problem and barrier(s) to development via assessment and/or discussions with businesses. Consider whether policy review is appropriate.
SAP4: Business Development in the	This policy satisfies spatial objectives	Developer / landowner	Support rural diversification and local employment opportunities in rural communities	Number of applications received and approved	Less than 50% applications approved over a rolling three year period	Identify problem and barrier(s) to securing planning permission via assessment and / or discussion with interested parties.

Countryside (including rural diversification schemes): support for farming, forestry, equine, rural enterprise, sport & recreation, and tourism projects	3, 5, 7, 8 and 9			Amount of committed and completed new employment floorspace in rural areas		Work with applicants to investigate alternative employment-generating uses. Consider policy review.
SAP5: Locally Important Existing Employment Sites: no CoU from employment use on 14 identified sites. Support expansion of certain established "site specific" businesses.	This policy satisfies spatial objectives 3, 4 and 7	Developer / land owner Existing employers	No net loss of B1, B2 & B8 floorspace on identified sites over plan period.	Amount of existing employment land/floorspace lost to non-employment uses on annual basis, by site.	Net loss of employment floorspace on identified sites to other use classes over rolling three year period,	Identify problem and / or reasons for change(s) of use via assessment and / or discussion with interested parties. Consider review of policy including de-designation if appropriate.

SAP6: Employment Development at Gonerby Moor: support for new employment use of land at Gonerby Moor	This policy satisfies spatial objectives 3 and 8	Developer / land owner SKDC LCC Highways Agency	Additional employment floorspace developed on appropriate site(s) by 2026 if no other more suitable site available within GAAP	Amount of additional employment land or floorspace completed in this location on an annual basis.	No planning application by 2018	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties Work with key partners, developers and land owners to facilitate and enable development. (eg: access to finance, including grants, etc) Consider review of policy if appropriate
SAP7: Development Within Defined Town Centres: town centres defined. Primary Shopping Areas (PSA) defined. A1 use in Primary Shopping	This policy satisfies spatial objective 6	Developers / Landowners Property Agents	Provision of additional convenience and comparison retail floorspace in sequentially preferable locations as set out in Retail Capacity and Needs Study Establish minimum of 80% retail (A1) use on street frontage within defined	Number of applications for town centre uses in relation to town centre boundary. Amount of new retail floor space committed and	More than 20% new town centre uses located outside defined town centre boundaries over rolling 3 year period [by floorspace] More than 20% street frontage lost to non- A1 uses	Identify problem and barrier(s) to development within the town centre via assessment and/or discussions with interested parties Dialogue with commercial property agents over rents &

Frontage (PSF) = 80% min. Non-retail in PSF = 20% max Use in other streets = A1-A5, B1, D1 & D2 Support non-retail use on upper floors within PSA		Town Centre Manager	Primary Shopping Freas (PSF) Net increase in homes on upper floors within defined town centres Net increase in office accommodation on upper floors in defined town centres	completed on annual basis. Amount of non-A1 use floorspace approved within PSF Amount of new residential and / or office accommodation permitted and completed on upper floors within town centre boundaries on annual basis	within PSF in rolling 3 year periods. No net increase in use of upper floors after five years (2017; 2022)	suitability of retail units within PSF Possible review of PSA, PSF and town centre boundaries
SAP8: Town Centre Opportunity Areas: support redevelopment of Town Centre areas using a sequential approach	This policy satisfies spatial objective 6	Developer/ landowner SKDC	Promote the redevelopment of unused or underused sites within town centre areas for town centre uses. Provision of additional convenience and comparison retail	Number of applications for town centre uses in relation to town centre boundary. Amount of new retail floor space committed and	More than 20% new town centre uses located outside defined town centre boundaries over rolling 3 year period [by floorspace] Increase in vacancy rate of shop units by 2% per annum	Identify problem and barrier(s) to development within the town centre via assessment &/or discussions with interested parties Work with landowners and developers to

			floorspace in sequentially preferable locations in accordance with needs identified in the Retail Capacity and Needs Study	completed on annual basis.		facilitate and enable development.
		Town Centre Manager	Maintain or reduce vacancy rate of existing retail units within defined centres	Vacancy rates within town centres	No net increase or a decline in actual footfall rates over a two year period	Identify causes and assess possible solutions including policy review.
			Increase in footfall in monitored town centres	Pedestrian footfall (measure three times a year) in measures town centres		Analyse cause of footfall decline in town centre and identify measures to address, including policy review.
SAP9: Bourne Core Area: support for redevelopment schemes to meet SPD requirements (including retail, leisure, business, office, public realm, access, parking)	This policy satisfies spatial objective 6	Developer / landowner	Redevelopment of Core Area in phased approach in accordance with the SPG	Number of applications made for development within Core Area. Completion of approved development within Core Area	No development of phase 1 by 2013	Identify problem and barrier(s) to development via discussions with interested parties and work with developers/ landowners to remove obstacles and to facilitate development.
		SKDC			No progress with subsequent phases by 2018	
		Property Agents		Pedestrian footfall in town centre	Non-policy compliant	Analyse cause of footfall decline and

		Town Centre Manager		Vacancy rates within town centre	development approved within core area Decline in footfall rates over two year period Increased vacancy rate by 2% per annum	vacancy rate increase in town centre and identify measures to address including policy review.
SAP10: Open Space Provision: sets out standards for:	This policy satisfies spatial objectives 8 and 11	Developer / Landowner	New housing developments to provide appropriate amount, type and located open space to reflect local standards	Amount of open space included within approved housing proposals.	Less that 80% new housing development schemes providing open space (or contribution to).	Review reasons for decision.
informal/natural greenspace, outdoor sports, other open space				Amount of open space contributions provided through S106 contributions.	Each S106 agreement contains triggers tailored to the specific development and its open space requirement.	Enforce against non-compliance with conditions/ S106 requirements: take legal action if necessary.
Providing new open space within new development		SKDC		Amount of new open space completed on annual basis by location	No net increase in open space / GI provision	Review open space standards and open space strategy.

						Review policy if necessary.
Protect existing open space (inc allotments, parks, sports pitches, green corridors etc)			No net loss of existing open space; sports or recreational facilities	Applications for development of existing open space (eg allotments)	Annual monitoring of applications involving a net loss of open space (including allotments) over a rolling 5 year period.	Review reason(s) for decision. Consider review of policy.
SAP11: Protecting and Enhancing the Setting of Belton House and Park	This policy satisfies spatial objective 8	Developer / Landowner SKDC National Trust	No planning permission granted which impacts on the setting of Belton House and Park	Planning applications within the Buffer Zones set out in the Belton House and Park Study	1 application approved contrary to policy	Review the reason(s) for the decision and if necessary review and amend the policy. Publish additional guidance or specific SPD.

6.2 Implementation

6.2.1 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

6.2.2 Information from Lincolnshire County Council shows that there is primary school capacity, or room for expansion, in all the settlements where development is anticipated.

6.2.3 Secondary education is available only in Bourne, the Deepings, Stamford, Grantham and the LCSs 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 confirms that all schools either have capacity or room for expansion, using S106 contributions, to accommodate additional students.

6.2.4 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

6.2.5 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.

6.2.6 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

6.2.7 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.

Highways

6.2.8 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.

6.2.9 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,but development (on an individual and/or cumulative basis) does have the potential to have localised impact, particularly for individual junctions.

Table 2: Infrastructure Delivery

Infrastructure type		Target: detail/requirements	Target: timing/phasing	Trigger(s)	Delivery Agency & Partners	Potential funding sources	Risks and Contingencies
Foul Sewerage Networks (FSN) and Sewage Treatment Works (STW)							
Stamford	WwTW	Upgrade to works to accommodate any additional* large-scale development (*additional to that proposed by this plan)	2021 onwards	Amount of development permitted exceeds that proposed by this plan	AWS/SKDC	AWS	Commission work to assess capacity constraints and work required to address this
Deepings	WwTW	Investigate improvements and efficiencies within existing system to release additional capacity at the WwTW. If insufficient capacity available consider changing the consent or undertaking upgrade	2012-2014 2016-2018	Insufficient capacity released such that development identified cannot be accommodated prior to phasing included in plan	AWS/ EA/ SKDC	AWS	AWS has work in programme. If improvement required will be funded by developer requisition and/or AMP 6 AWS duty to connect
Harlaxton	WwTW	Investigate improvements and efficiencies within existing system to release additional capacity at the WwTW.	2012-2016	To be re-assessed in 2014 (prior to 2nd phase 2016-2021)	AWS/ EA	AWS	AWS duty to connect
Long Bennington	FSN	Sewerage flooding to southern part of village requires strategic solution	2012-2018	Objection by EA to applications for	Developer/ AWS/ EA	Developer	Medium risk: cost of developer requisition

Infrastructure type		Target: detail/requirements	Target: timing/phasing	Trigger(s)	Delivery Agency & Partners	Potential funding sources	Risks and Contingencies
				housing development			included within site viability calculation
Bourne	FSN	Upgrade network to accommodate commercial development at B1b	2016 onwards	To be agreed with AW as part of application process	AW/ developer	Developer	Low risk: cost of developer requisition included within site viability calculations
Roseland Business Park	FSN	Connection to main sewer network	Phased as necessary and agreed as part of application process	To be agreed as part of application process	AWS or Severn Trent Water	Developer	Low risk: cost of developer requisition included within site viability calculations
Marston	STW	Upgrade to increase capacity at Marston WwTW and Manthorpe Mill required to service new development proposed in Grantham; tied to Grantham Area Action Plan	Phasing determined by development proposals included in GAAP and Grantham Wastewater Strategy		AWS Developer requisition		Confirmation of preferred solution by WCS 2c for scheme inclusion in AMP 6
Energy							
all areas	operational infrastructure	dependant on development and location	throughout the plan period		Central Networks	Central Networks, landowner/ developer	There are no known constraints to delivery of electricity infrastructure

Infrastructure type		Target: detail/requirements	Target: timing/phasing	Trigger(s)	Delivery Agency & Partners	Potential funding sources	Risks and Contingencies
Infrastructure type		**Target: detail/requirements**	**Target: timing/phasing**	**Trigger(s)**	**Delivery Agency & Partners**	**Potential funding sources**	**Risks and Contingencies**
Education							
Stamford	extended or new facilities	both primary and secondary schools can be expanded	In line with development phases. Major development phases for 2016-2026. (typically 100 new homes = 20 primary and 20 secondary spaces)	Each S106 agreement is tailored to the development and includes triggers for the payment of agreed sums or delivery of agreed facilities. These triggers may be based upon the completion of a certain number of homes	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	Low risk: LCC has a 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. Major development phases for 2016-2026. (typically 100 new homes = 20 primary and 20 secondary spaces)	Each S106 agreement is tailored to the development and includes triggers for the payment of agreed sums or delivery of agreed facilities. These triggers may be based upon the completion of a certain number of homes	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	For developments at Stamford (STM3) and Market Deeping (DE3) contributions will be a pre-requisite of development. The landowner/developer will be aware of the cost implications prior to development. For developments in other locations (and other developments in
	Primary School	3 classroom expansion - indicative cost: £600,000					

Infrastructure type		Target: detail/requirements	Target: timing/phasing	Trigger(s)	Delivery Agency & Partners	Potential funding sources	Risks and Contingencies
Education							
Ancaster	Primary School	very limited spare capacity & expansion possible	throughout the plan period	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	Stamford and Deepings) contributions may be required to fund additional spaces. Where this is the case these will be a pre-requisite of development and the landowner/ developer will be aware of the cost implications prior to development.
	Secondary in Grantham	limited capacity but expansion possible	throughout the plan period	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	
Barkston	Primary School	no surplus capacity and difficult to expand	throughout the plan period	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	
	Secondary in Grantham	limited capacity but expansion possible	throughout the plan period	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	
Barrowby	Primary School	No capacity but slight expansion possible	in line with development phases	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	
	Secondary in Grantham	limited capacity but expansion possible	throughout the plan period	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	
Baston	Primary School	no surplus capacity but expansion possible	throughout the plan period	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	
	Secondary in Deepings	expansion possible	throughout the plan period	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	
Bi[illegible]gh	Primary School	existing capacity					
	Secondary in Sleaford	existing capacity					
Caythorpe	Primary School	existing capacity					
	Secondary in Welbourn	existing capacity					

Infrastructure type		Target: detail/requirements	Target: timing/phasing	Trigger(s)	Delivery Agency & Partners	Potential funding sources	Risks and Contingencies
Education							
Castle Bytham	Primary School (Little Bytham)	no surplus capacity but expansion possible	throughout the plan period	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	
	Secondary in Stamford	expansion possible					
Colsterworth	Primary School	existing capacity					
	Secondary in Corby Glen	existing capacity and expansion possible					
Corby Glen	Primary School	existing capacity					
	Secondary School	existing capacity and expansion possible					
Great Gonerby	Primary School	no surplus capacity small expansion may be possible	in line with development phases	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	
	Secondary in Grantham	limited capacity but expansion possible (as part of Grantham Growth)	throughout the plan period	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	
Harlaxton	Primary School	limited capacity and expansion possible	in line with development phases	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	
	Secondary in Grantham	limited capacity but expansion possible	throughout the plan period	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	
Langtoft	Primary School	existing capacity					
	Secondary in Deepings	expansion possible	throughout the plan period	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	
Long Bennington	Primary School	some capacity and expansion possible	in line with development phases	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	

Infrastructure type		Target: detail/requirements	Target: timing/phasing	Trigger(s)	Delivery Agency & Partners	Potential funding sources	Risks and Contingencies
Education							
	Secondary in Grantham	limited capacity but expansion possible	throughout the plan period	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	
Morton	Primary School	limited capacity but expansion possible	throughout the plan period	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	
	Secondary in Bourne	Limited capacity butexpansion possible	throughout the plan period	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	
South Witham	Primary School	No capacity but expansion possible	throughout the plan period	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	
	Secondary in Corby Glen	existing capacity and expansion possible					
Thurlby	Primary School	some existing capacity					
	Secondary in Bourne	Limited capacity butexpansion possible	throughout the plan period	to be agreed if appropriate	LCC, SKDC, landowner/ developer	S106/ CIL, LCC, DfE	

Appendix 1: Schedule of Saved 1995 Local Plan Policies to be Replaced

The table below sets out those saved policies of the South Kesteven 1995 Local Plan which are replaced by policies in the Site Allocation and Policies Plan. Not all saved 1995 Local Plan policies are to be replaced and these are highlighted.

The Proposals Map will also, in accordance with guidance in National Planning Policy Framework, continue to identify other national and local designations including Conservation Areas.

1995 Local Plan Policy	1995 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	The overall approach to housing is detailed in Core Strategy Policy H1.
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)	The overall approach to employment is detailed in Core Strategy Policy E1. Policies STM2

1995 Local Plan Policy	1995 Local Plan Policy Name	Replaced by Site Allocation and Policies DPD Policy	Comments
		STM3 (Mixed Use Urban Extension site)	and STM3 allocate specific sites and provide site development criteria
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	SAP10 (Open Space Provision)	

1995 Local Plan Policy	1995 Local Plan Policy Name	Replaced by Site Allocation and Policies DPD Policy	Comments
	more than 100 dwellings or 4 Hectares		
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.

Community Assets - community facilities that are available for use by all of the community. For example churches, village halls, hospitals and public houses. They may be multi-purpose facilities and will generally be buildings; however, children's play areas and sporting facilities may also be community assets.

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.

Cultural Facilities - can be described as buildings, ;places and features which demonstrate, facilitate and support the arts, and would include theatres, galleries, museums, public art and art centres.

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.

Floodzone 3 - land assessed by the Environment Agency as being at high risk of flooding. FZ3a comprises land assessed as having a 1 in 100 or greater annual probability of river flooding in any year. FZ3b is the functional floodplain comprising land where water has to flow or be stored in times of flood.

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 and Economic Development Plan Document (H&EDPD) - a document prepared by South Kesteven District Council as part of the Development Plan under the previous planning regime. This plan was not progressed beyond consultation in 2006.

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

Local Plan - Term used for suite of policy documents including Core Strategy, Site Allocation and Policies Plan and the Grantham Area Action Plan.

1995 Local Plan - Old style policy plan for the District which will cease to exist once this Plan and the GAAP have been adopted.

Localism Act 2011 - Government legislation containing wide range of reforms to the planning system including abolition of Regional Spatial Strategies, introduction of neighbourhood planning and duty to cooperate.

National Planning Policy Framework - Comprehensive document covering all National Planning Policy. Issued by the Government in March 2012.

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 Local Plans.

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.

Regulations - Town and Country Planning (Local Planning) (England) Regulations 2012

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 Plan, which will come forward during the lifetime of the Local Plan. 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.

SuDS - sustainable drainage systems or sustainable (urban) drainage systems: a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques.

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

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 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.

Use Classes Order - group types of uses of land and buildings into classes. This allows premises to change from one similar use to another without the need for planning consent. Change of use from one class to another would normally need planning consent.

Appendix 3: List of Abbreviations

AAP	Area Action Plan
AMR	Annual Monitoring Report
CCG	Clinical Commissioning Group
CIL	Community Infrastructure Levy
DPD	Development Plan Document
LSC	Local Service Centre
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
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

Alternative formats

South Kesteven has a rich and diverse culture - a community made up of people from different cultures, with differing backgrounds, beliefs and experiences. This diversity is one of the things that make South Kesteven such a great place to live and work.

To ensure all residents of South Kesteven have access to our information material, our information is available in a range of different languages and formats, including large print, Braille, audio tape and computer disc.

To request a document in a specific language or format, you can ring us or email us:

 01476 406127  communications@southkesteven.gov.uk

Large print, Braille, audio tape or computer disc

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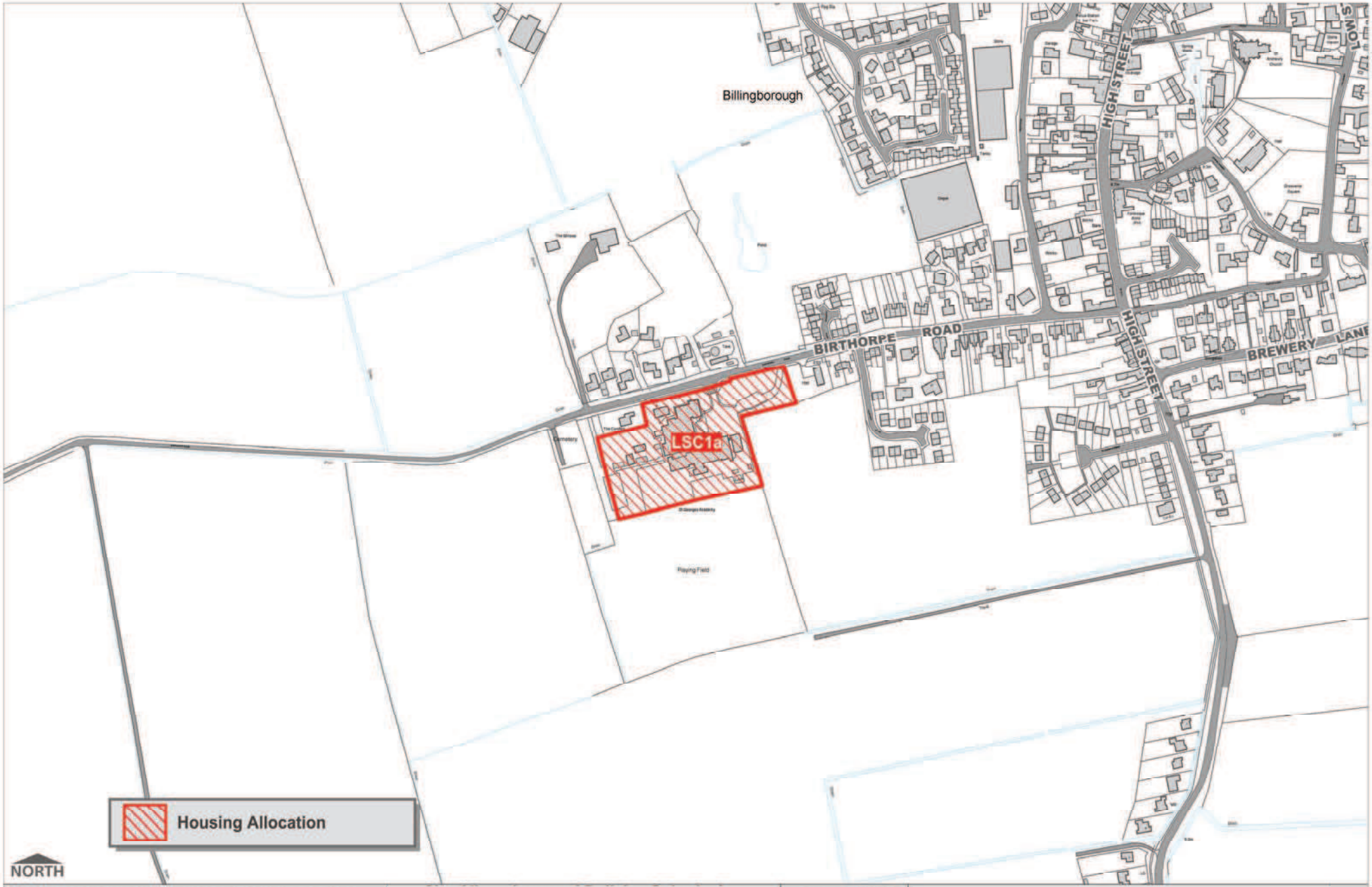
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Appendix 4: amendments to Policies Map

Settlement	Map detail	Page
Billingborough	Housing allocation	1
Stamford	Housing allocations	2
Stamford	Housing and Employment allocations	3
Bourne	Employment allocations	4
Corby Glen	Housing allocation	5
Gonerby Moor	Policy area	6
Bourne	Employment allocation	7
Long Bennington	Housing and employment allocation	8
Great Gonerby	Housing and employment allocation	9
Billingborough	Employment allocation	10
Colsterworth	Housing and employment allocations	11
Bourne	Employment allocations	12
Bourne	Employment allocations	13
Deepings	Urban Extension allocation	14
Deepings	Housing and Employment allocations	15
Deepings	Housing allocations	16
Stamford	Urban Extension allocation	17
Stamford	Housing allocation	18
Stamford	Employment allocations	19
Bourne	Town Centre	20
Deepings	Town Centre	21
Stamford	Town Centre	22
	1995 Local Plan policy deletions	23-53



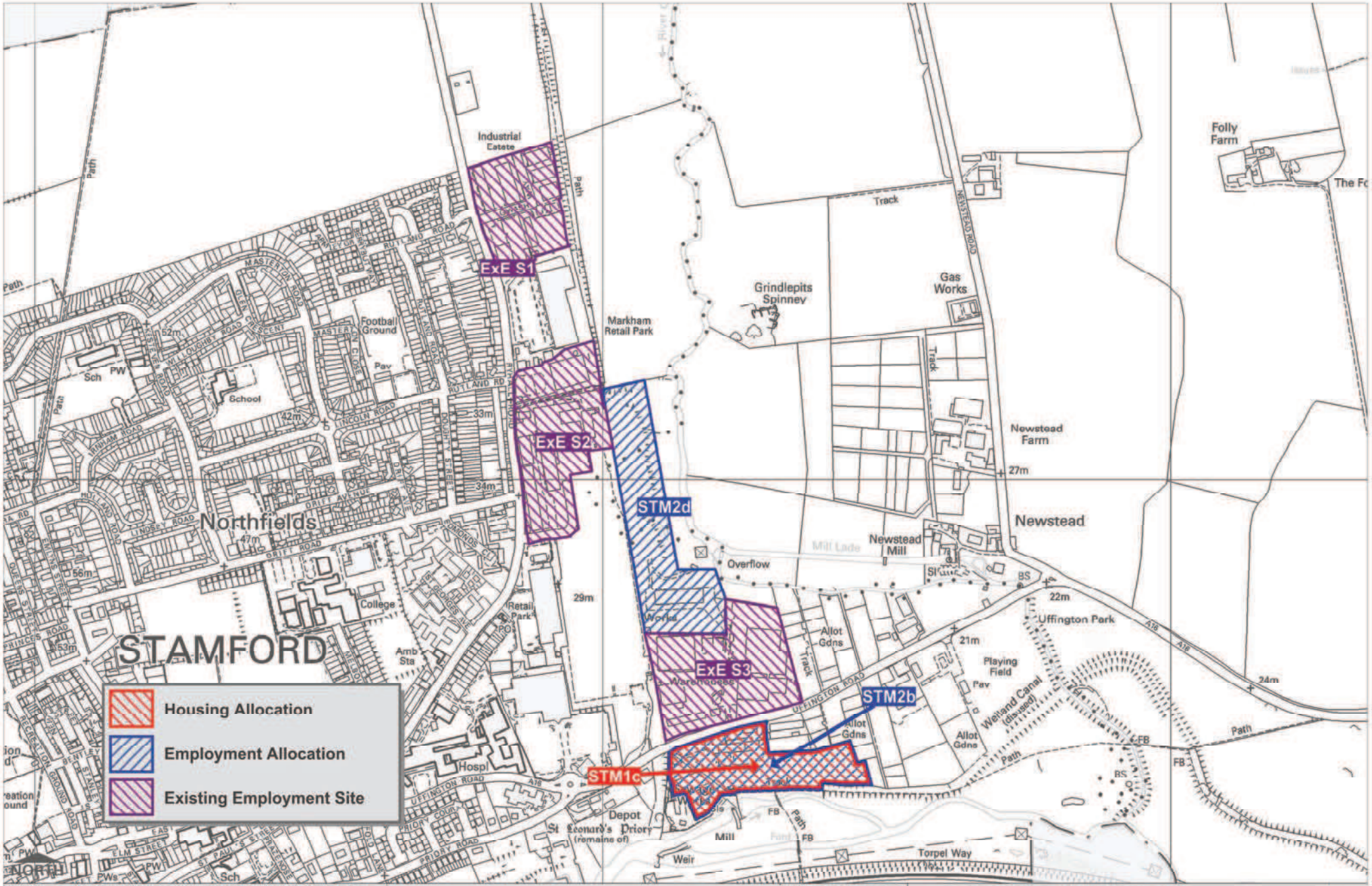
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:5000	Billingborough

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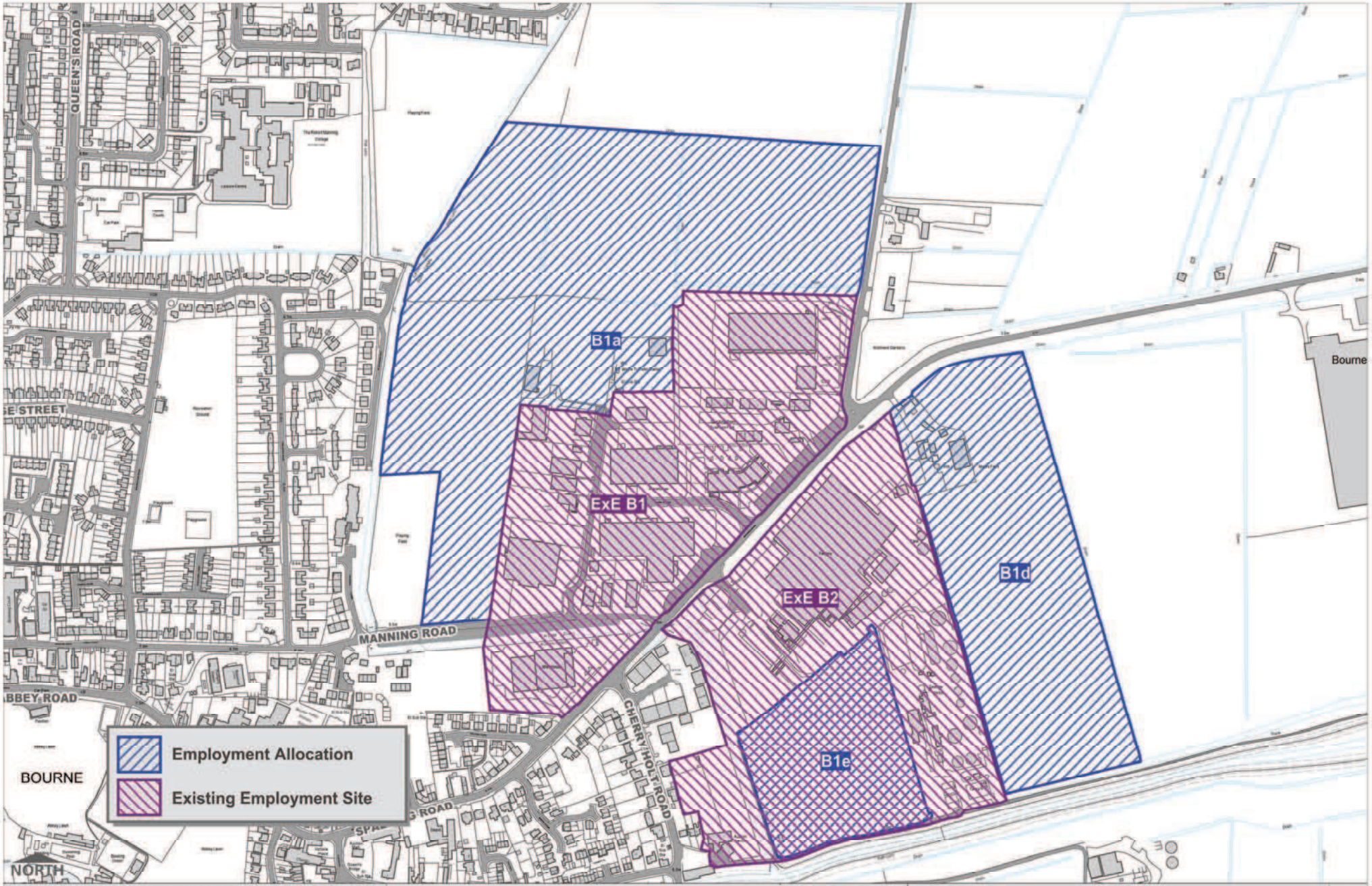
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:5000	Stamford

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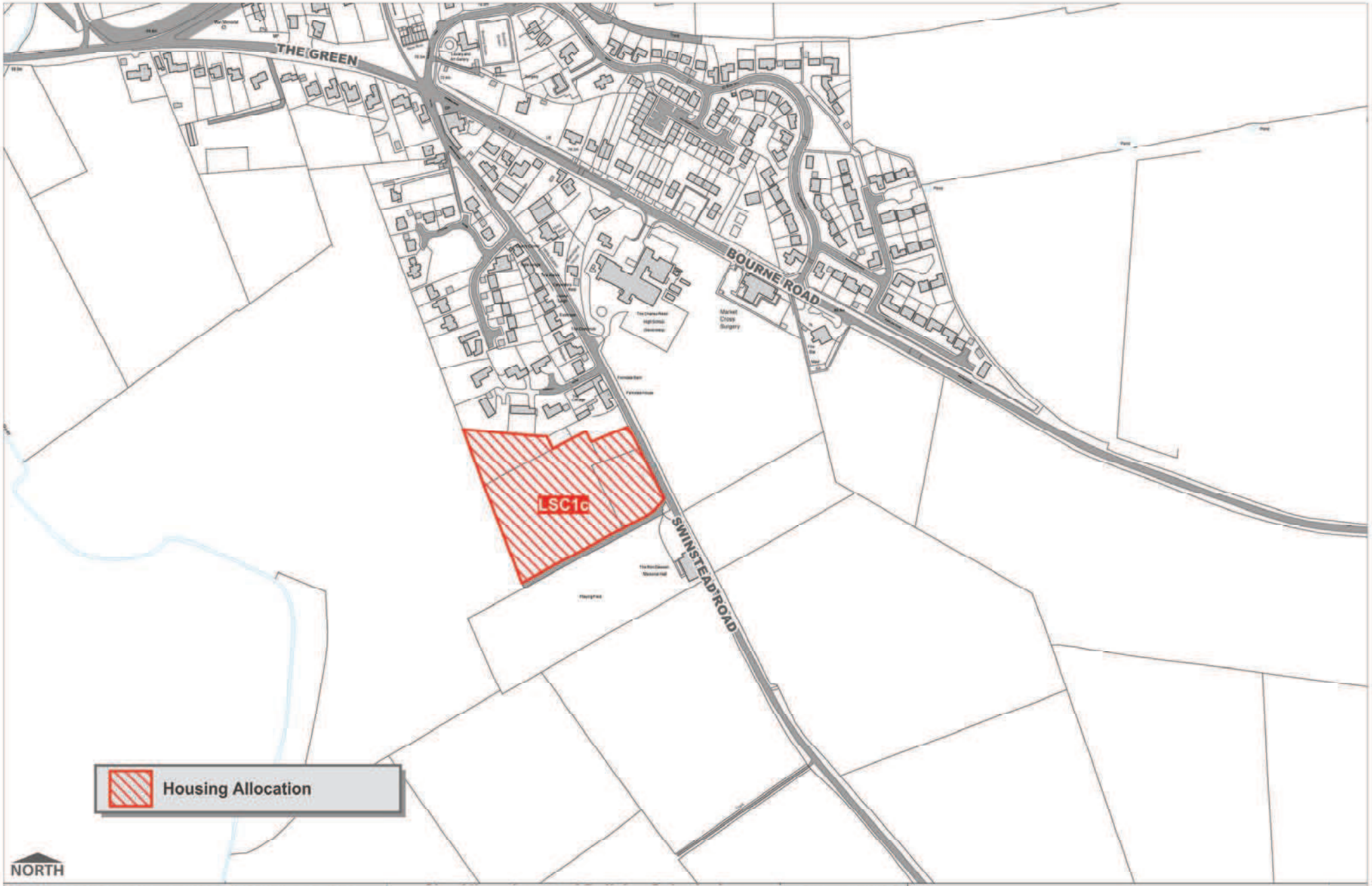
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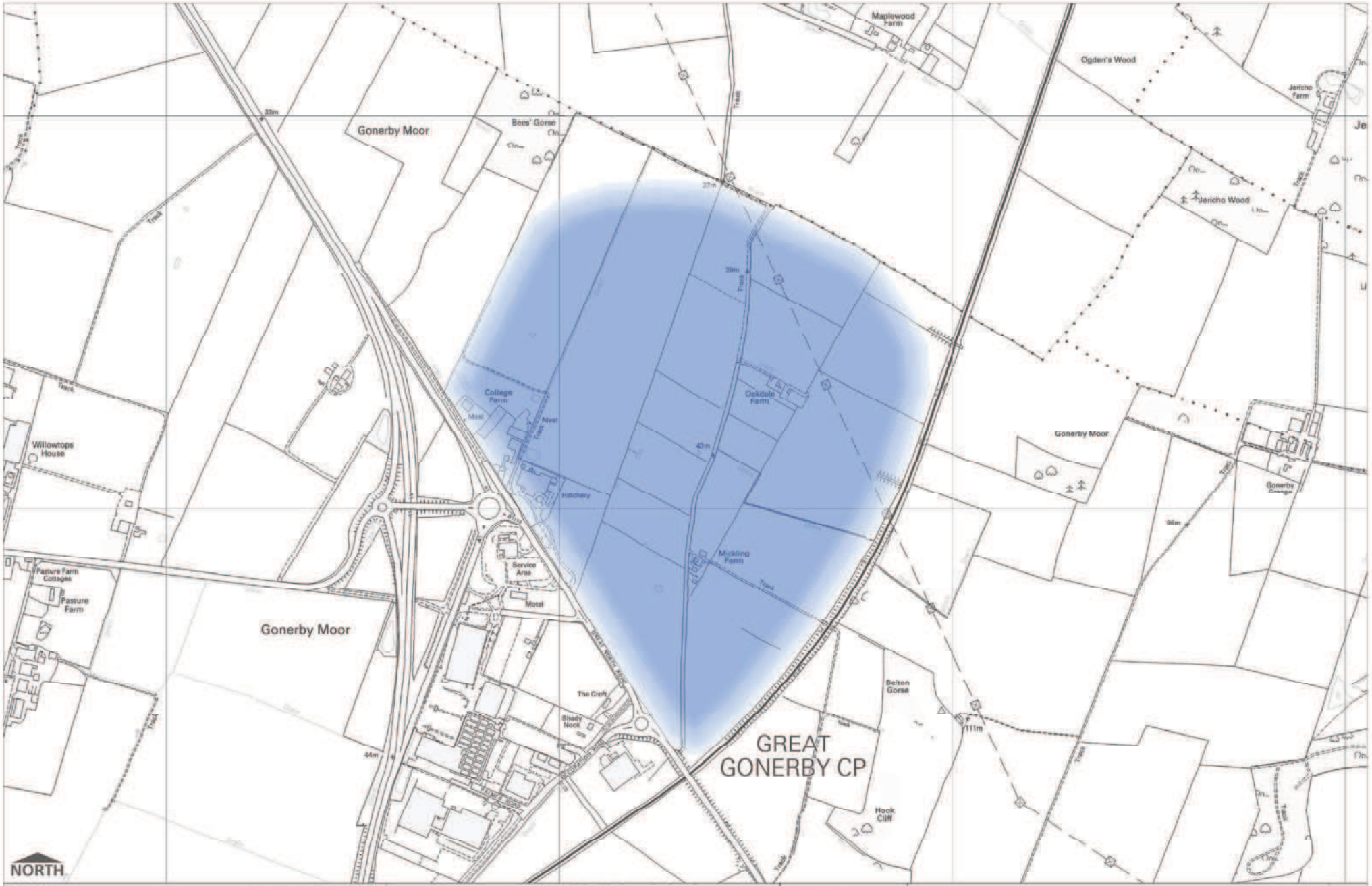
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:6000	Bourne

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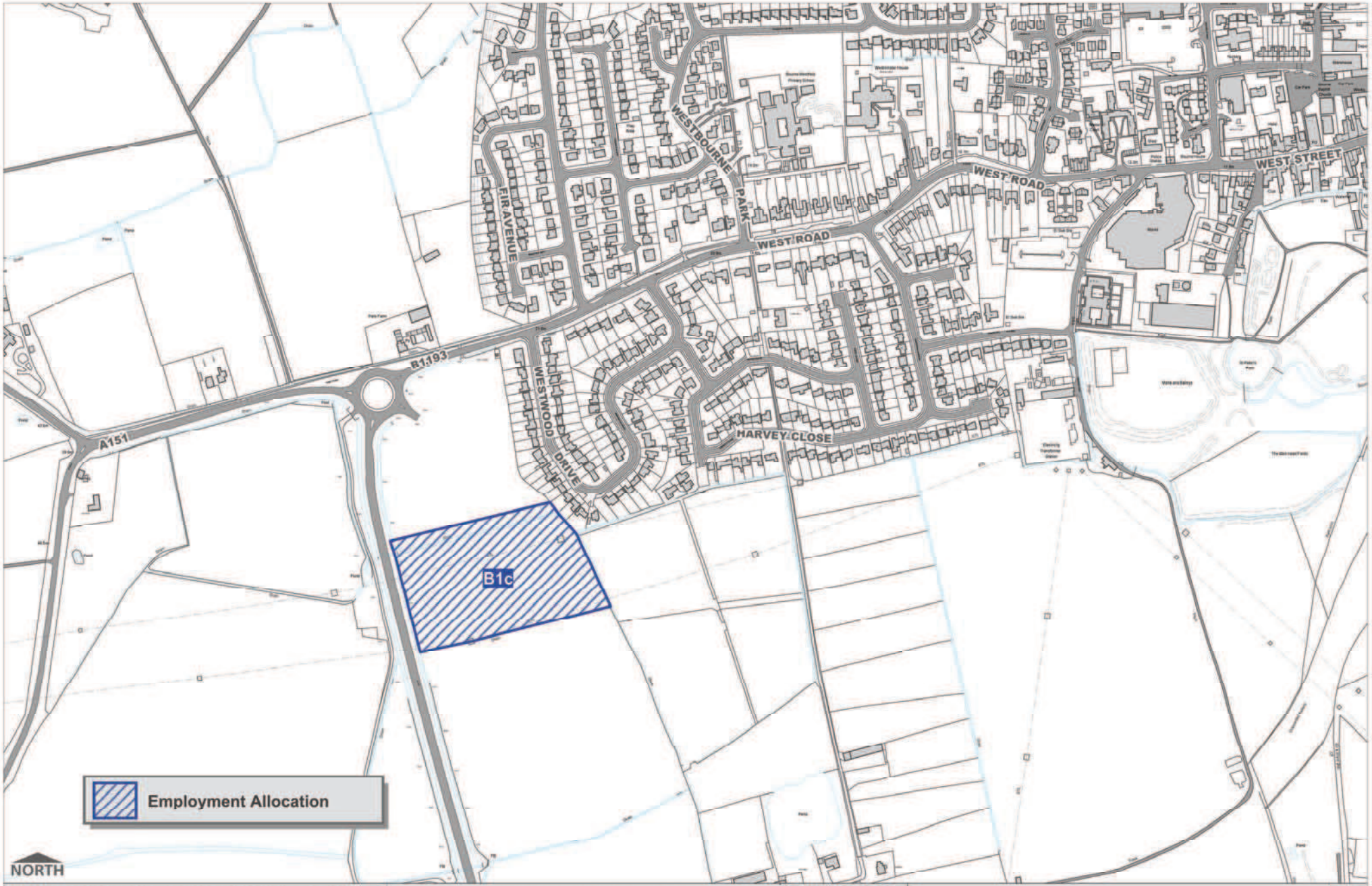
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:5000	Corby Glen

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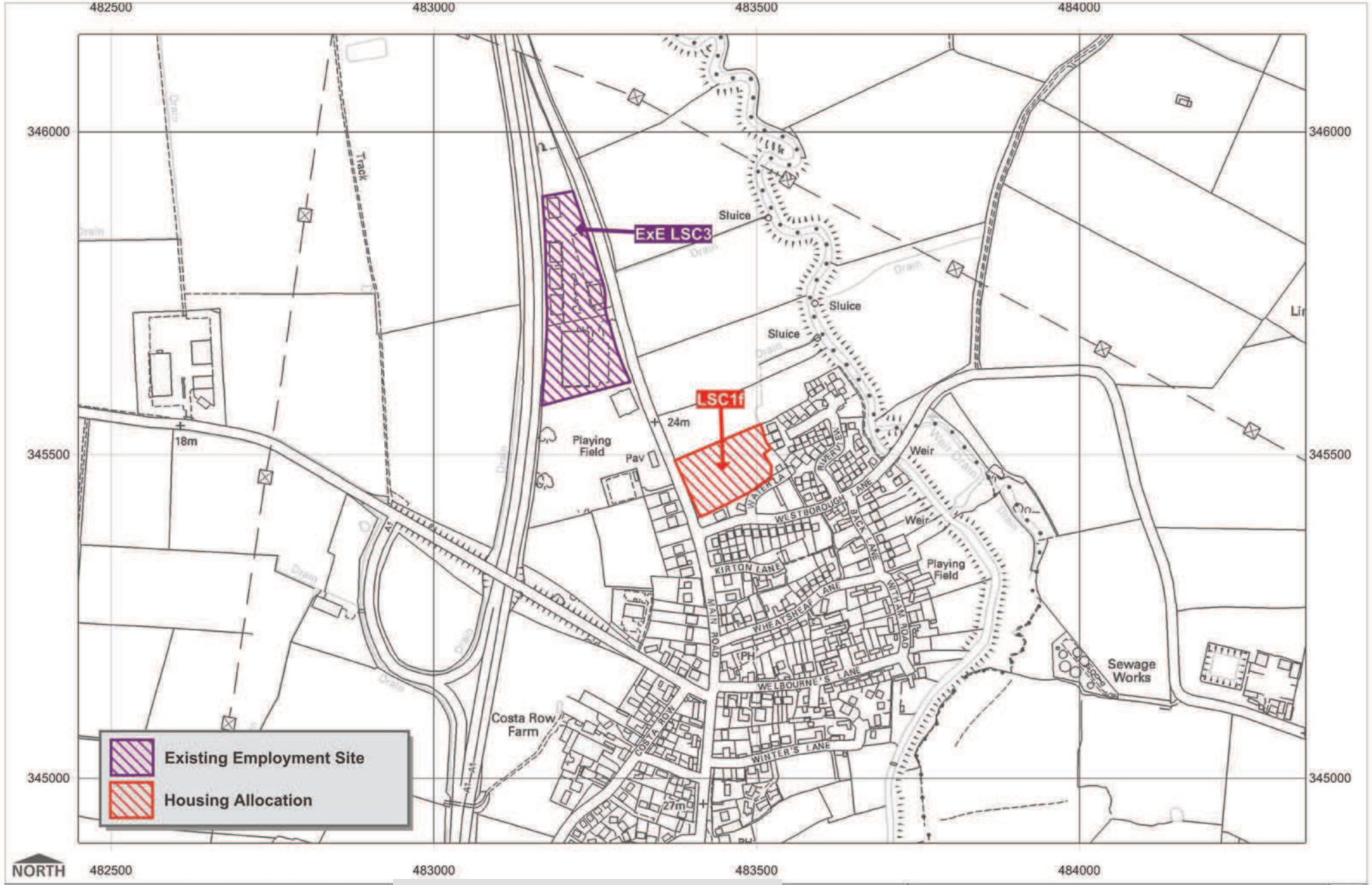
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:13000	Gonerby Moor

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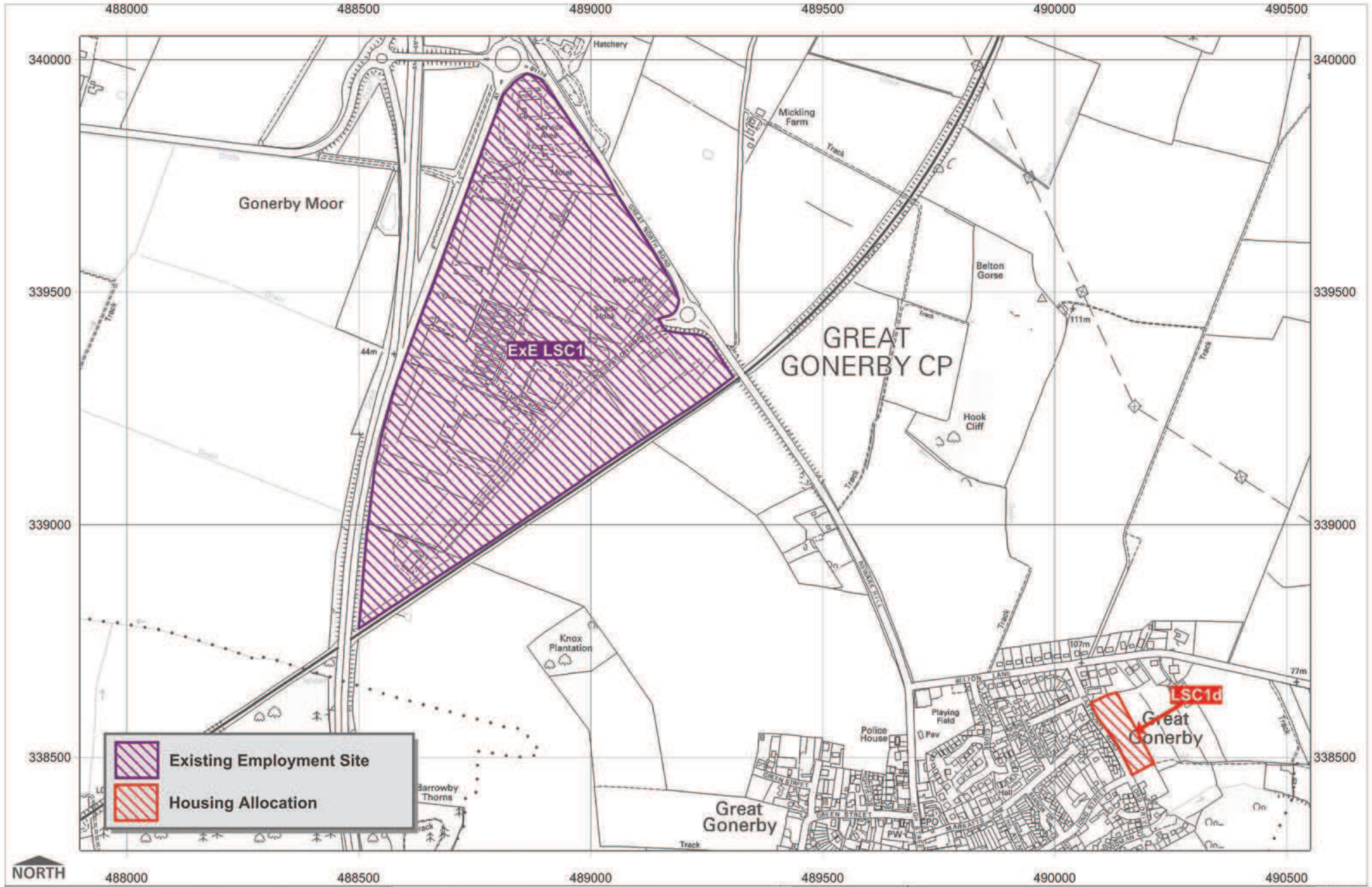
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:6000	Bourne

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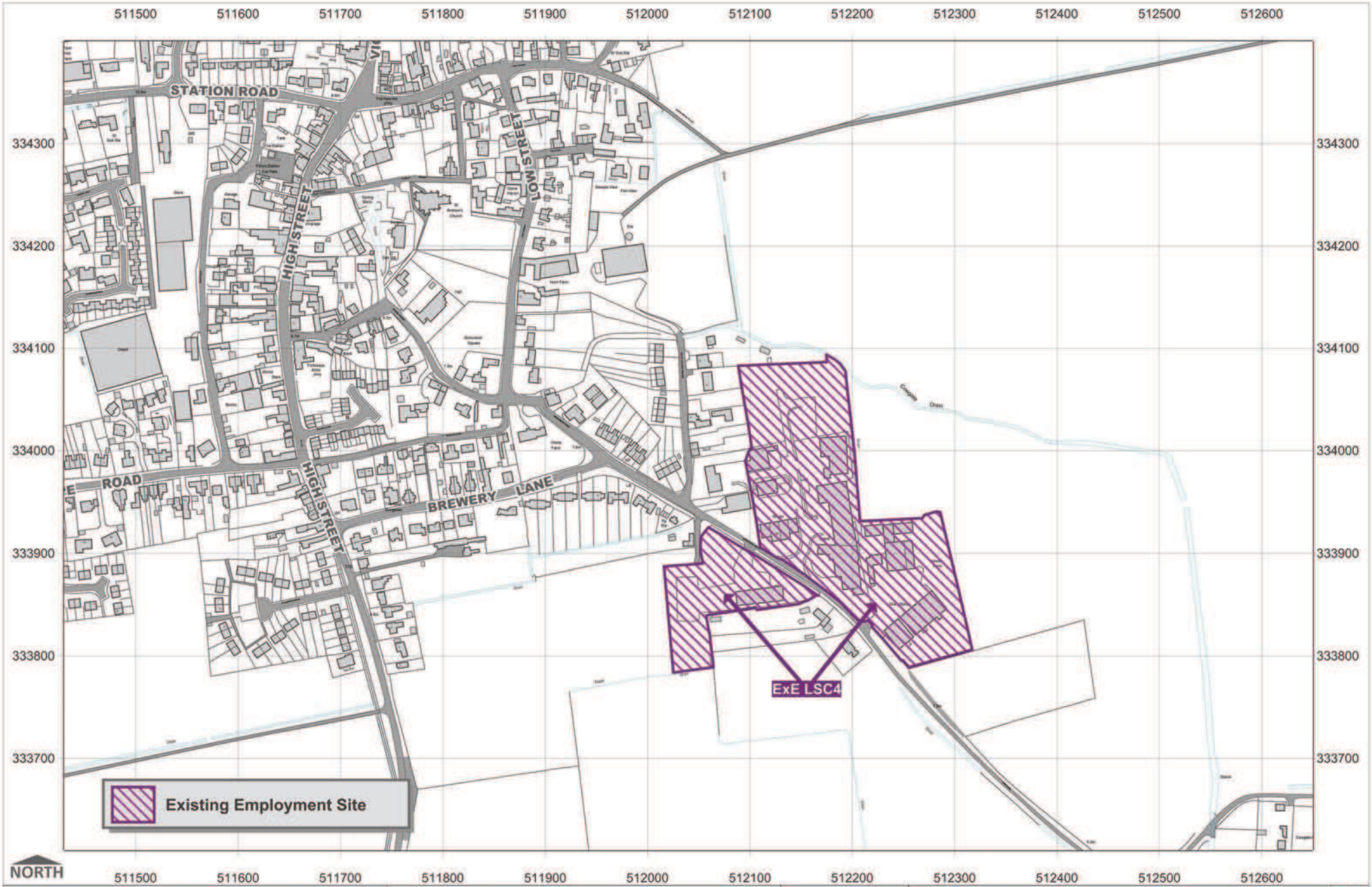
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:8000	Long Bennington

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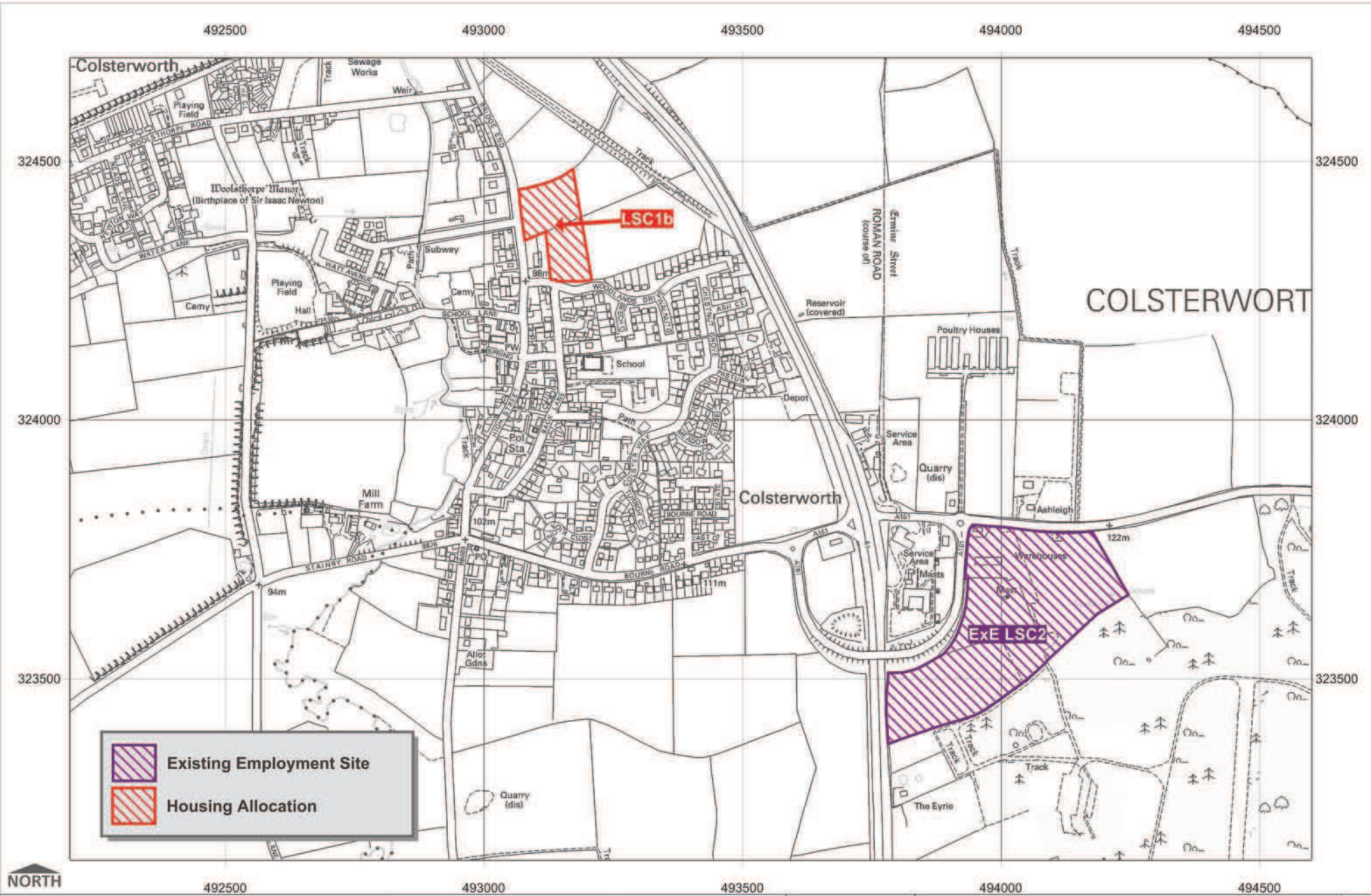
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:11000	Great Gonerby & Gonerby Moor

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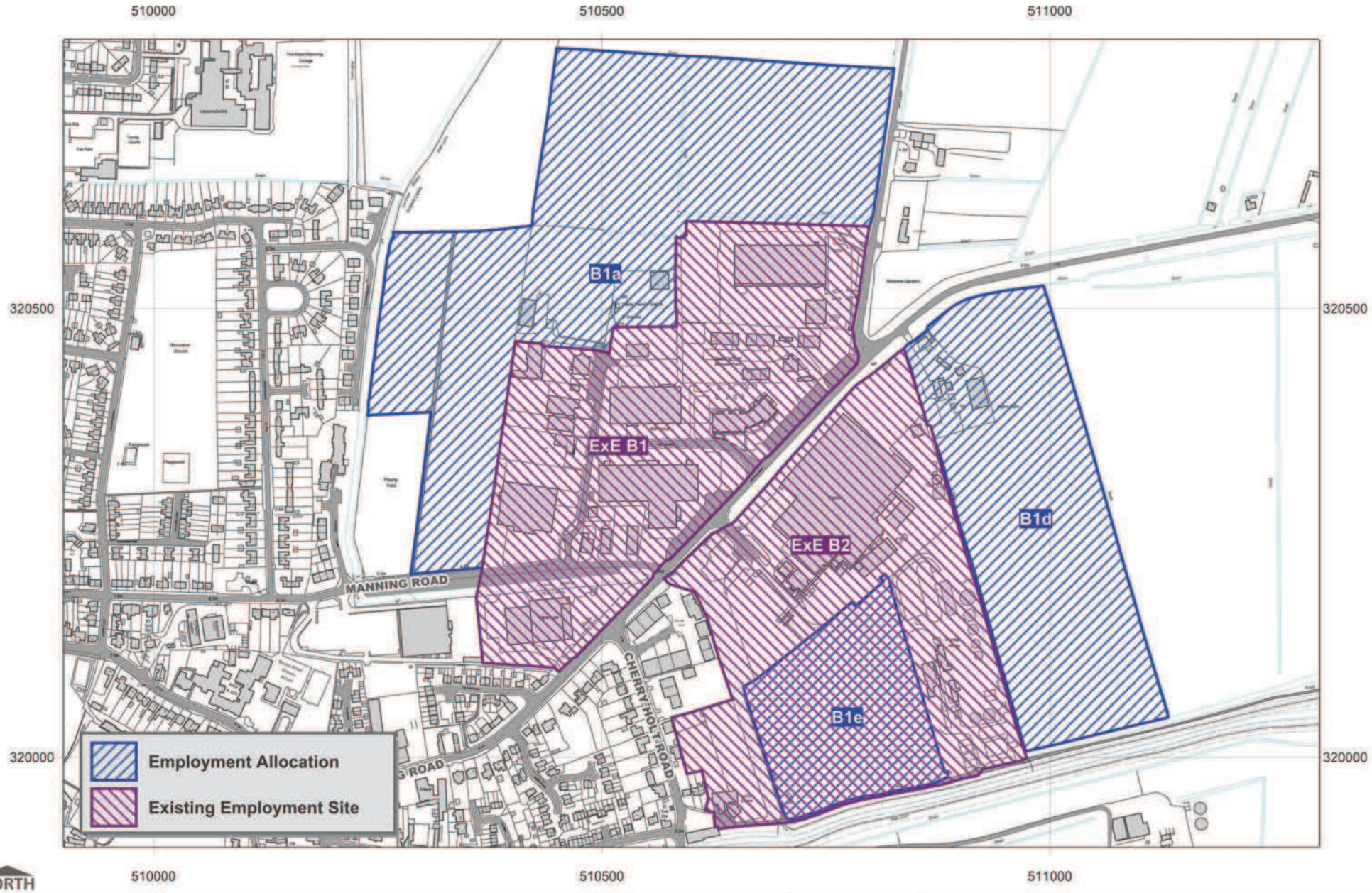
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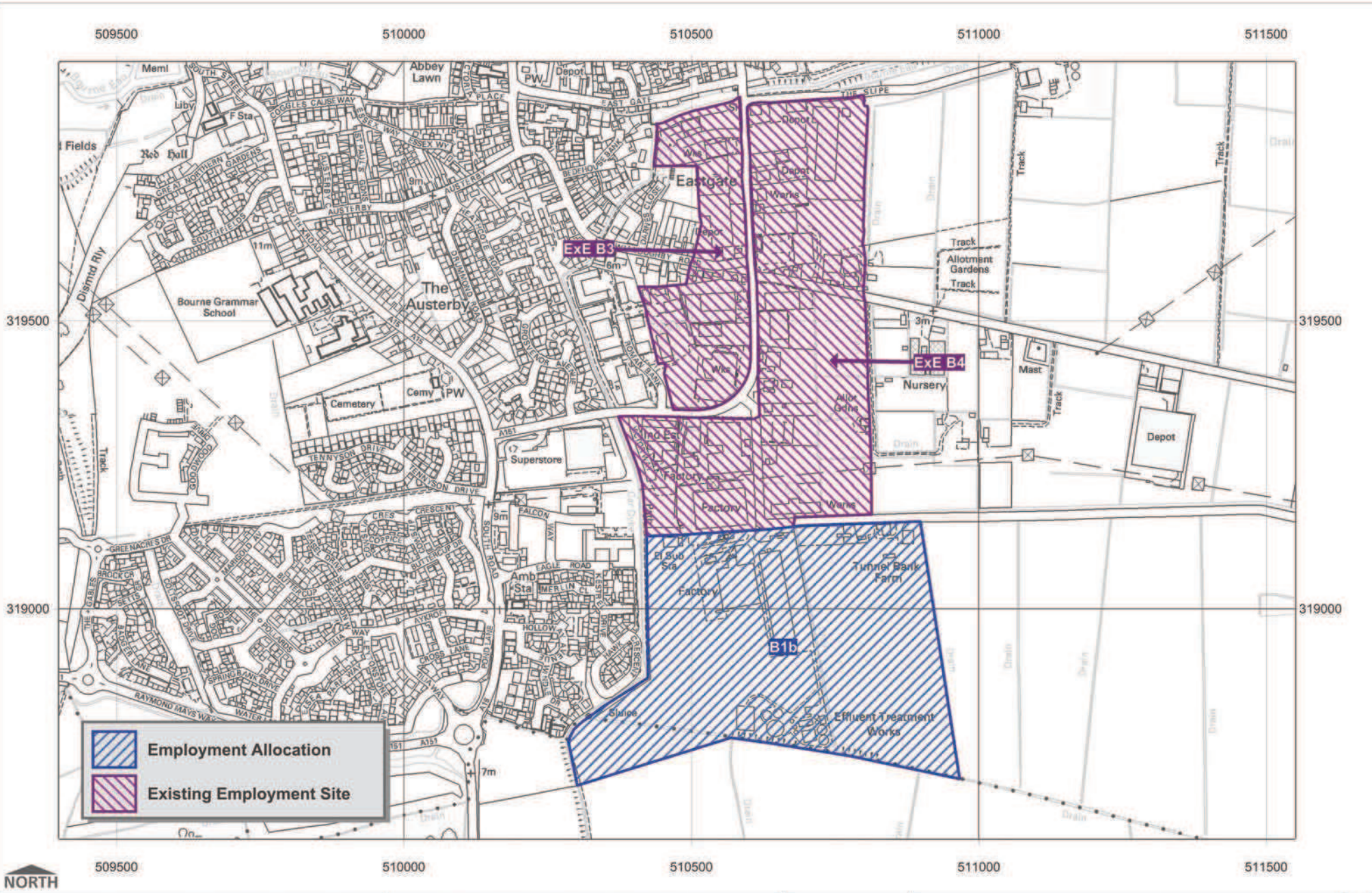
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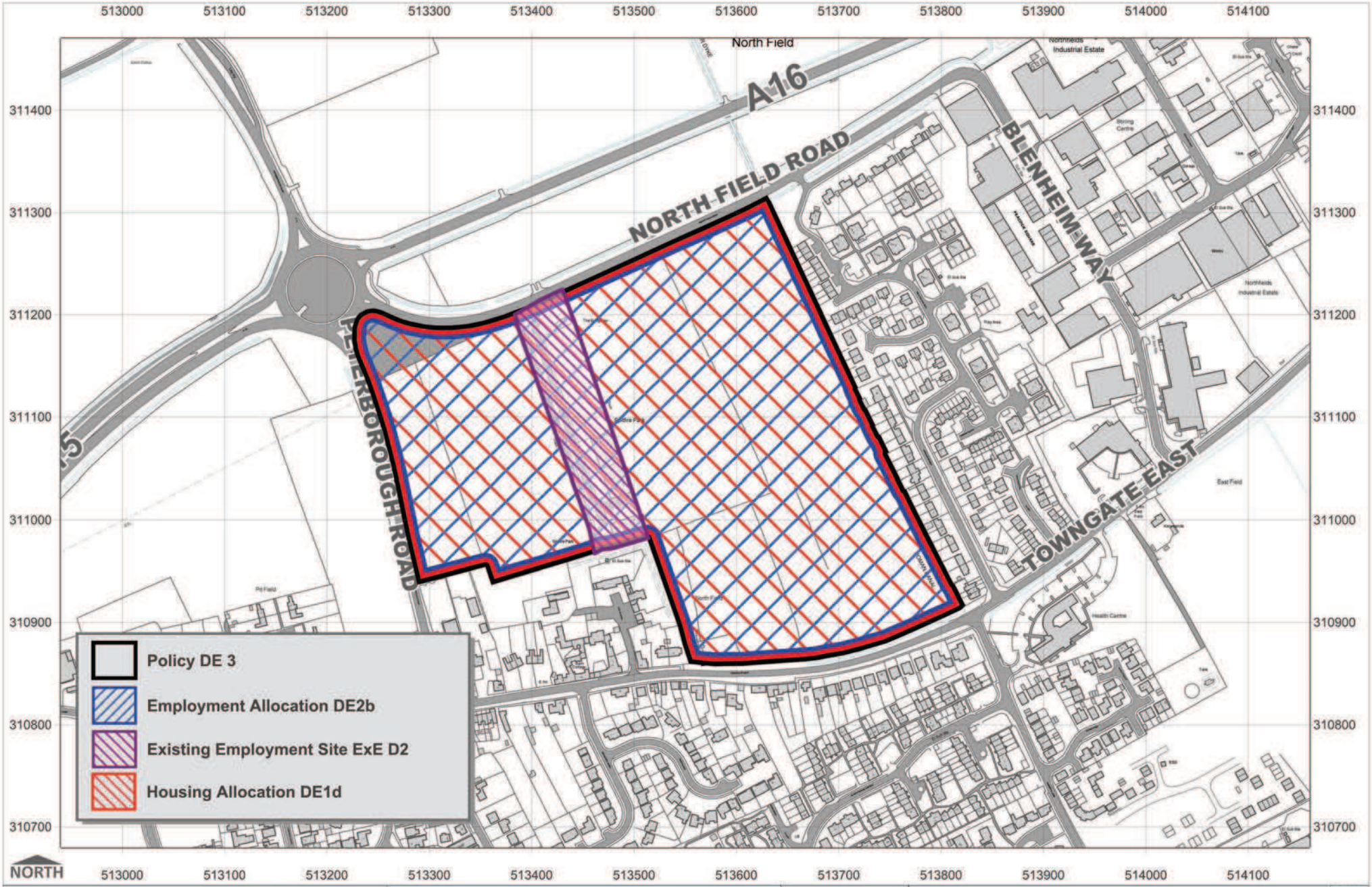
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:6000	Bourne

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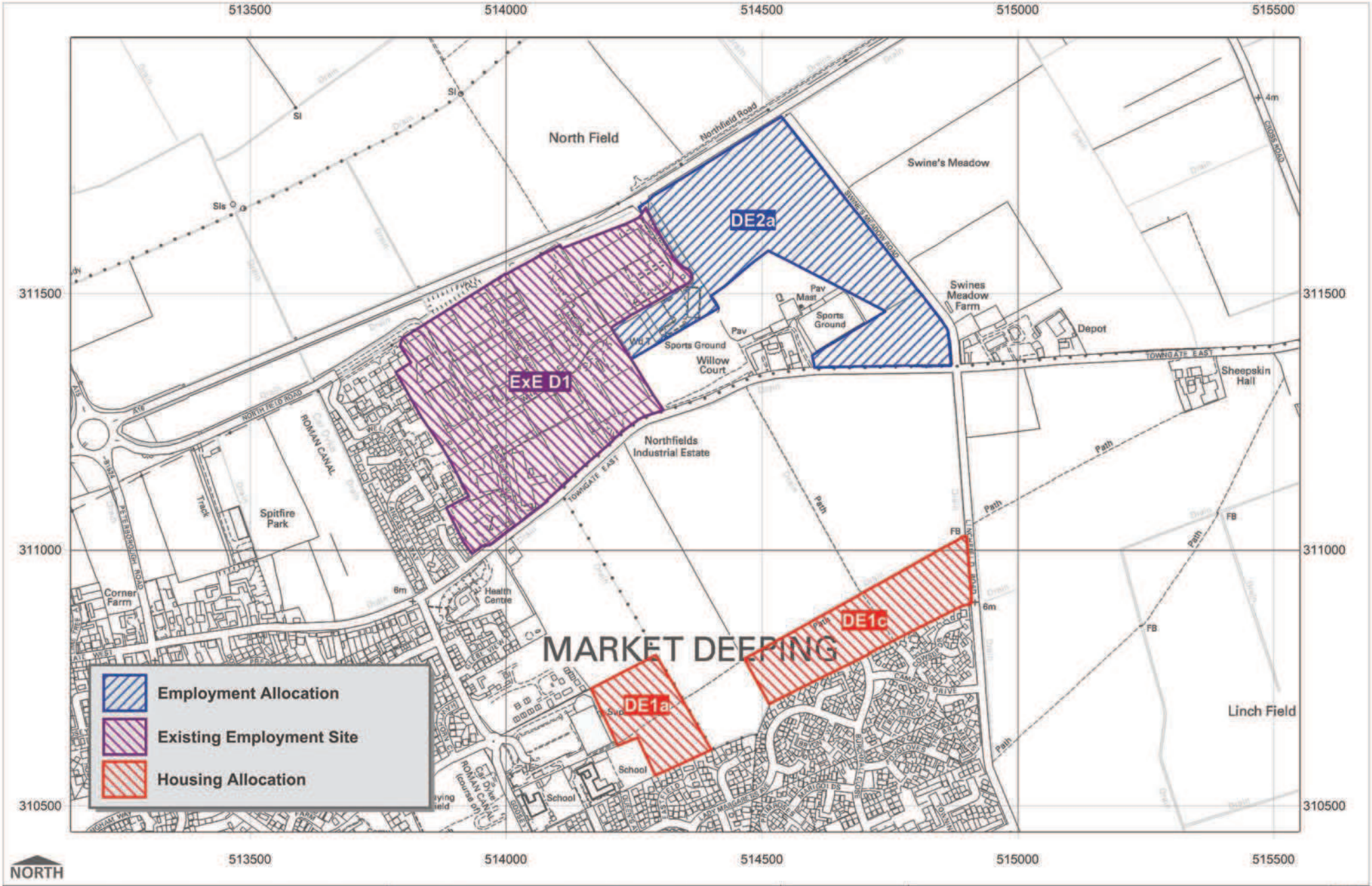
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:9000	Bourne

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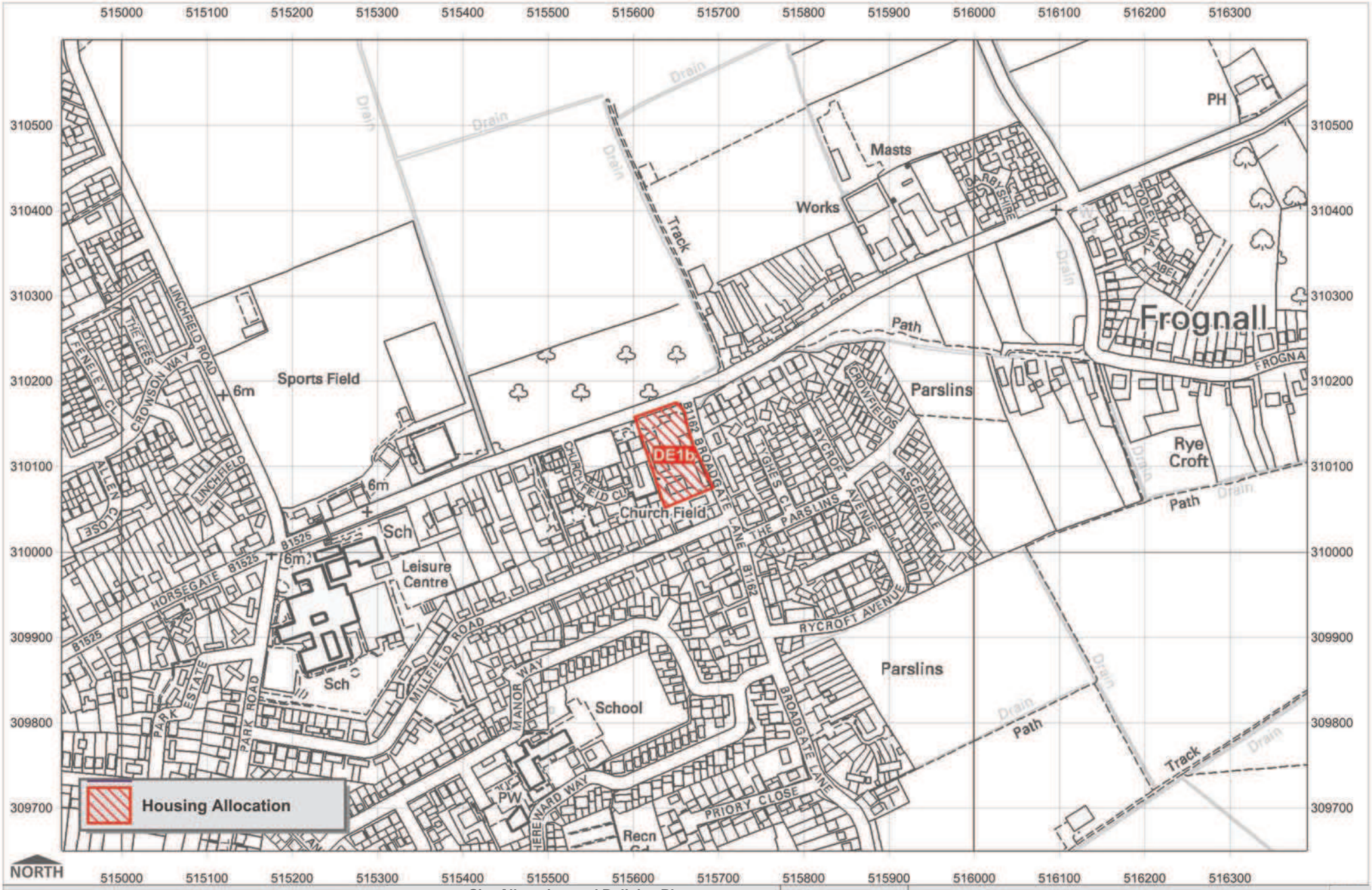
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:5000	Mixed Use Urban Extension in Market Deeping

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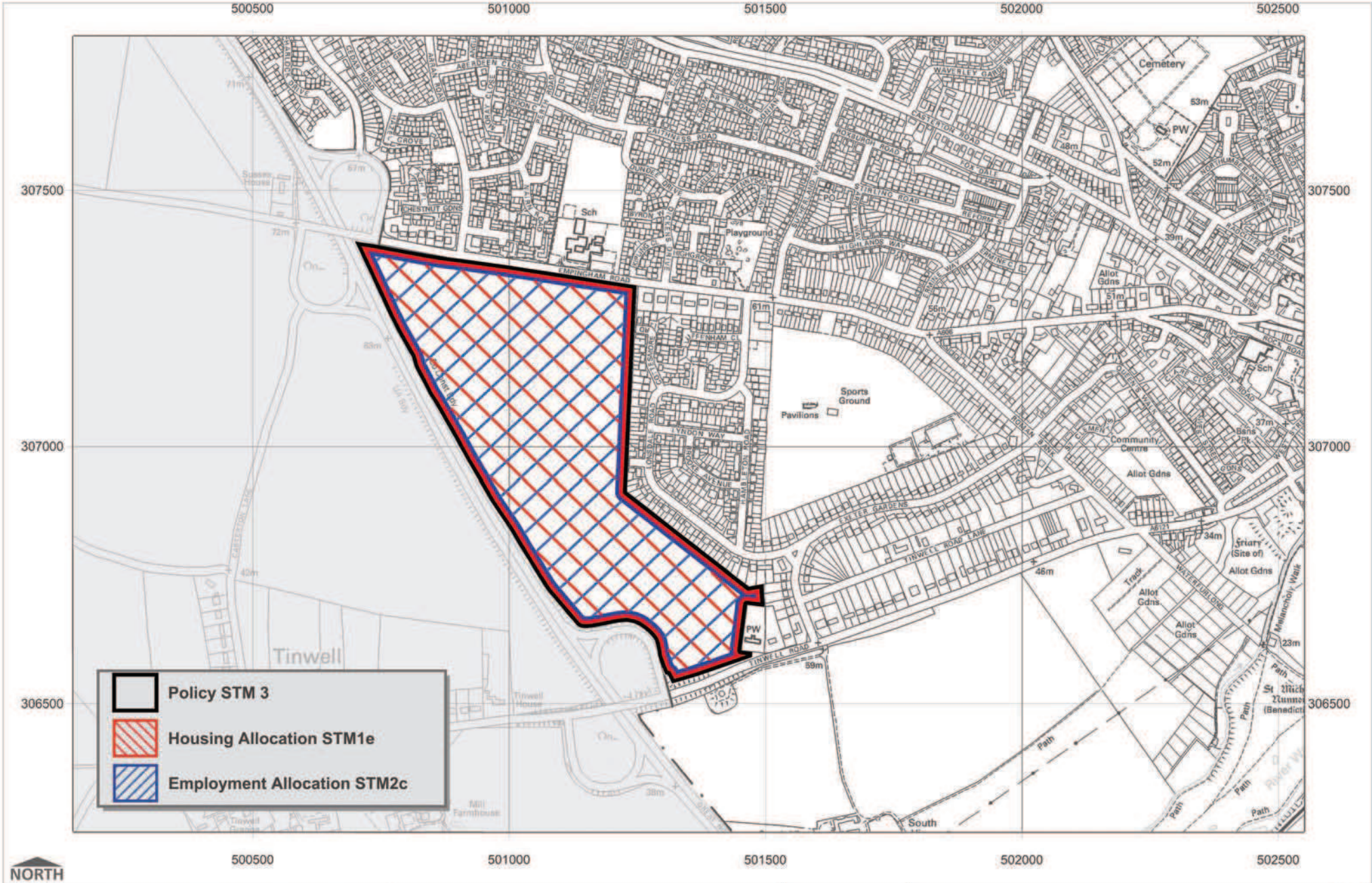
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:10000	Market Deeping & Deeping St James

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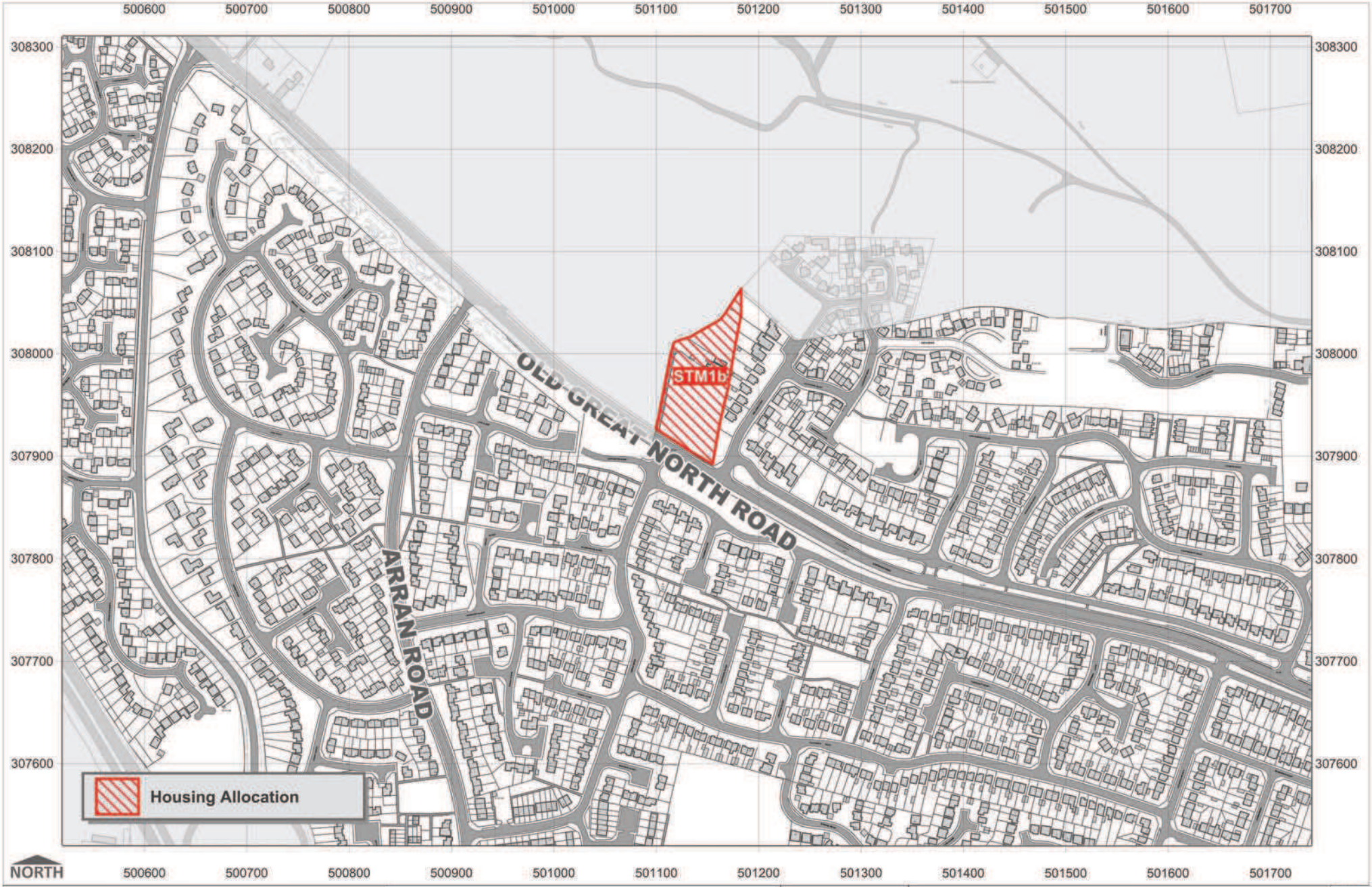
South Kesteven District Council | Site Allocation and Policies Plan Proposed Adoption Version 2014 | Scale 1:6000 | **Market Deeping & Deeping St James**

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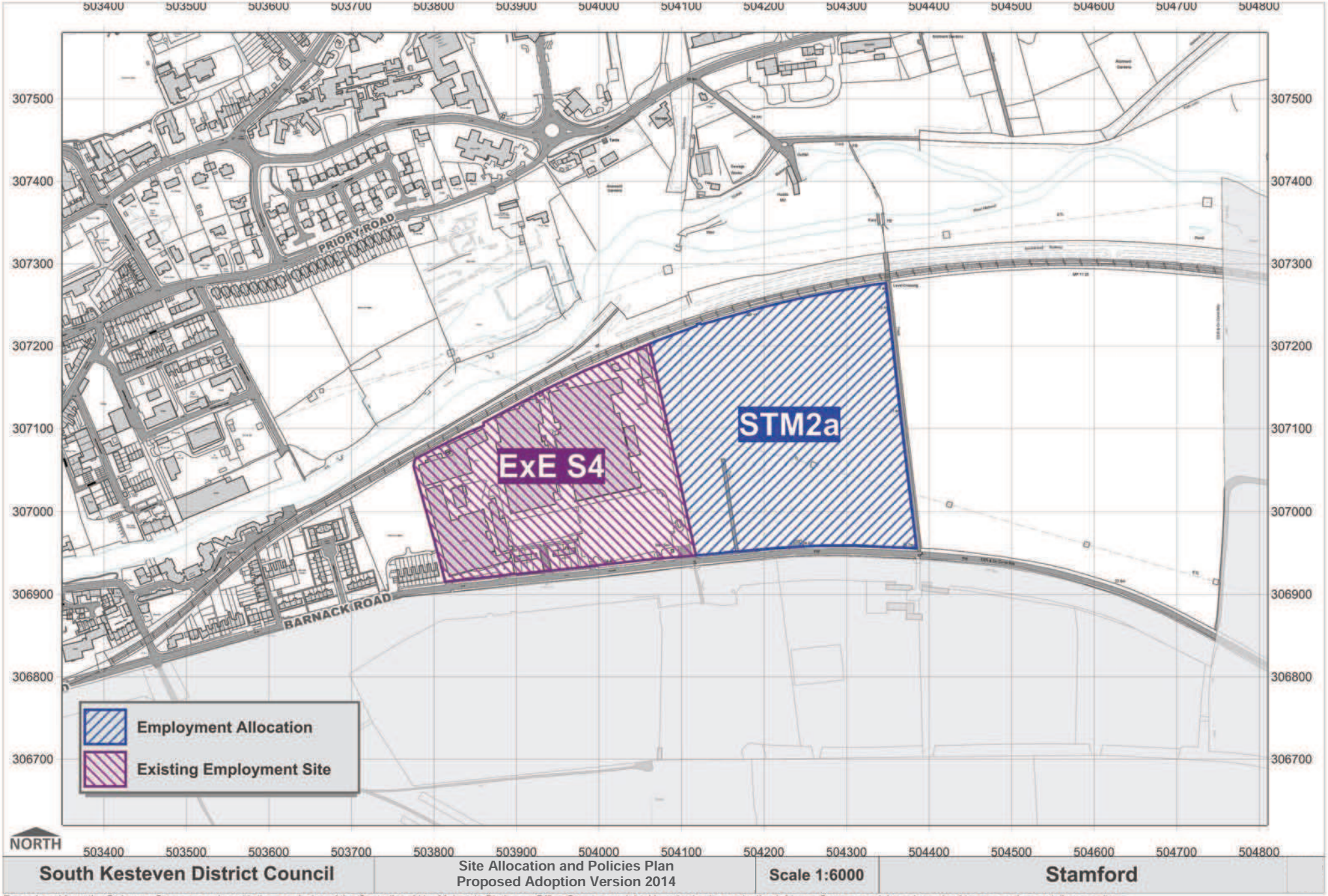
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:10000	Mixed Use Urban Extension Site in Stamford

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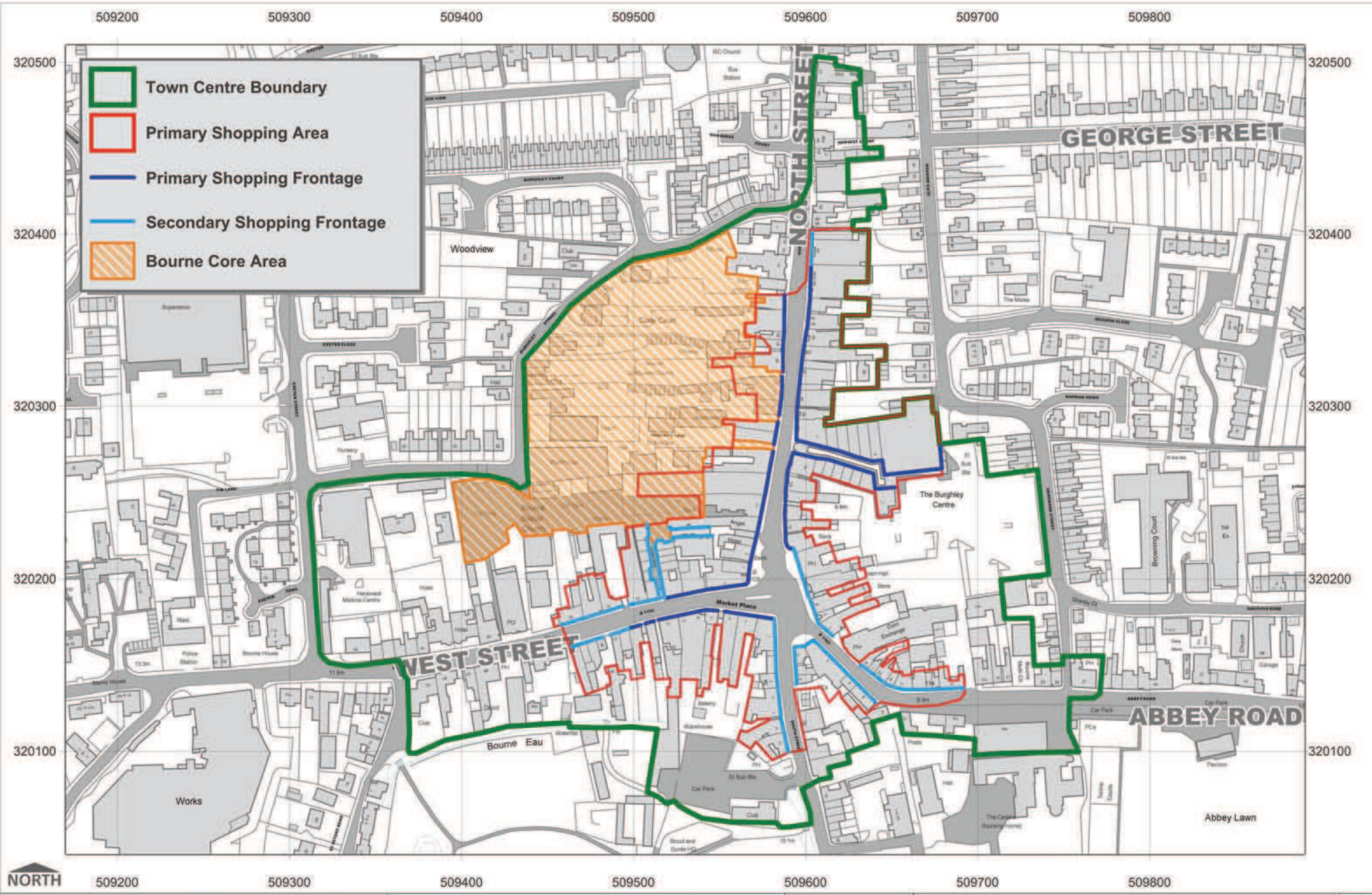
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:5000	Stamford

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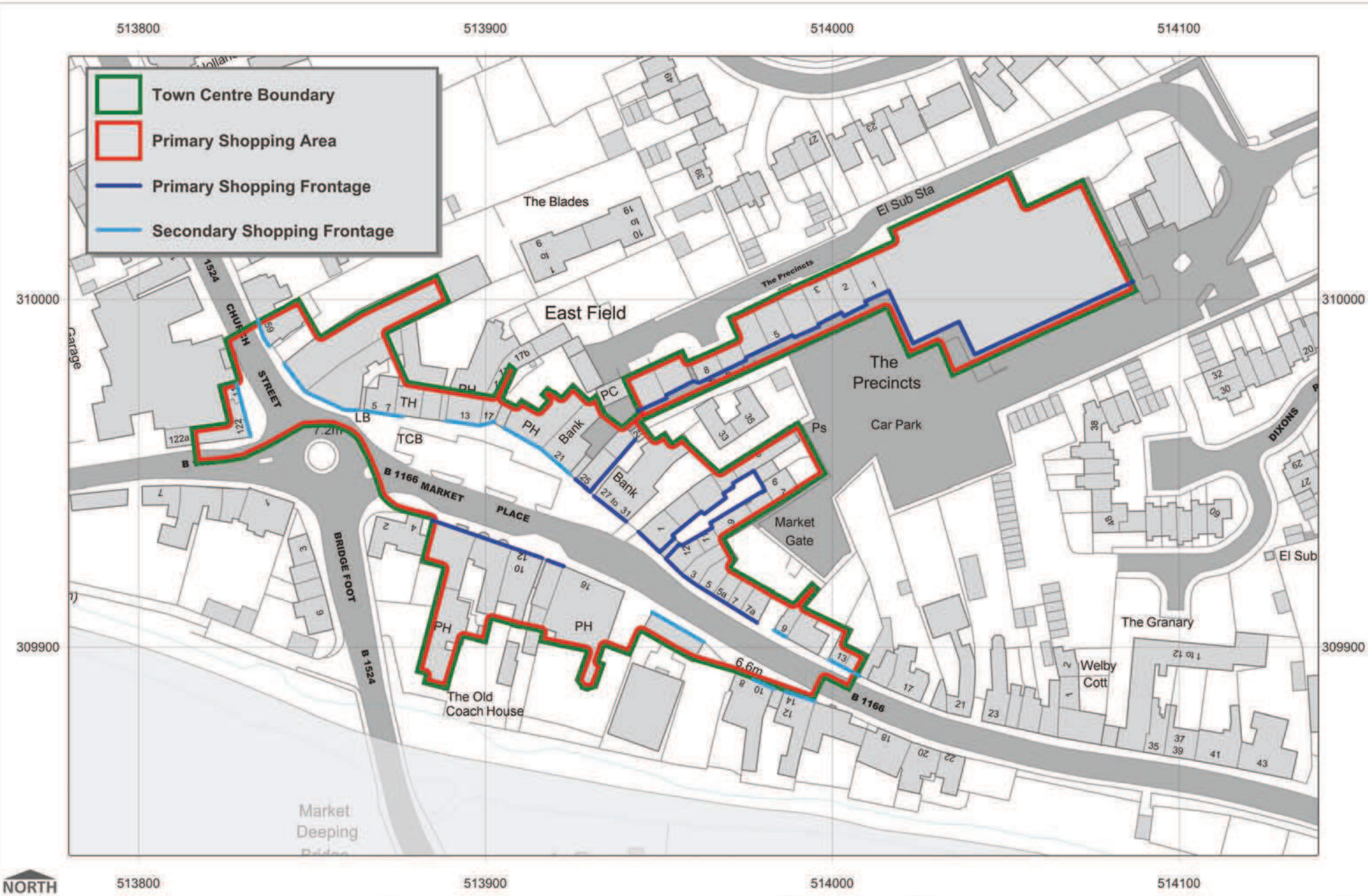
South Kesteven District Council | Site Allocation and Policies Plan Proposed Adoption Version 2014 | Scale 1:6000 | **Stamford**

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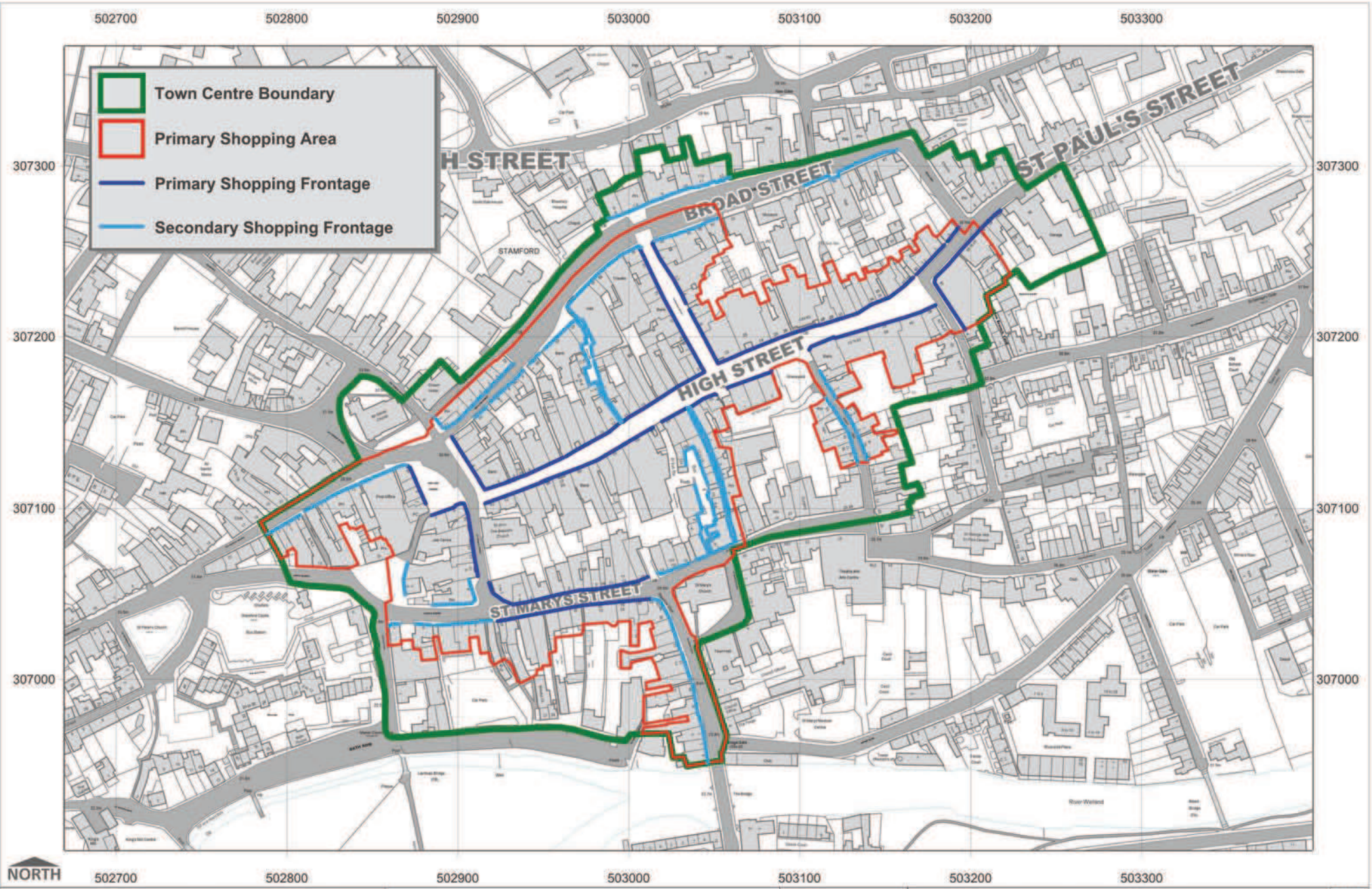
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:3000	Bourne Town Centre

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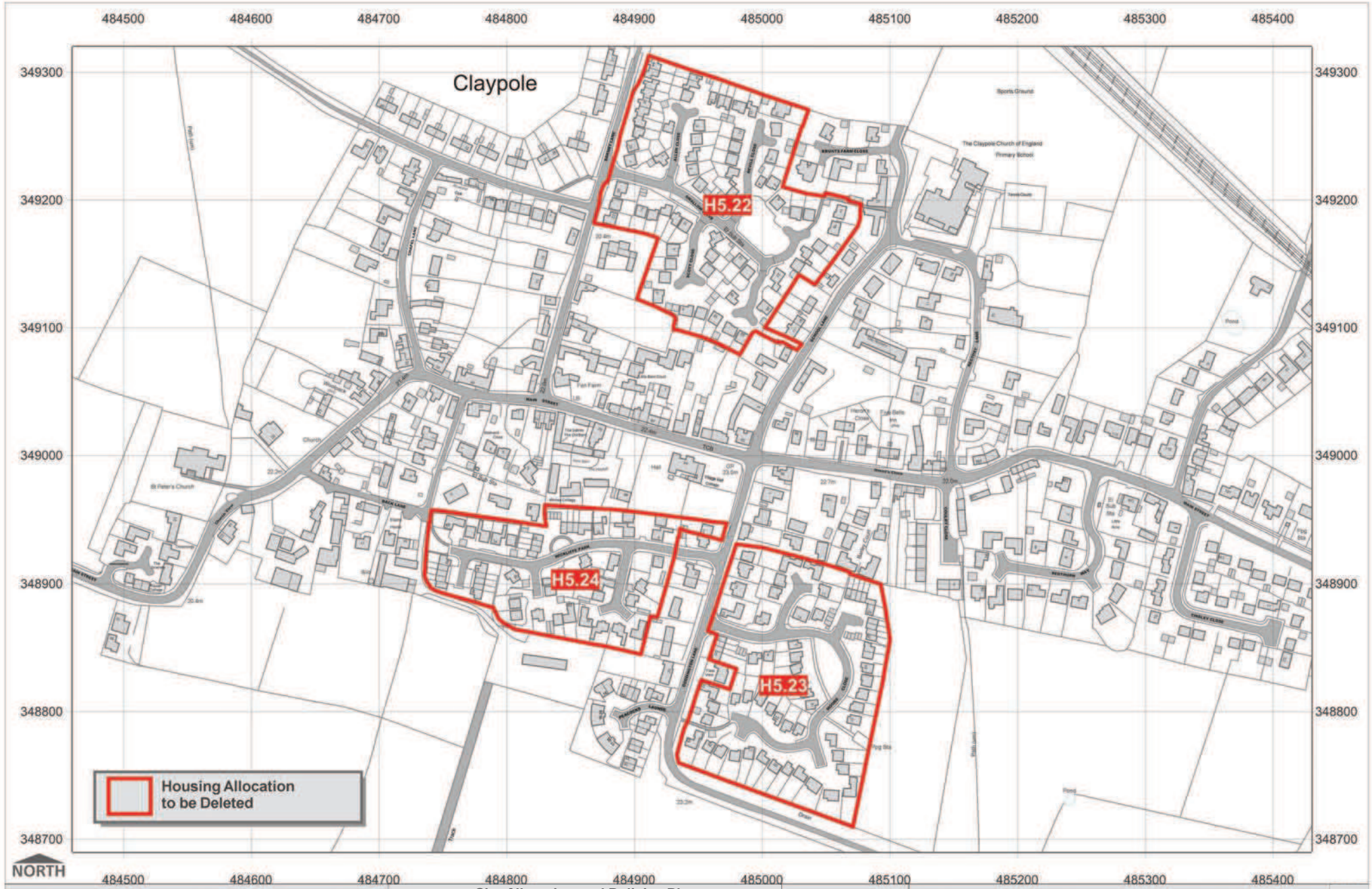
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:1500	Market Deeping Town Centre

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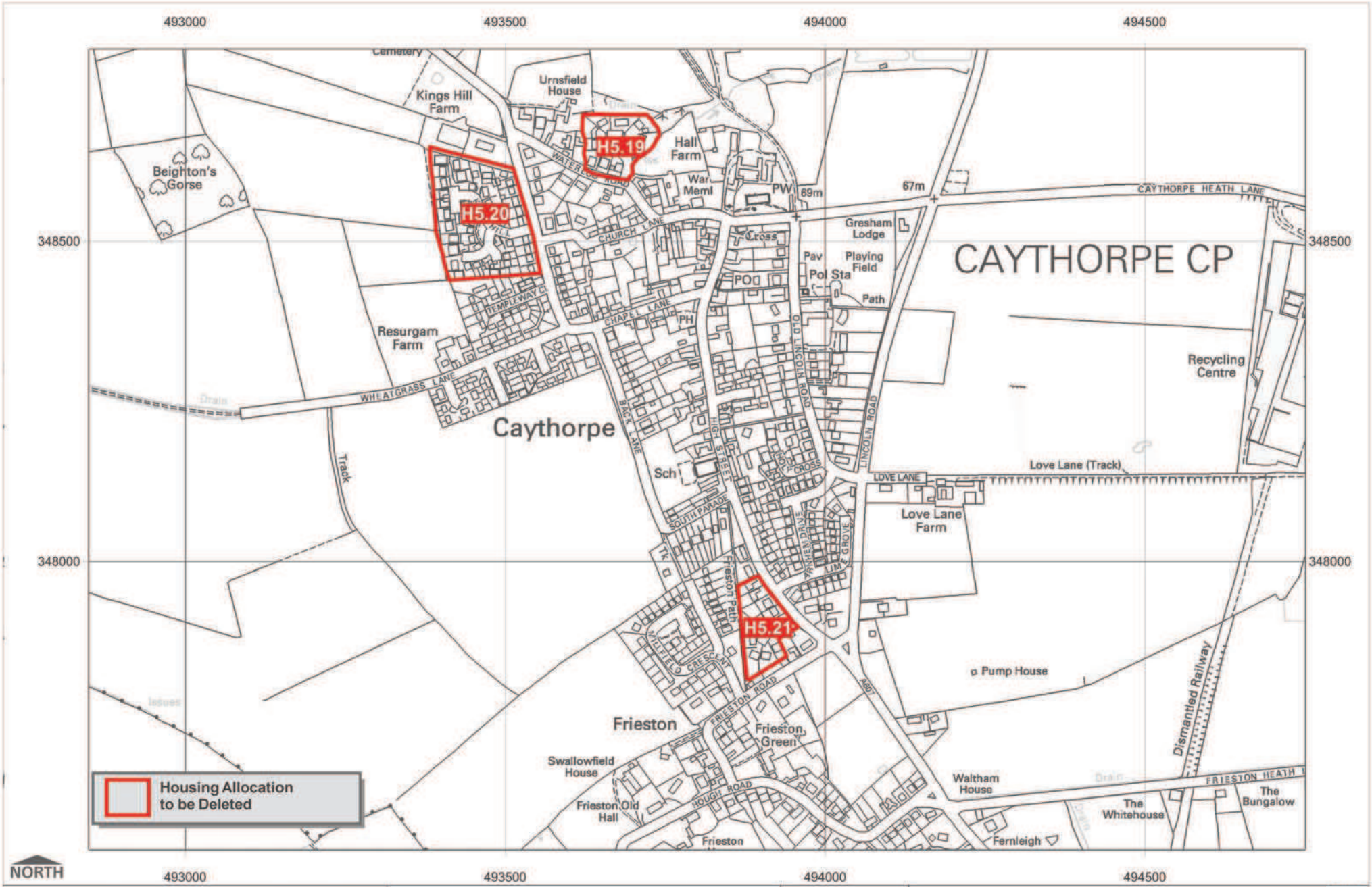
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:3000	Stamford Town Centre

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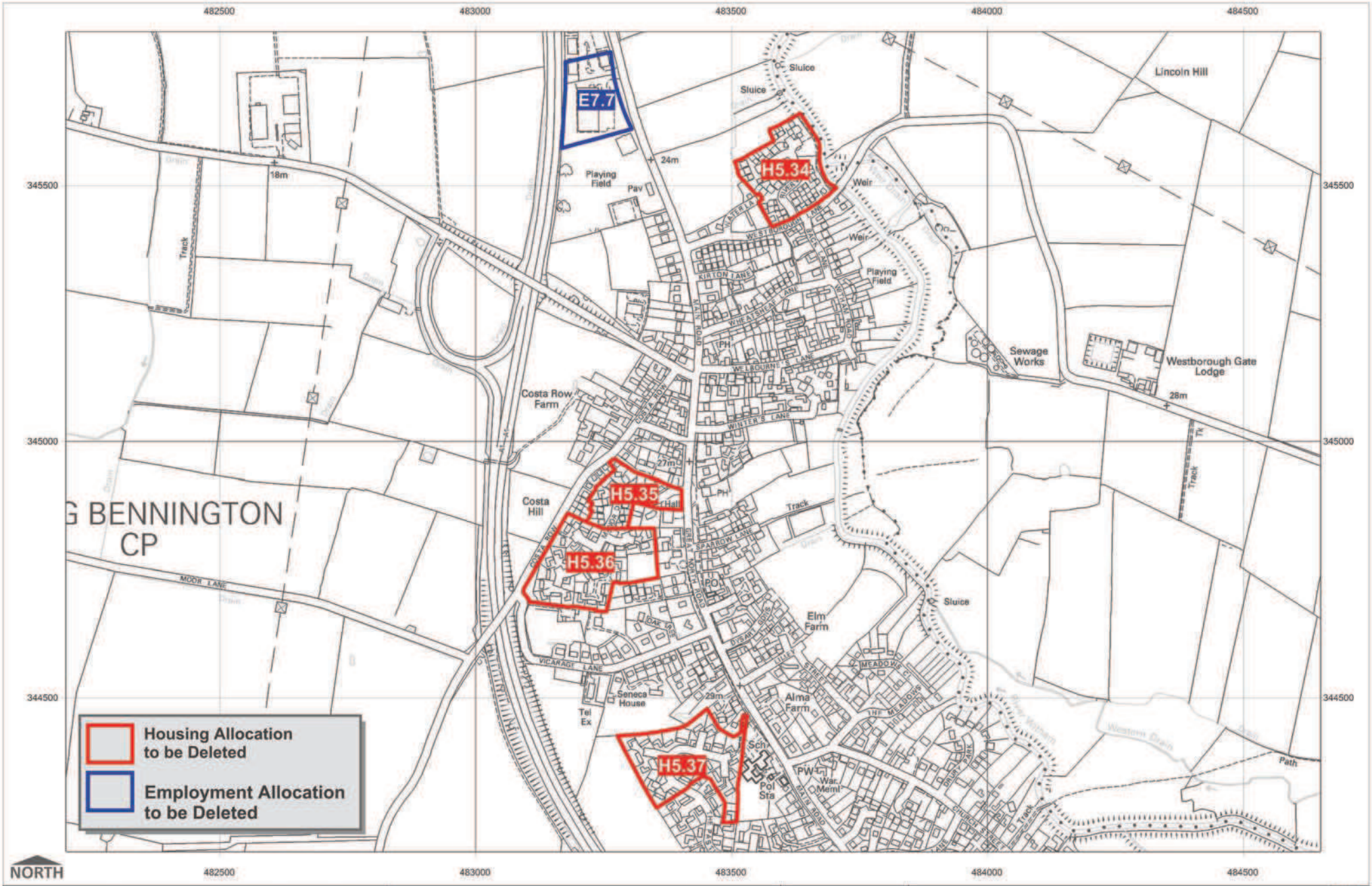
South Kesteven District Council | Site Allocation and Policies Plan Proposed Adoption Version 2014 | Scale 1:4000 | **Claypole - Allocations to be Deleted**

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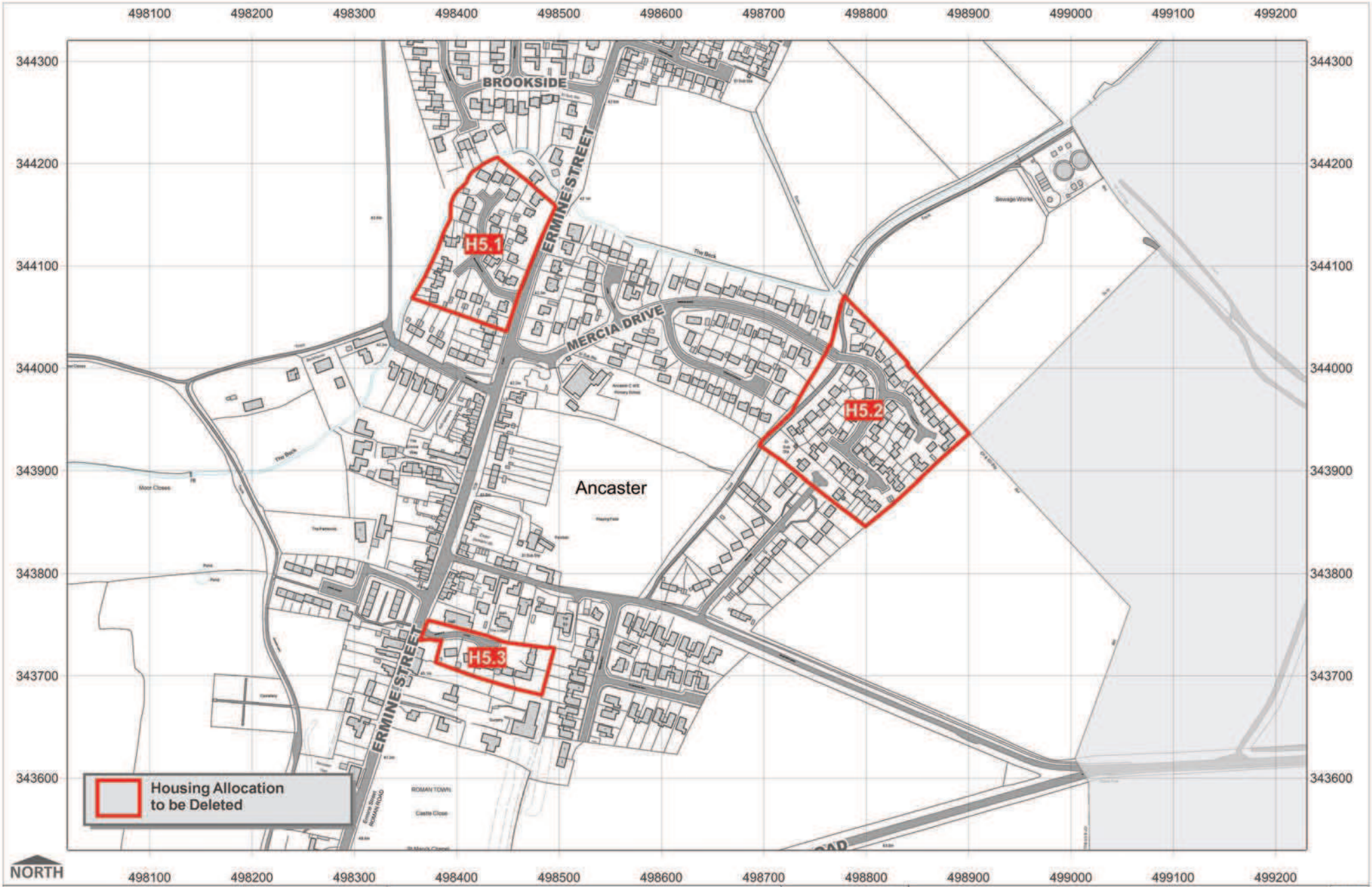
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:8000	Caythorpe - Allocations to be Deleted

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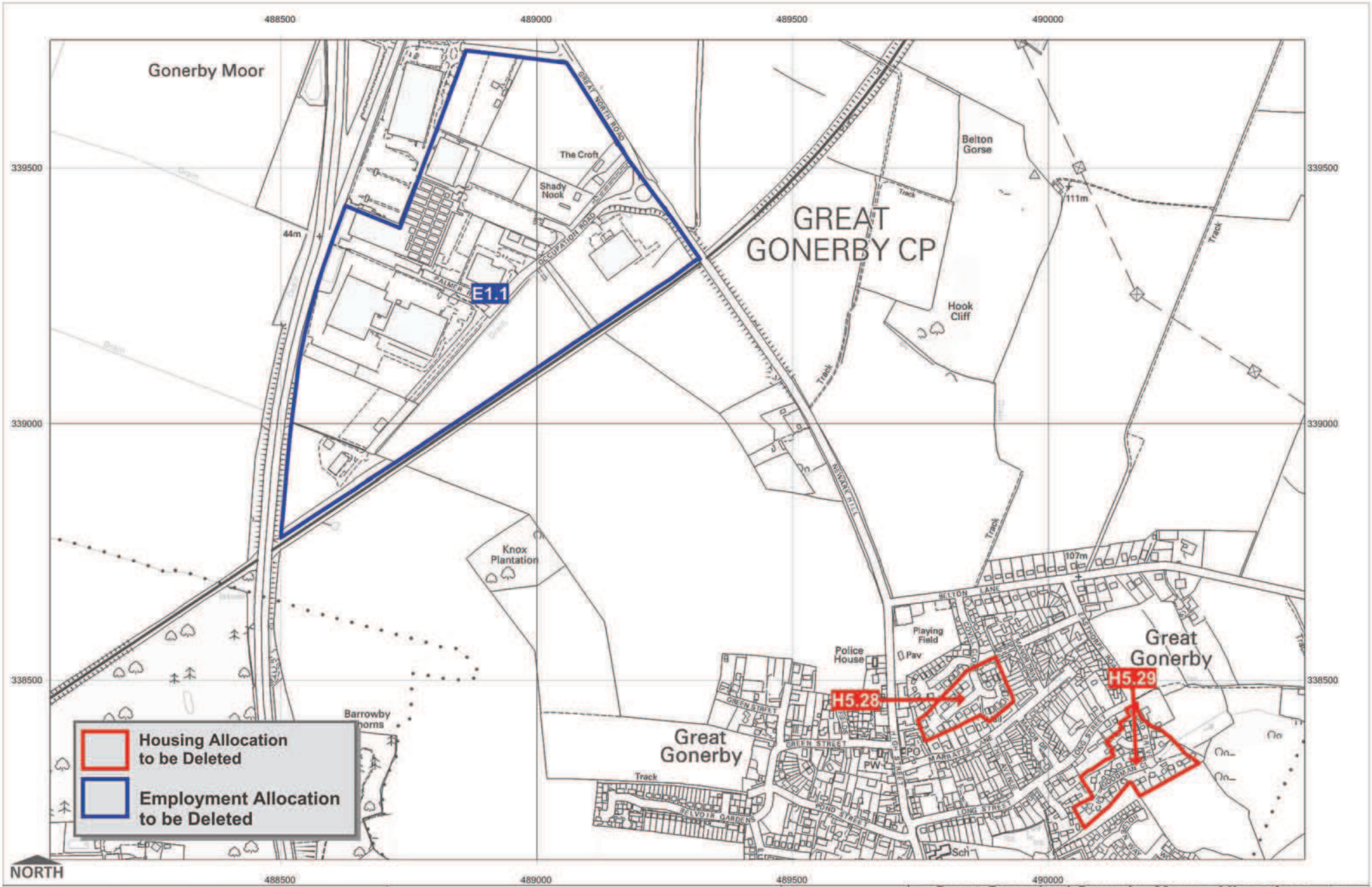
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:10000	Long Bennington - Allocations to be Deleted

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South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:5000	Ancaster - Allocations to be Deleted

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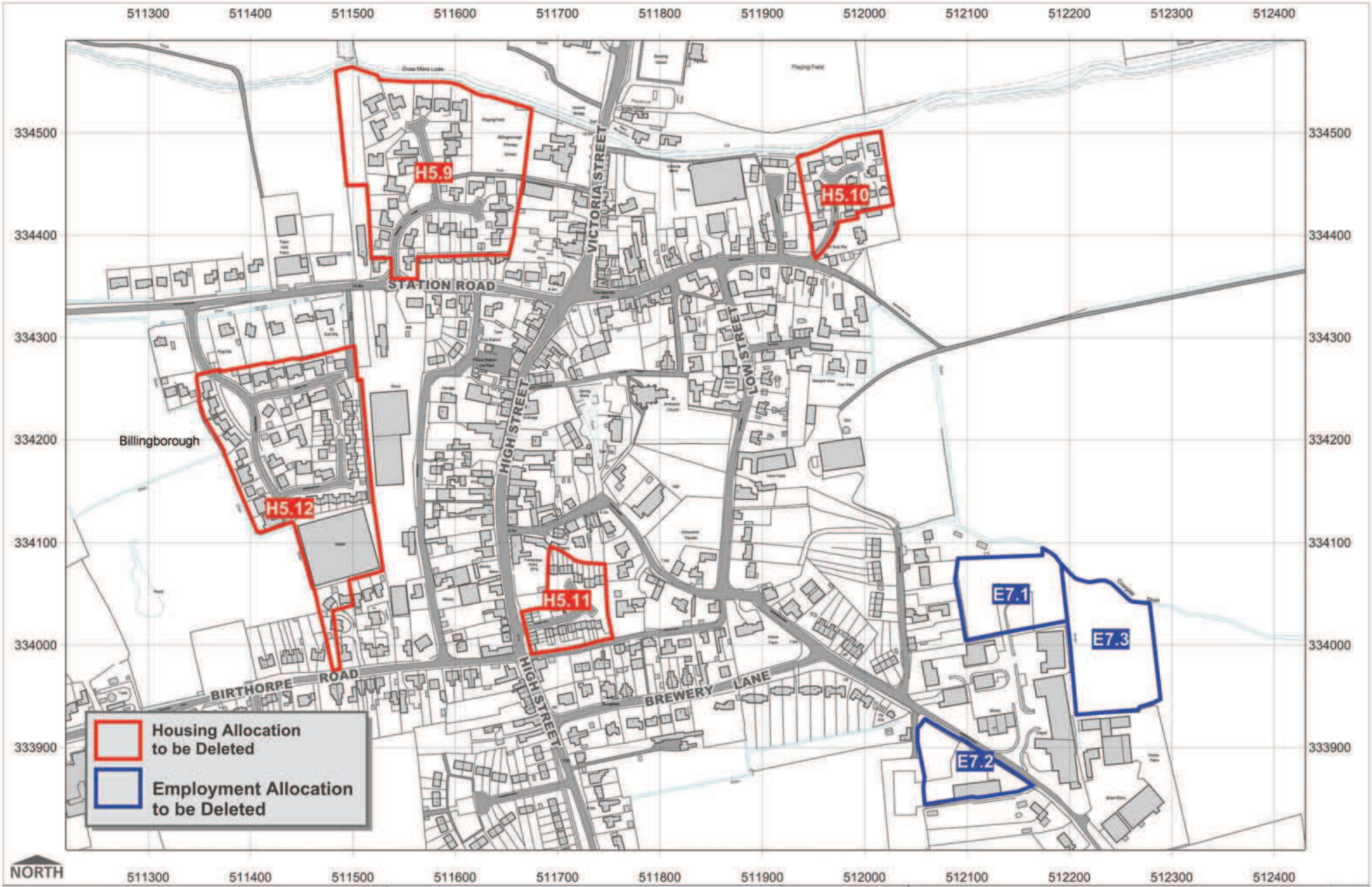
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:10000	Great Gonerby / Gonerby Moor - Allocations to be Deleted

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South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:5000	Folkingham - Allocations to be Deleted

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South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:5000	Billingborough - Allocations to be Deleted

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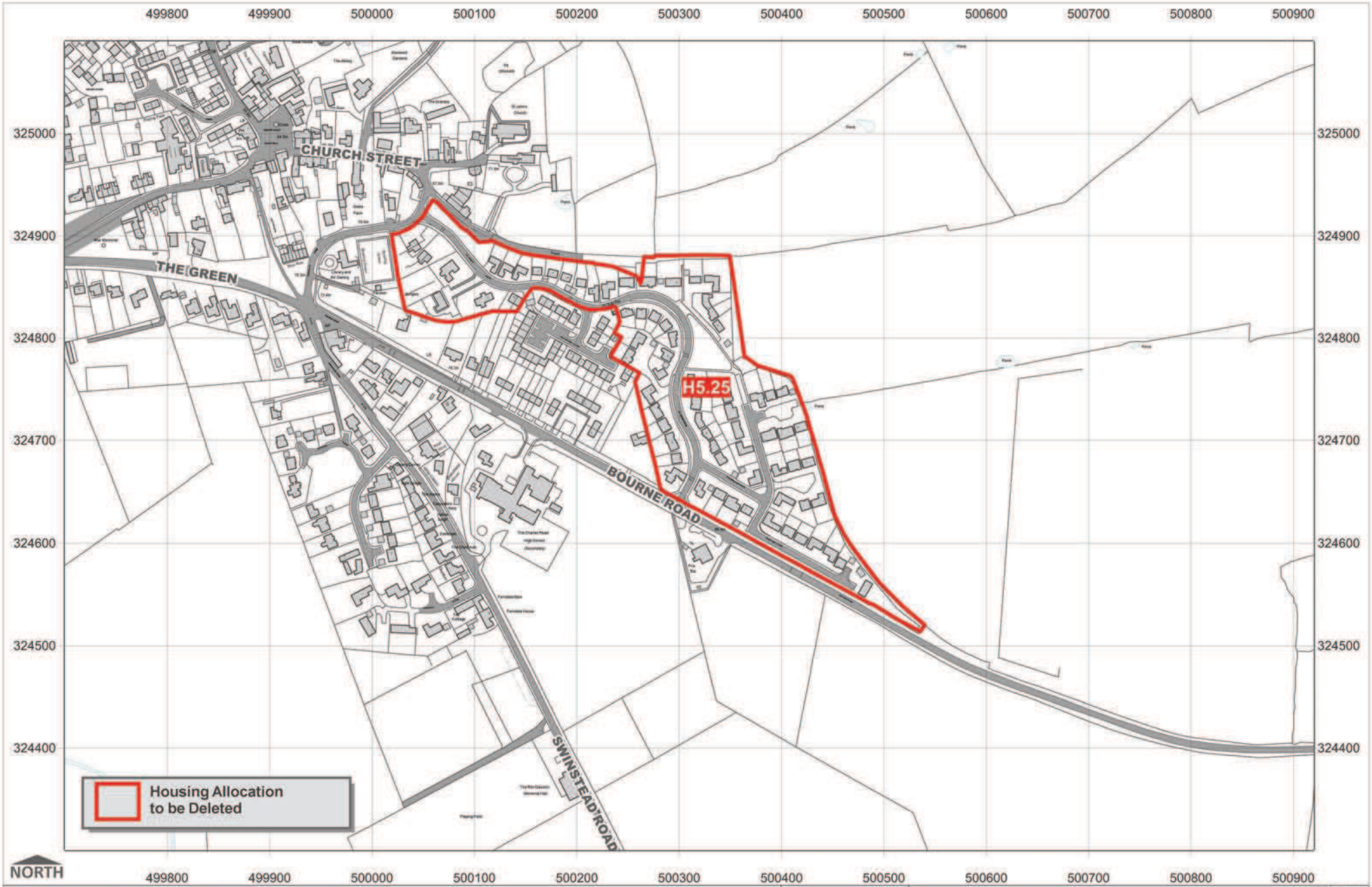
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:5000	Rippingale - Allocations to be Deleted

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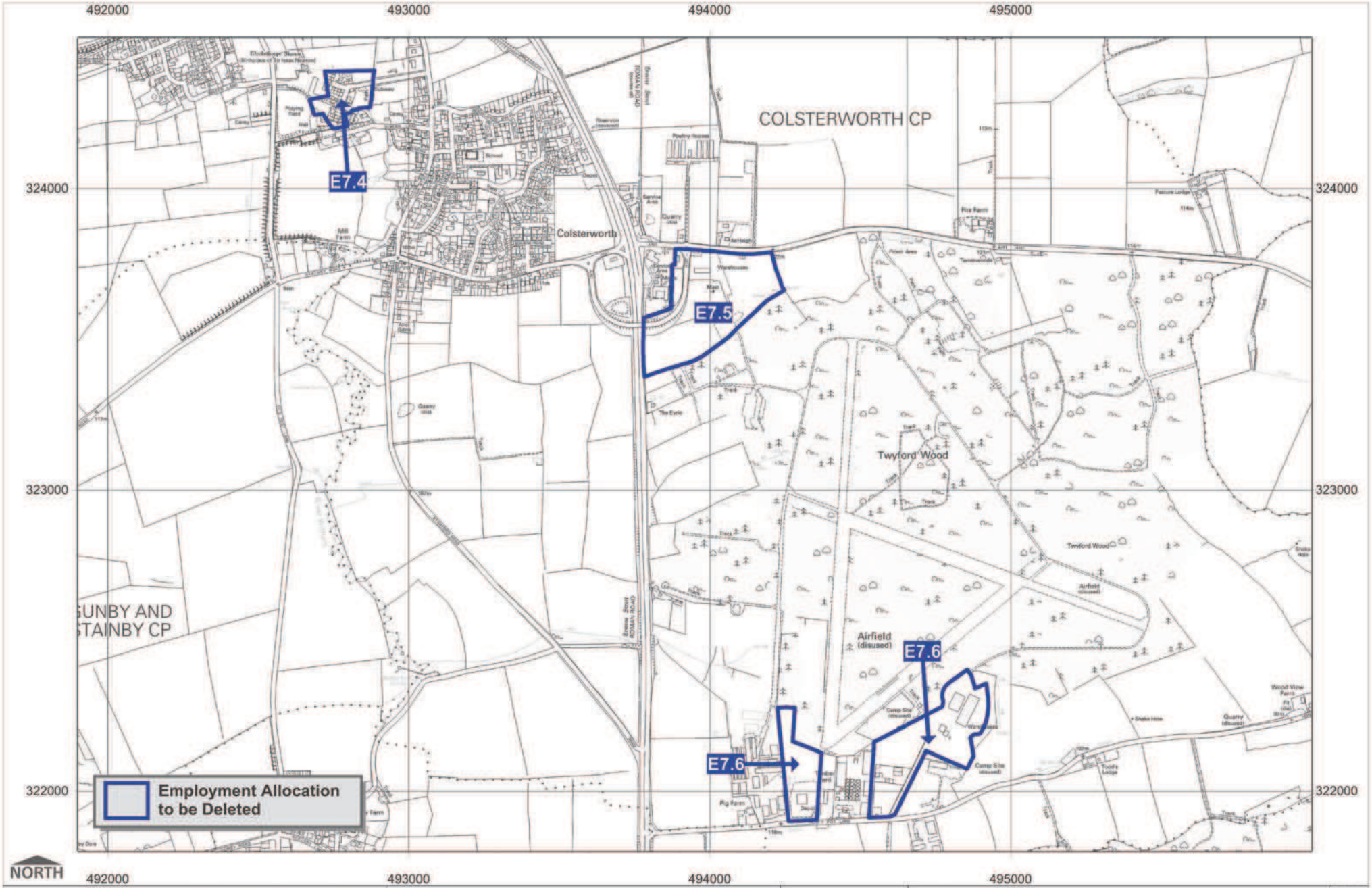
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:5000	Morton - Allocations to be Deleted

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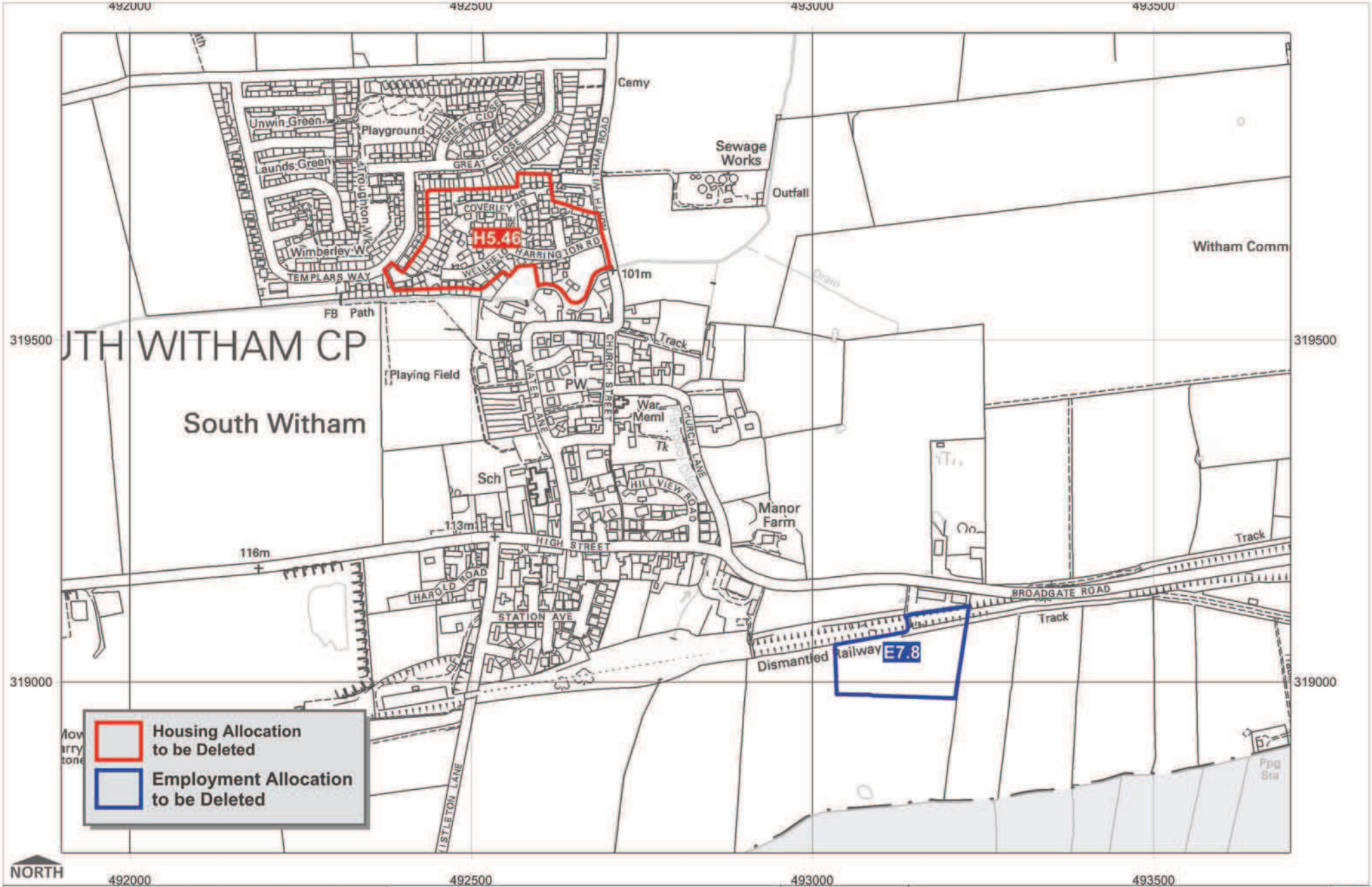
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:5000	Corby Glen - Allocations to be Deleted

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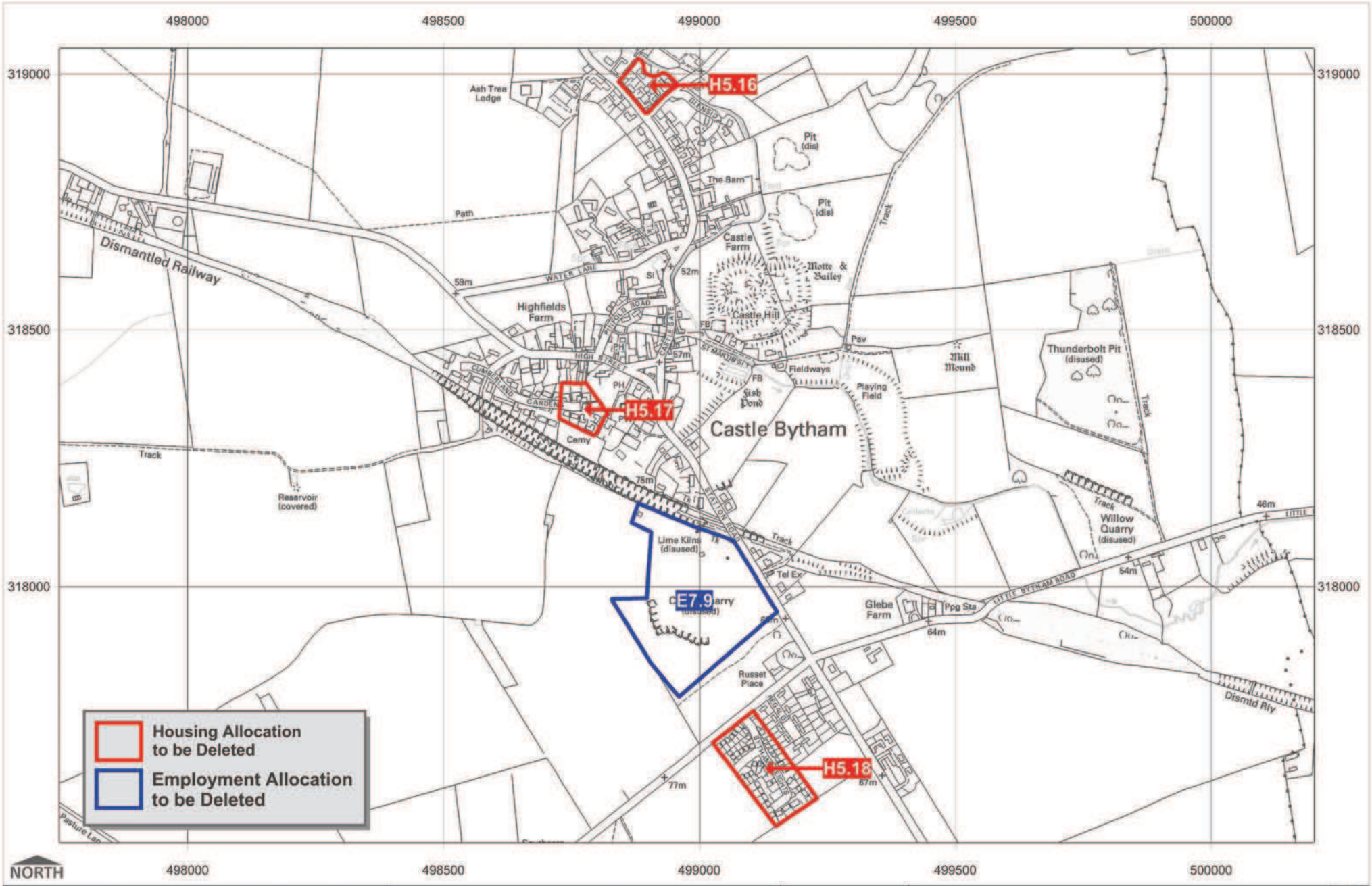
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:17000	Colsterworth - Allocations to be Deleted

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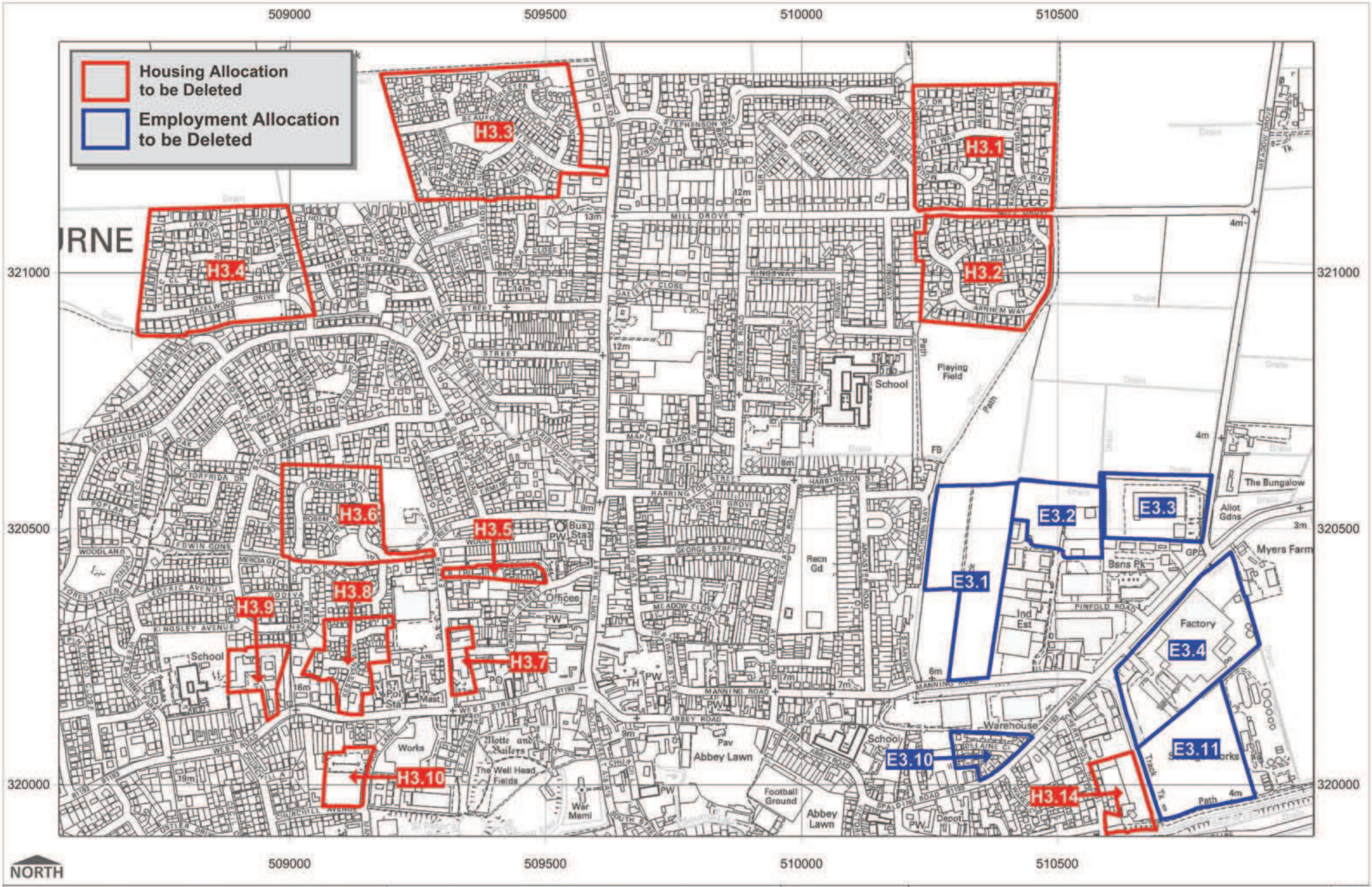
South Kesteven District Council	Site Allocation and Policies Submission Modifications July 2013	Scale 1:7500	South Witham - Allocations to be Deleted

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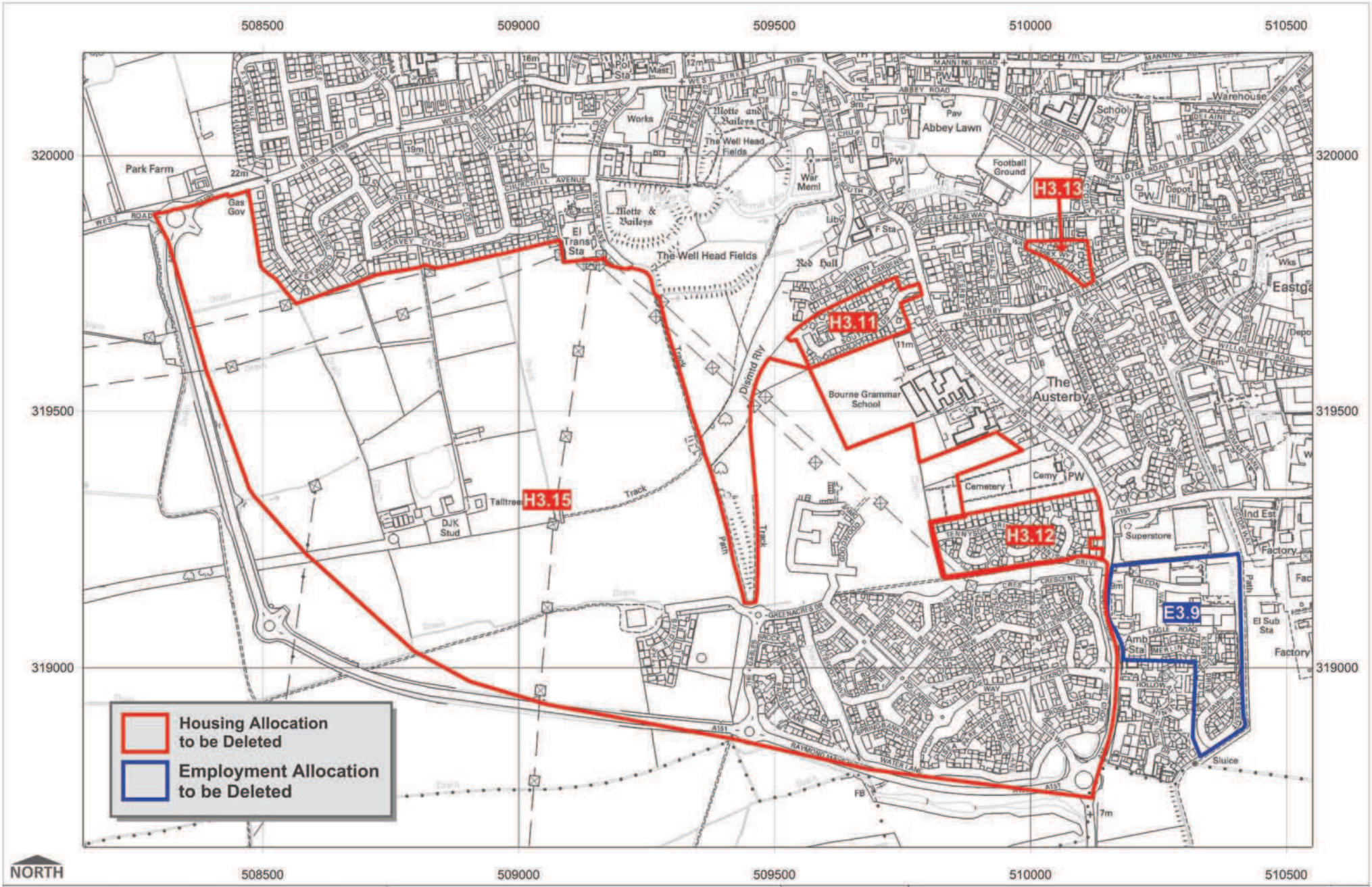
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:10000	Castle Bytham - Allocations to be Deleted

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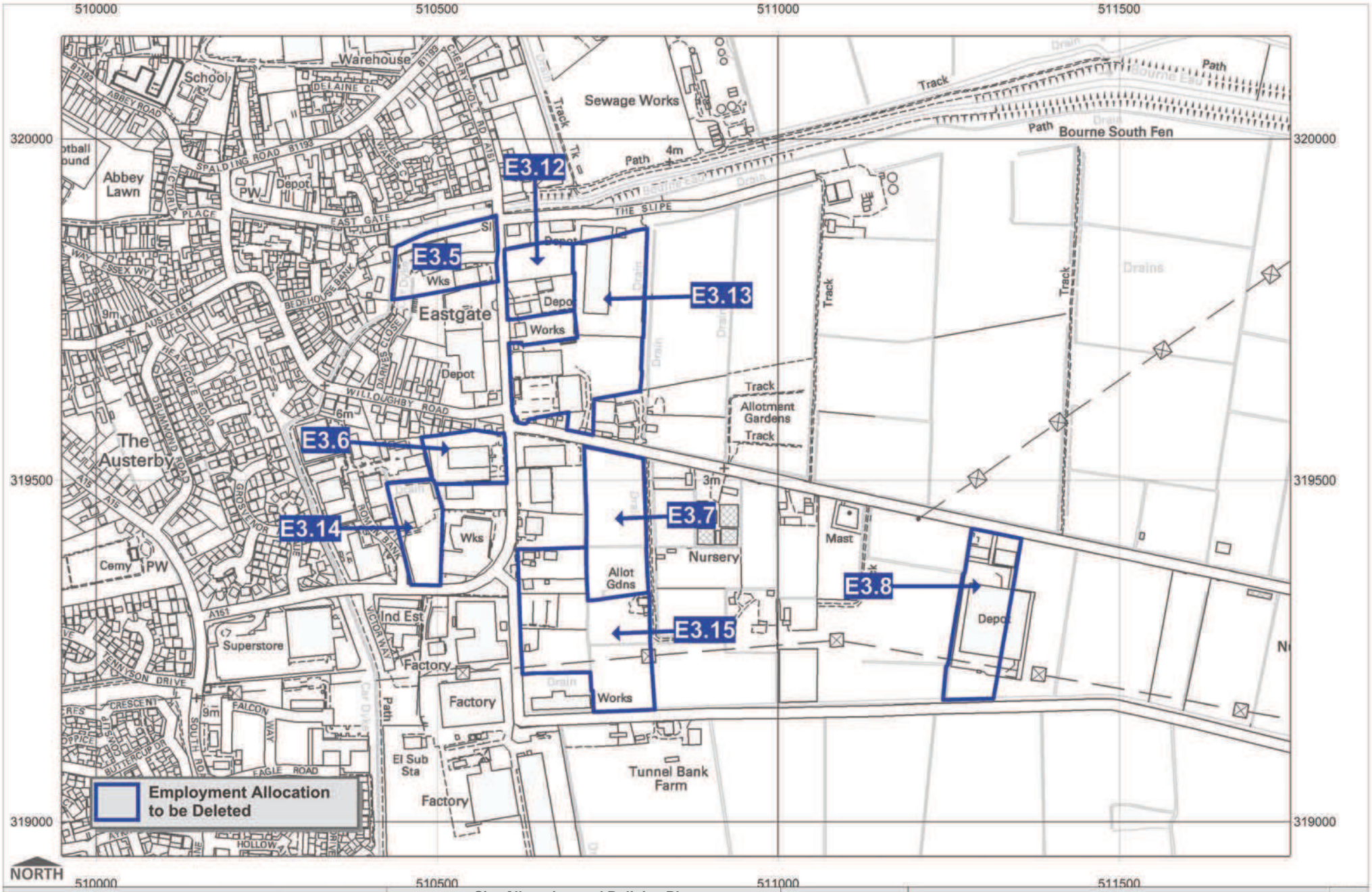
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:10000	Bourne - Allocations to be Deleted

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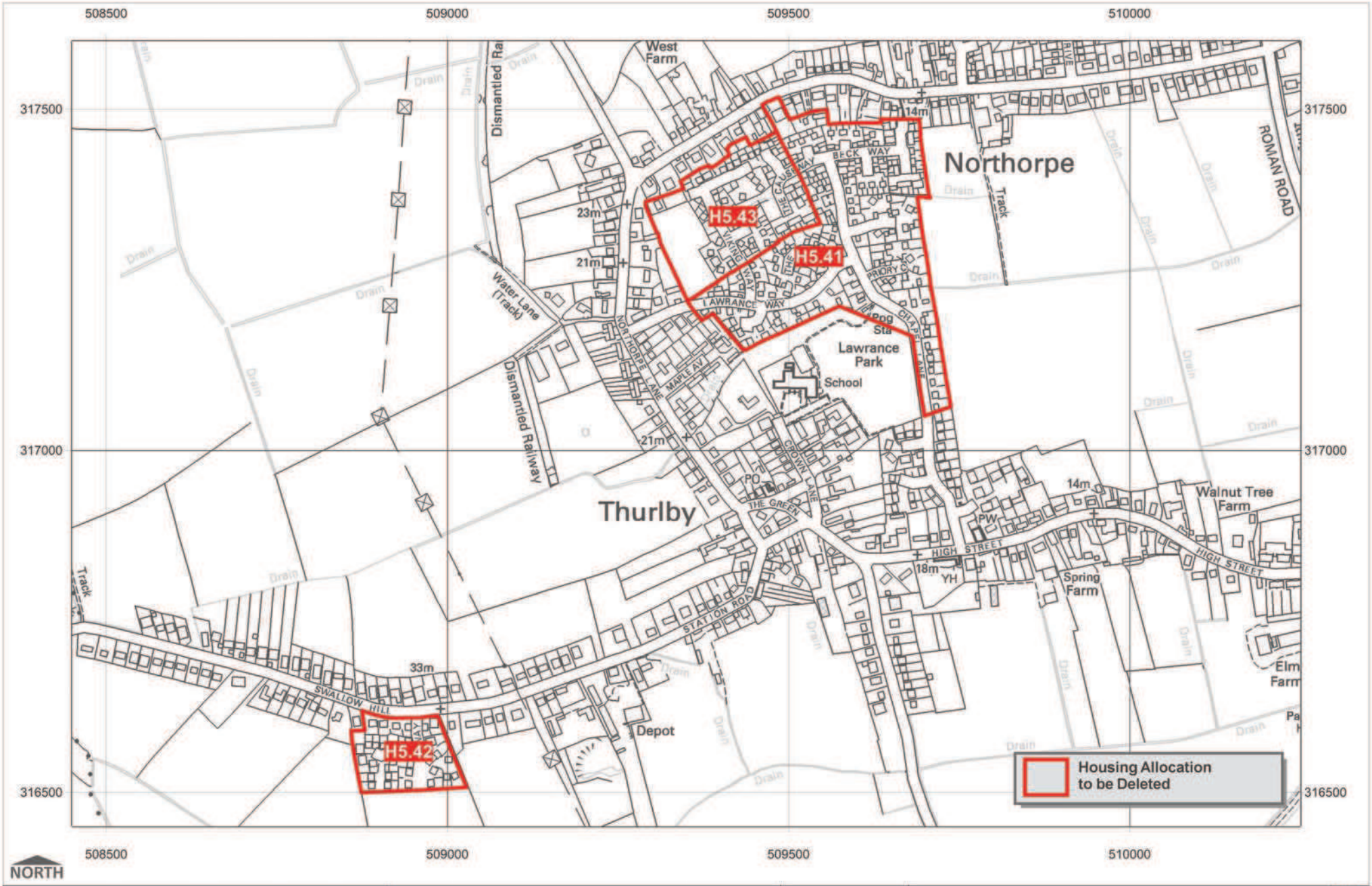
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:10000	Bourne - Allocations to be Deleted

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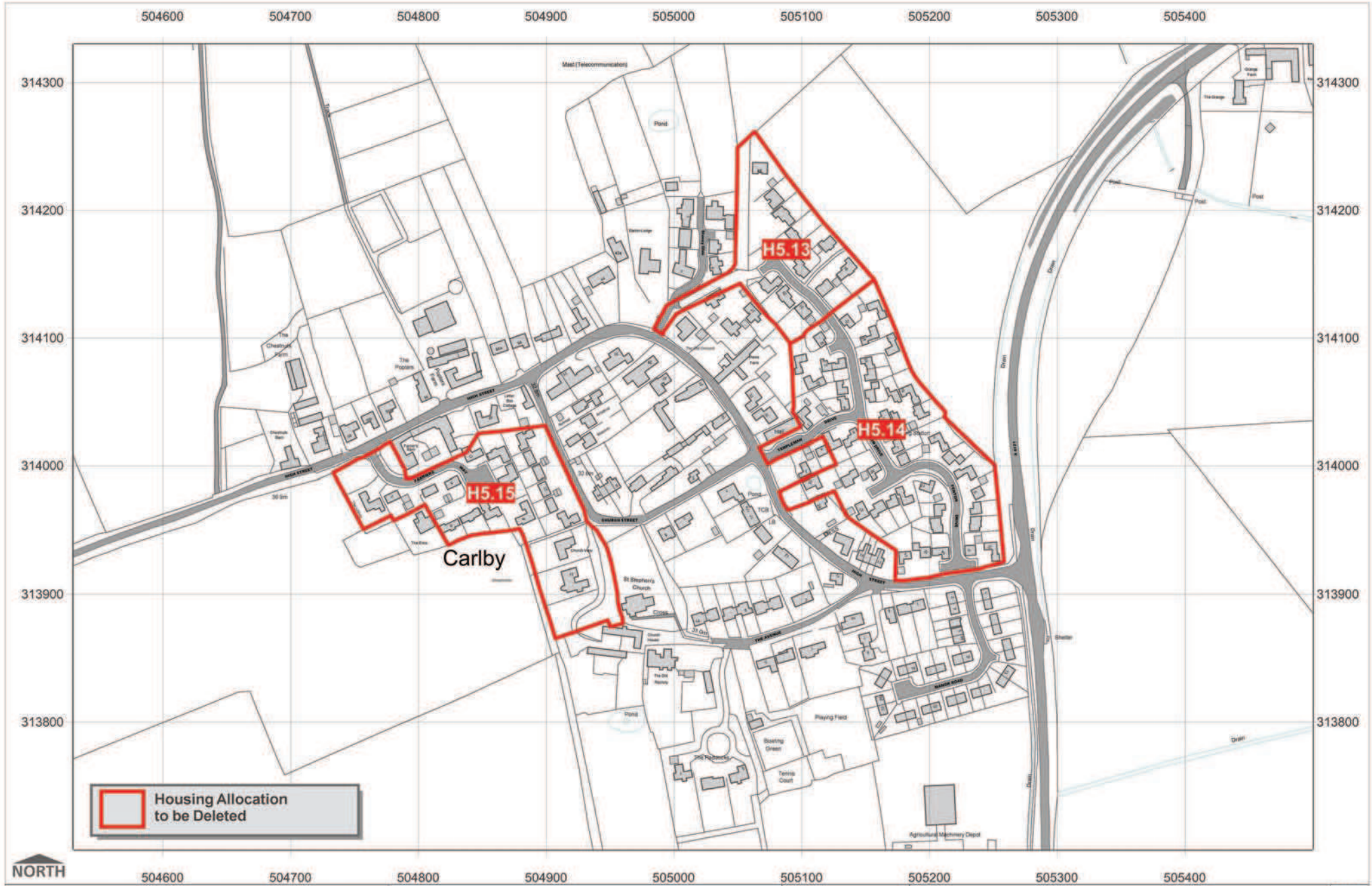
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:7500	Bourne - Allocations to be Deleted

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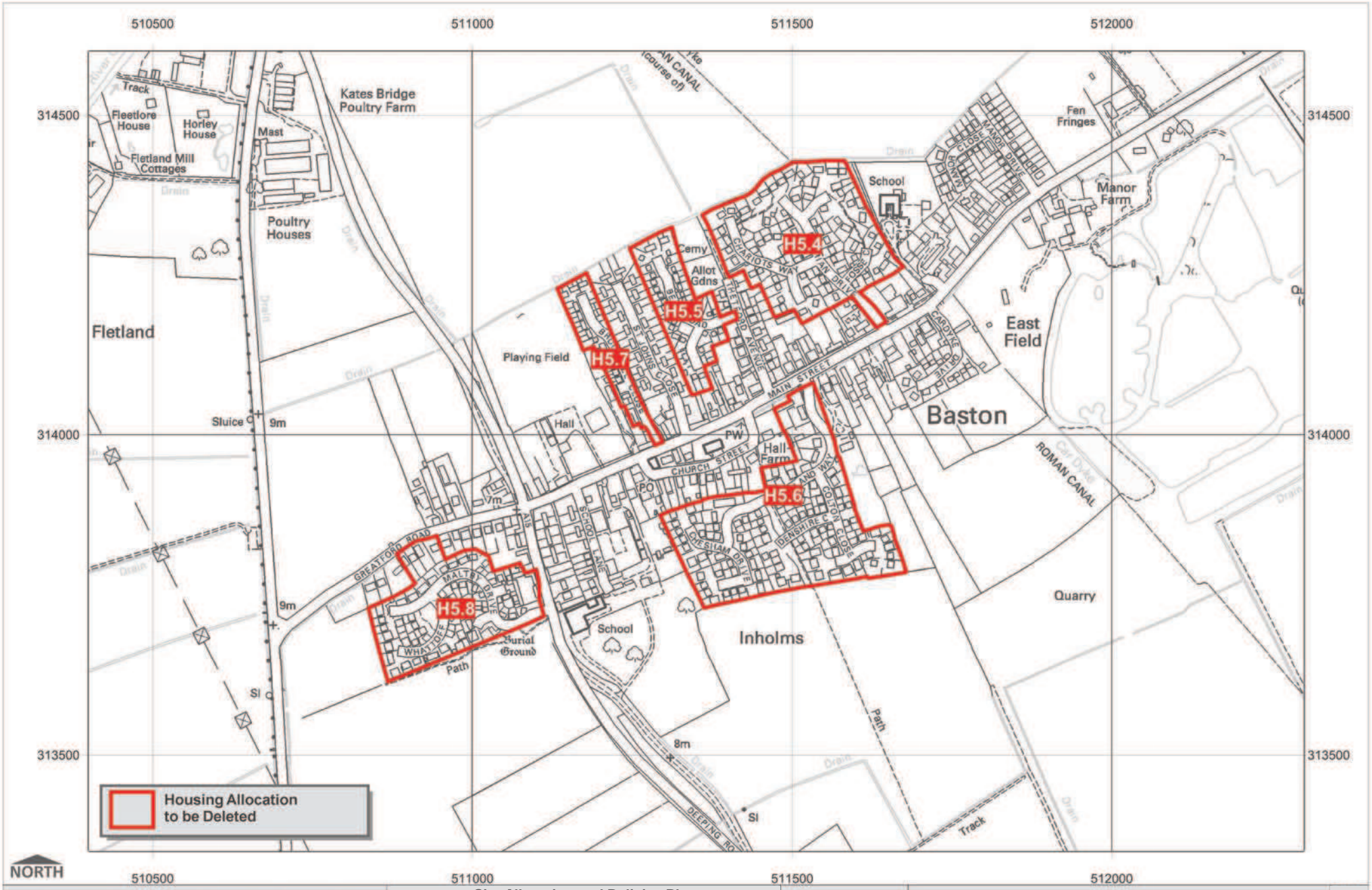
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:7500	Northorpe - Allocations to be Deleted

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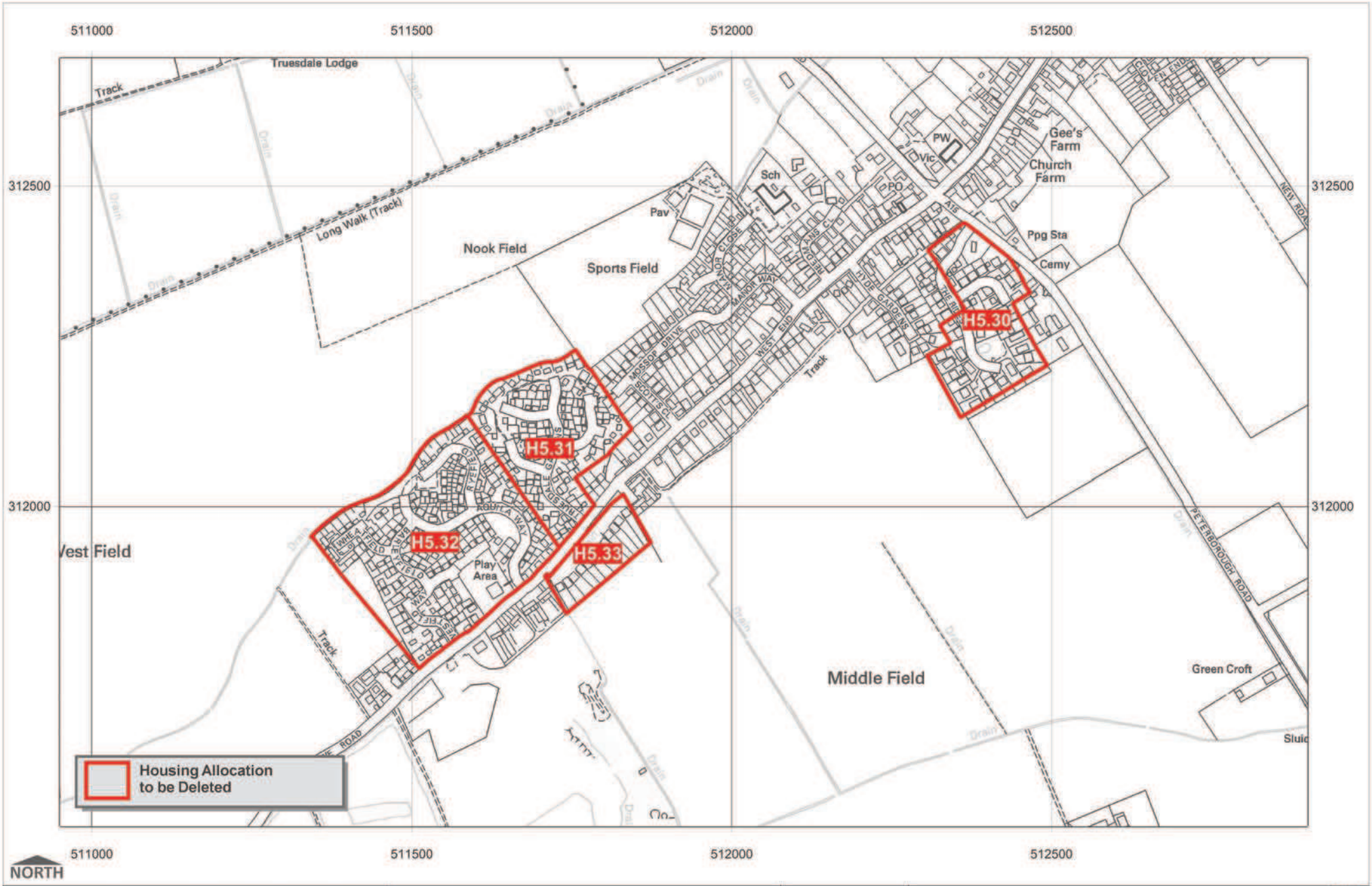
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:4000	Carlby - Allocations to be Deleted

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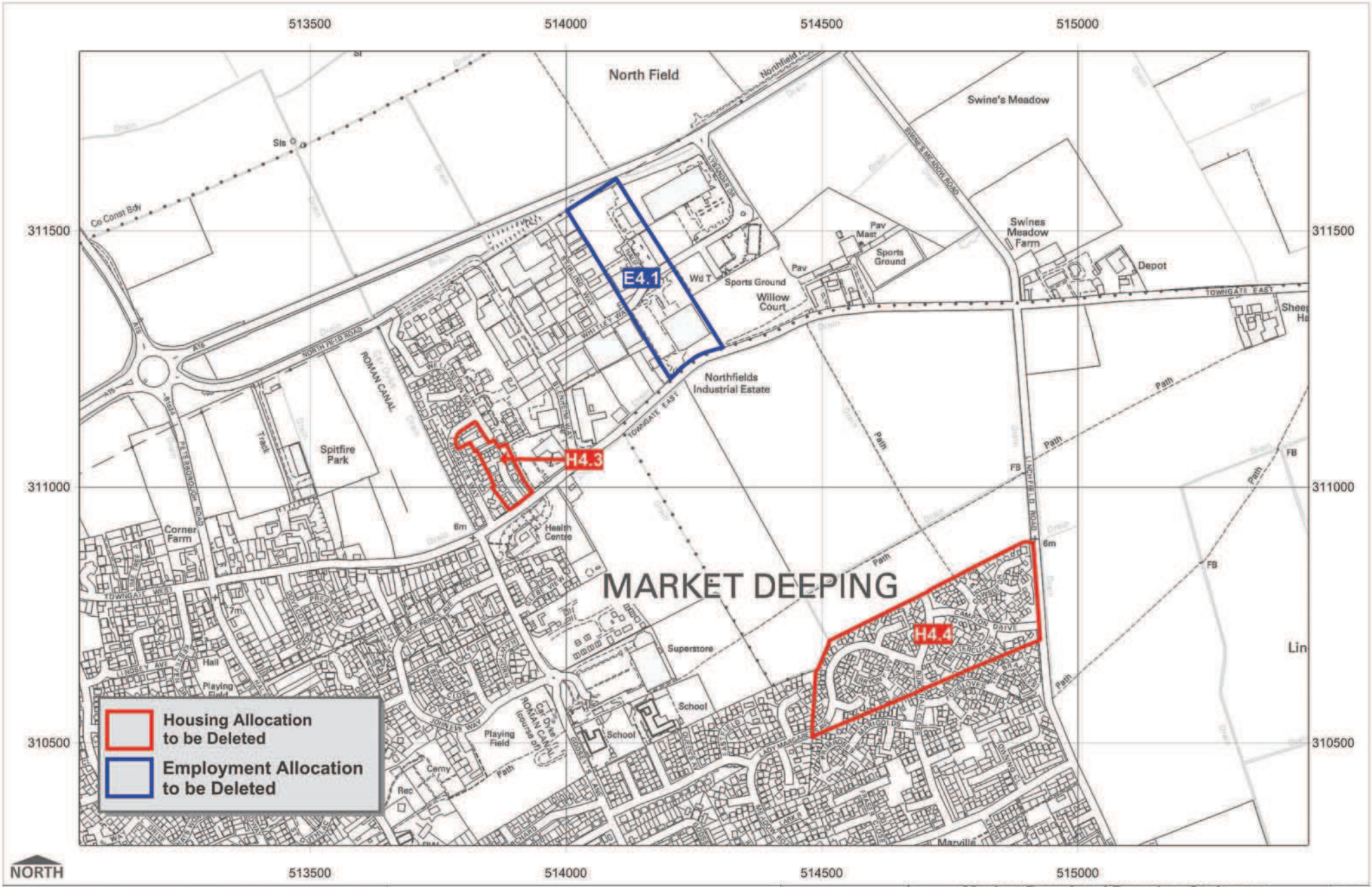
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:8000	Baston - Allocations to be Deleted

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South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:8000	Langtoft - Allocations to be Deleted

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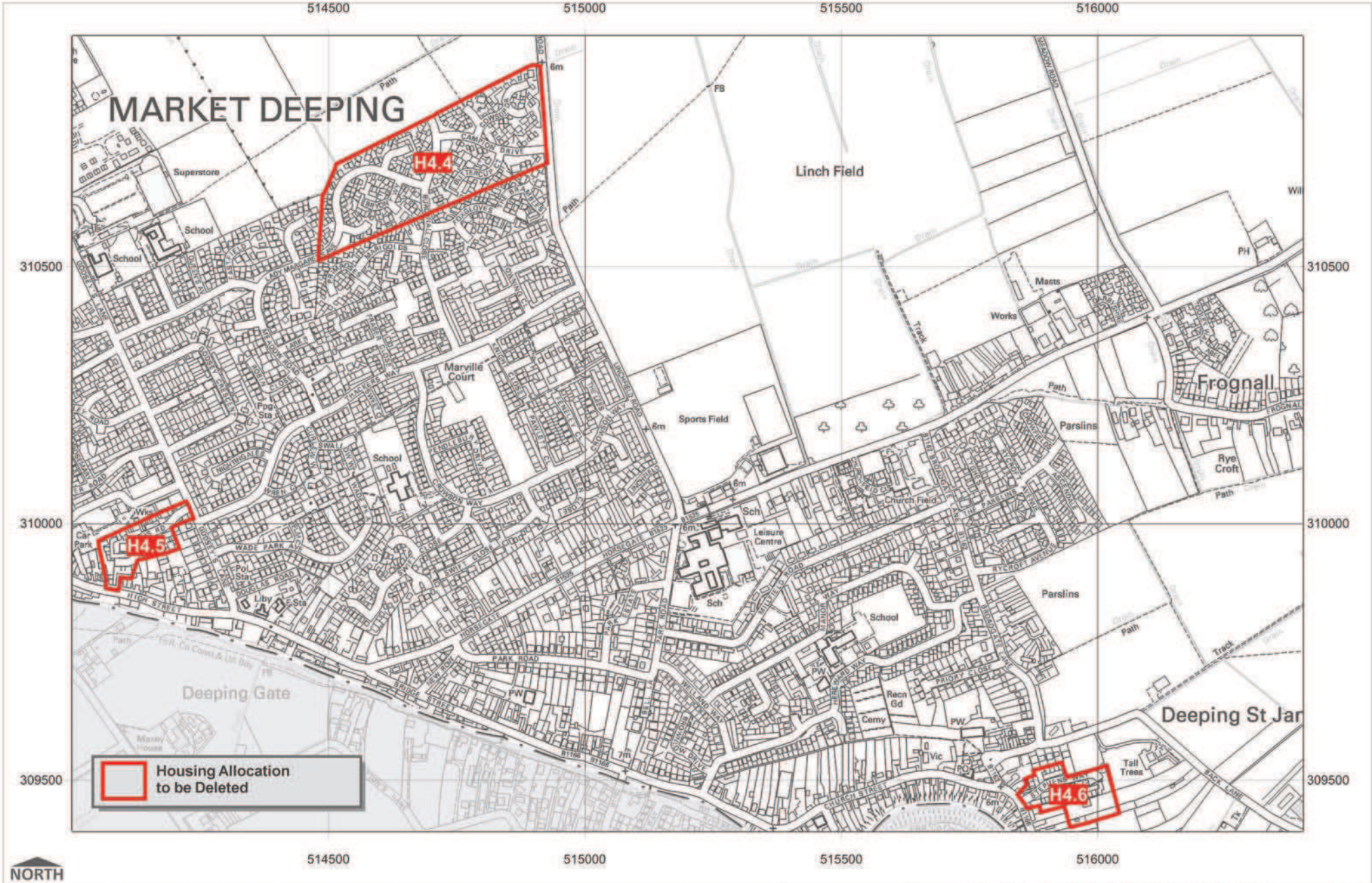
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:10000	Market Deeping / Deeping St James Allocations to be Deleted

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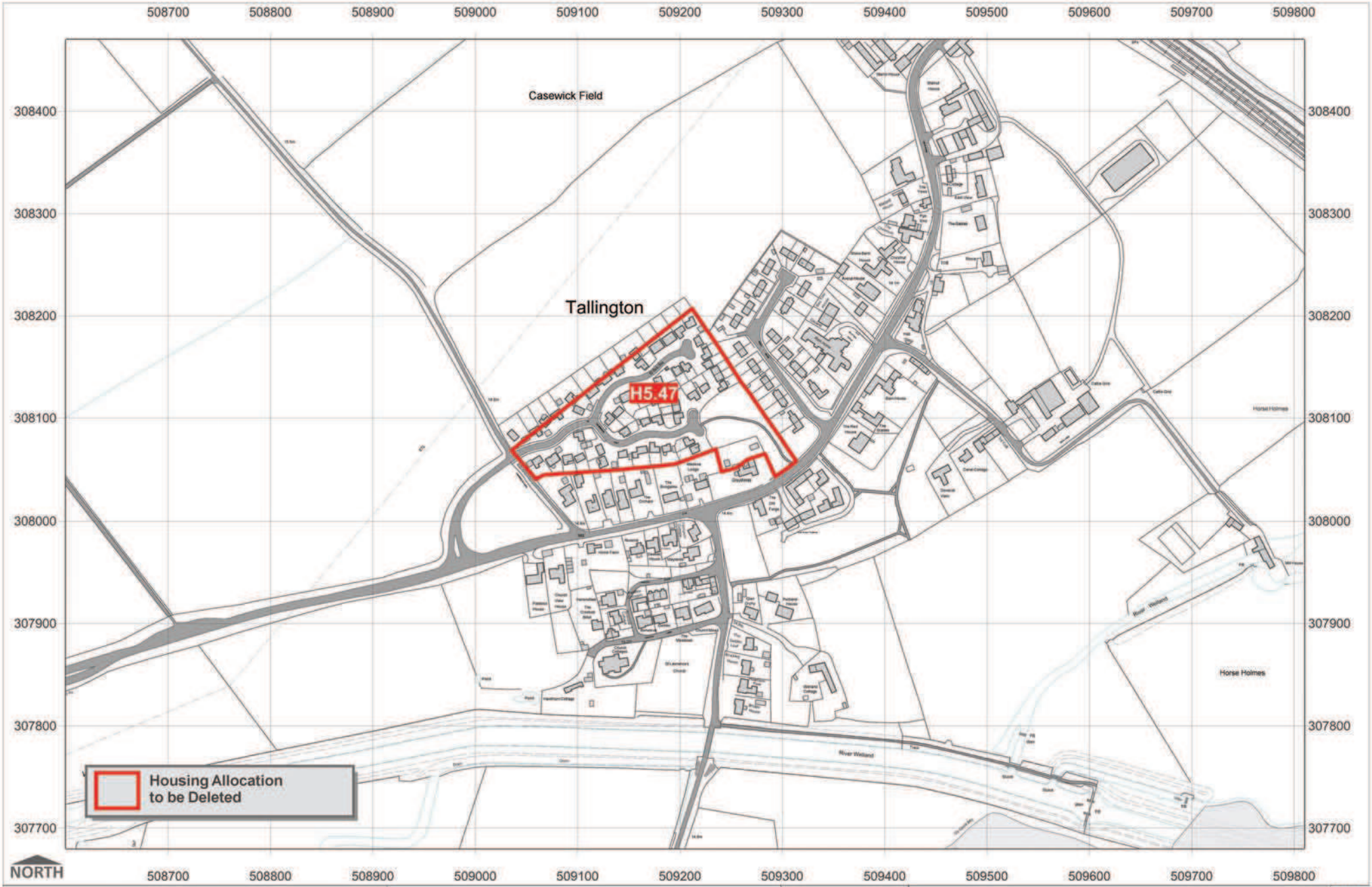
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:7000	Market Deeping / Deeping St James Allocations to be Deleted

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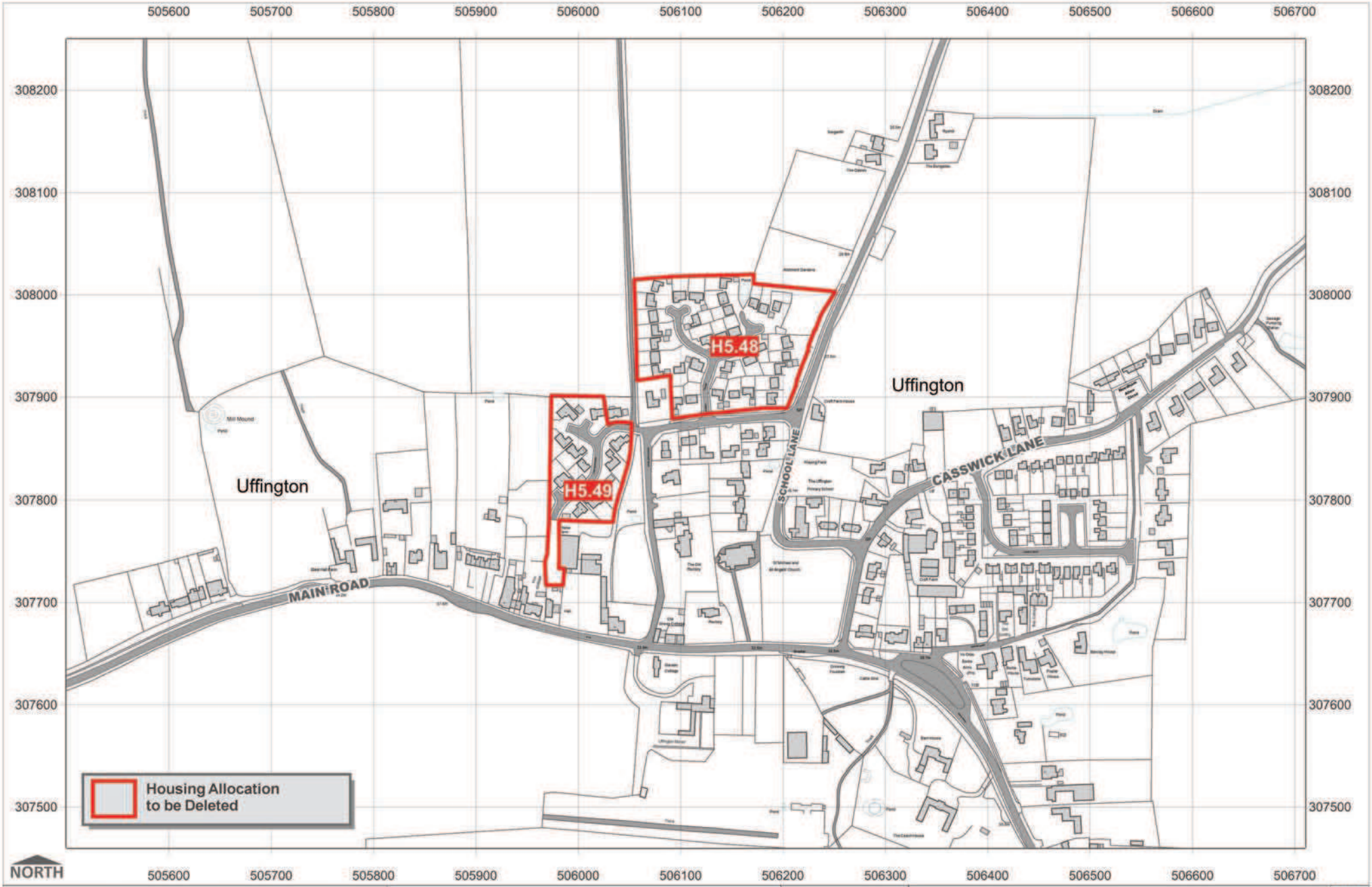
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:10000	Market Deeping / Deeping St James Allocations to be Deleted

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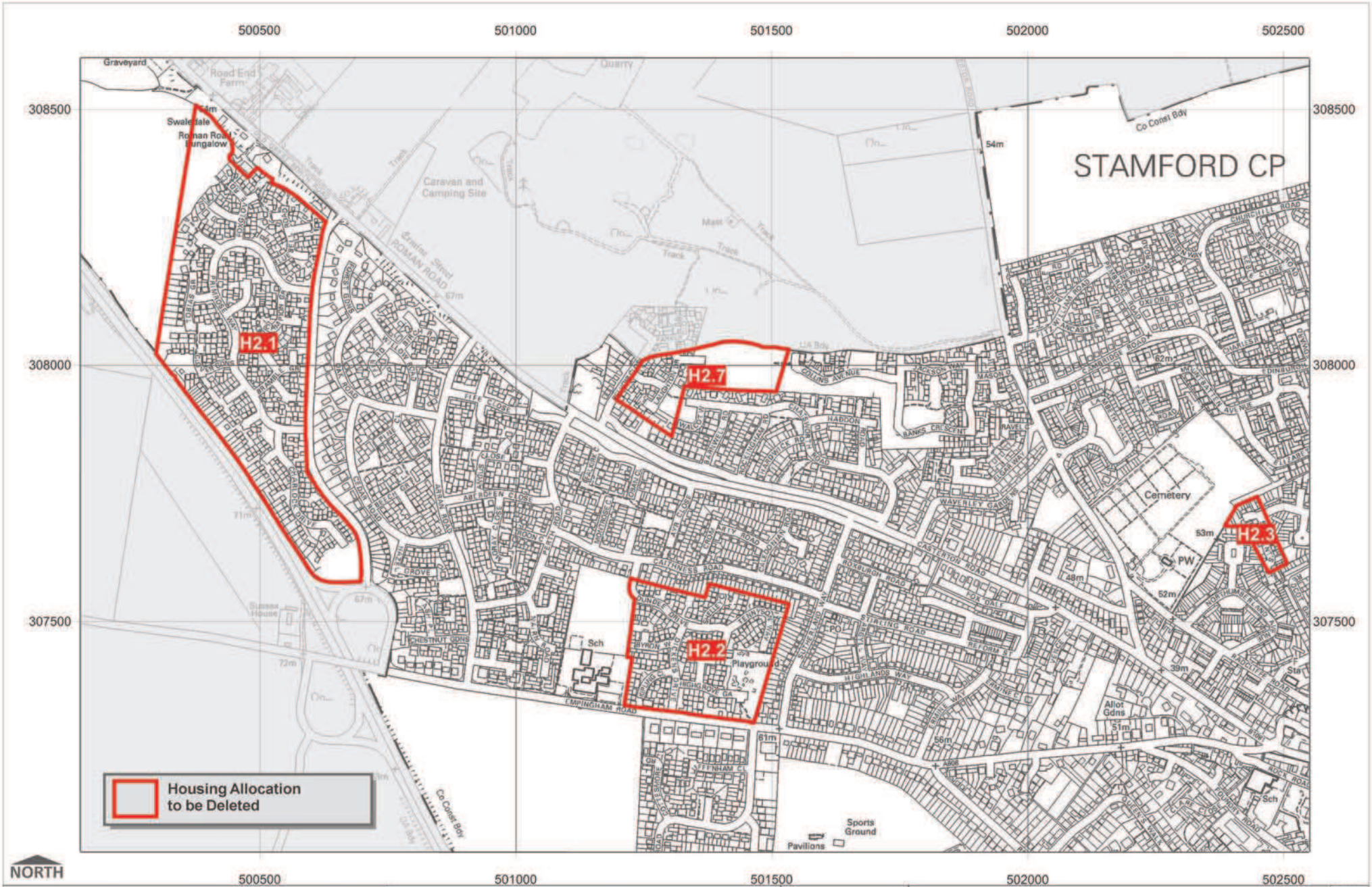
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:5000	Tallington - Allocations to be Deleted

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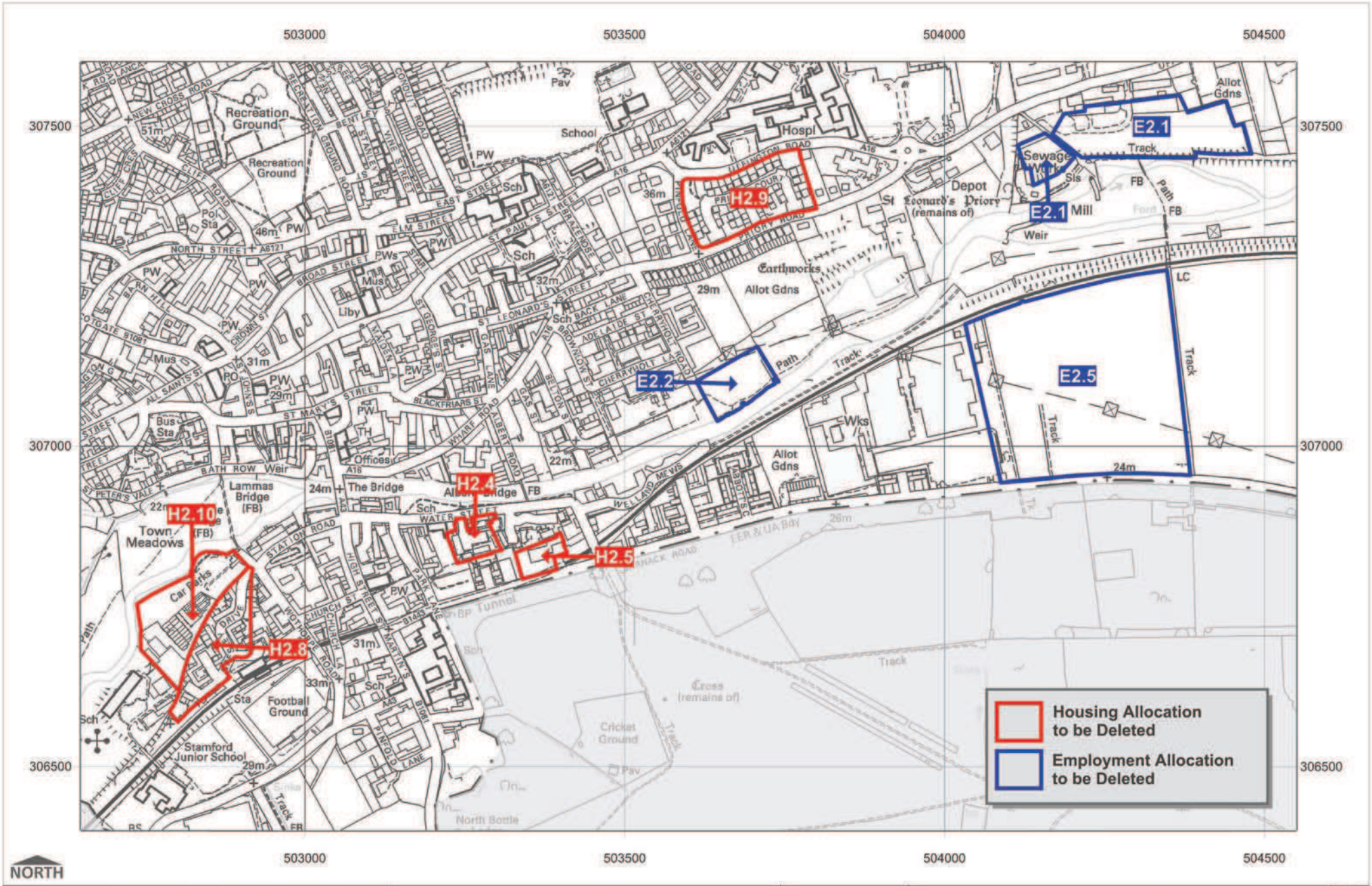
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:5000	Uffington - Allocations to be Deleted

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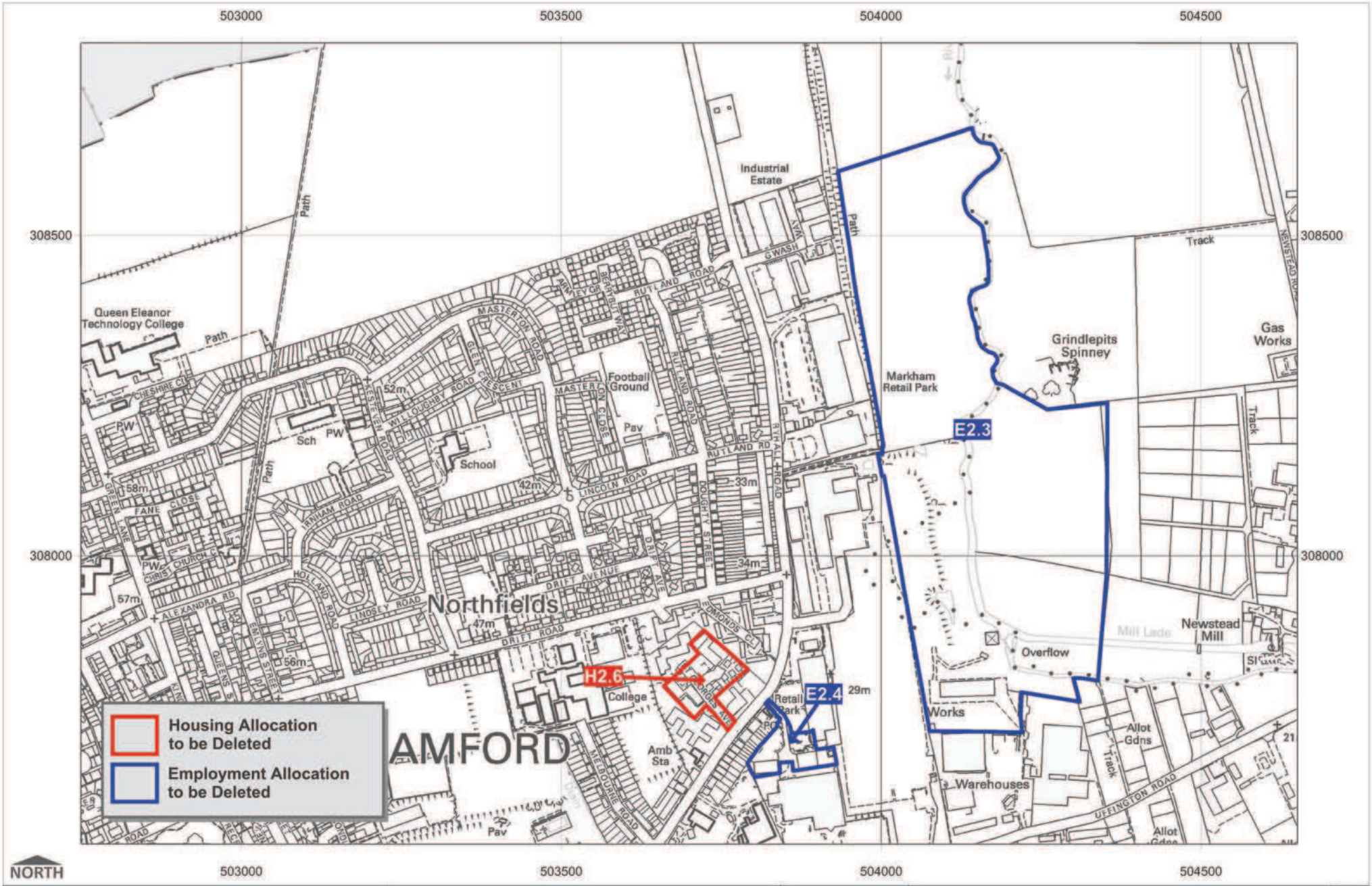
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:10000	Stamford - Allocations to be Deleted

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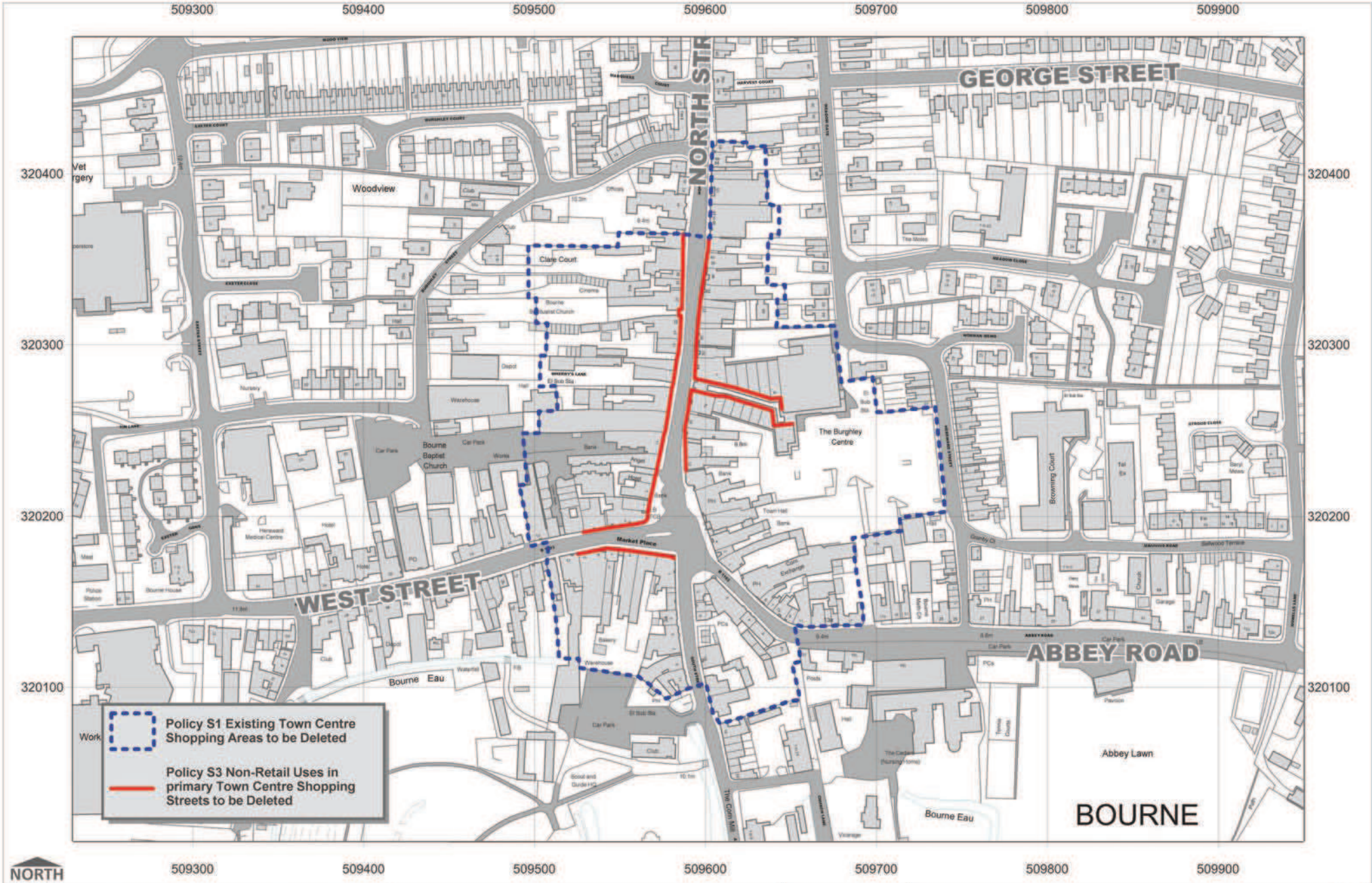
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:8000	Stamford - Allocations to be Deleted

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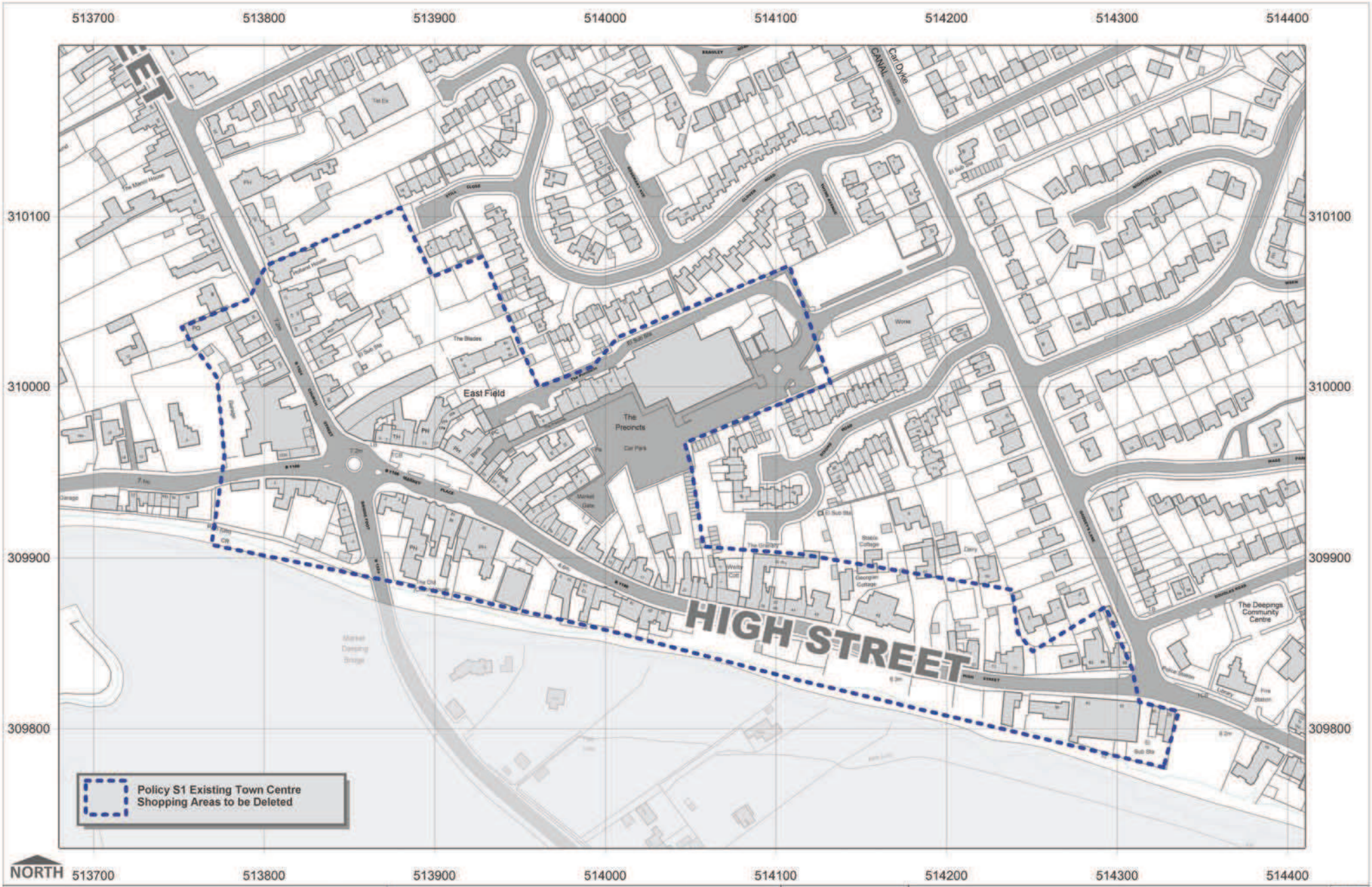
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:8000	Stamford - Allocations to be Deleted

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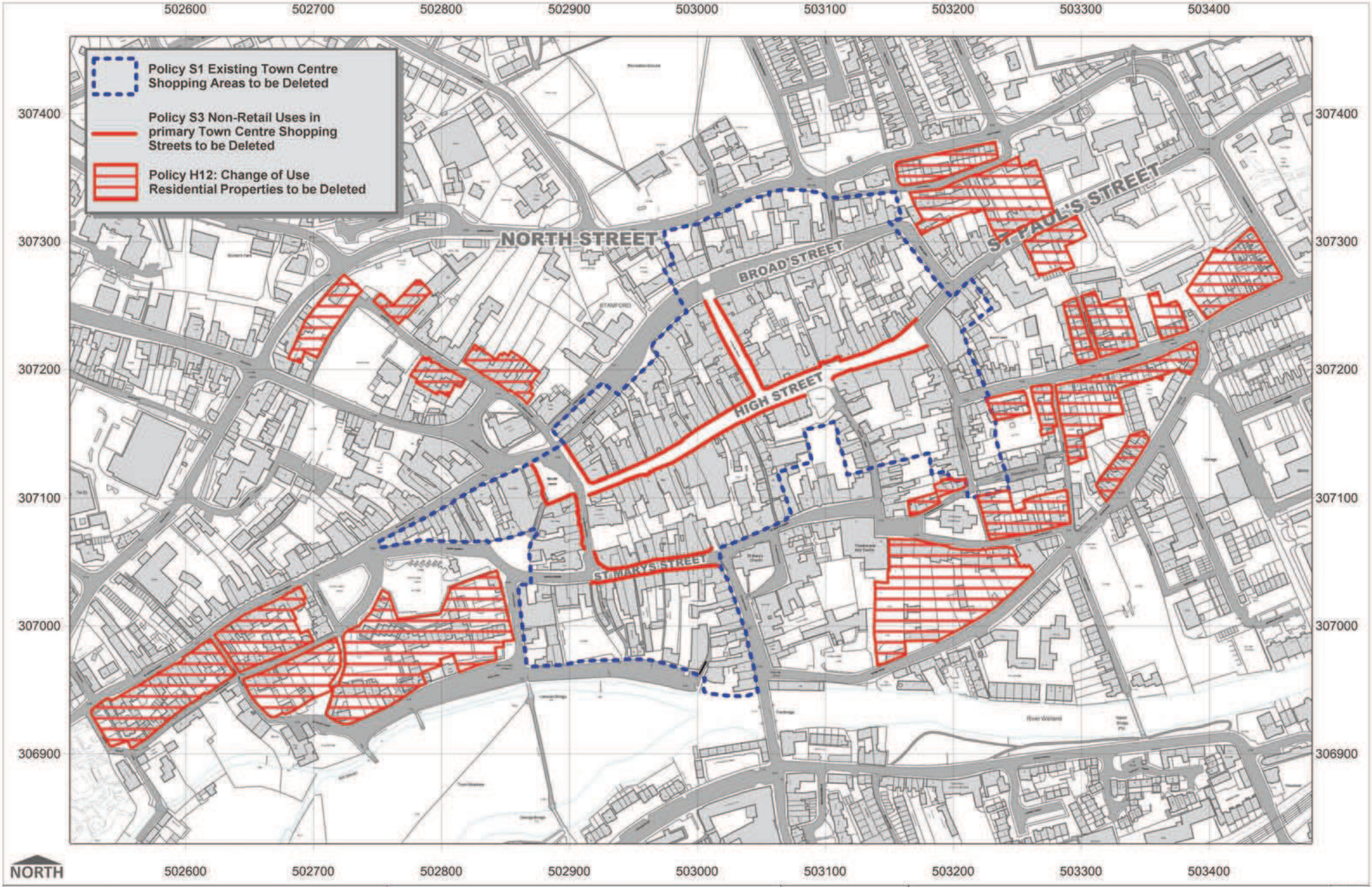
South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:3000	Bourne - Allocations to be Deleted

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South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:3000	Market Deeping - Allocations to be Deleted

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South Kesteven District Council	Site Allocation and Policies Plan Proposed Adoption Version 2014	Scale 1:4000	Stamford - Allocations to be Deleted

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