

# AGENDA



## CABINET

**THURSDAY, 22 JUNE 2017**

**2.00 PM**

**WITHAM ROOM - COUNCIL OFFICES, ST. PETER'S HILL,  
GRANTHAM. NG31 6PZ**

Beverly Agass, Chief Executive

**MEMBERS:** Councillor Michael King (Cabinet Member for Economy and Development), Councillor Kelham Cooke (Deputy Leader of the Council), Councillor Helen Goral (Cabinet Member for Communications and Engagement), Councillor Matthew Lee (Leader of the Council), Councillor Nick Robins (Cabinet Member for Retail and Visitor Economy), Councillor Jacky Smith (Cabinet Member for Major Development Projects), Councillor Adam Stokes (Cabinet Member for Finance), Councillor Rosemary H Woolley (Cabinet Member for Communities and Wellbeing) and Councillor Dr Peter Moseley (Cabinet Member for Environment)

Committee Support Officer: Lucy Bonshor      Tel: 01476 40 61 20  
E-mail: [l.bonshor@southkesteven.gov.uk](mailto: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. RECORD OF DECISION(S)

(Enclosure)

3. DISCLOSURE OF INTERESTS (IF ANY)

4. \*LOCAL PLAN - CONSULTATIVE DRAFT

Report SEG44 from the Cabinet Member for Economy and Development

(Enclosure)

*Please note that due to the size of the appendices to this report hard copies have been sent to Cabinet Members only. Electronic copies of all documents can be accessed from the Council's Website:*

[www.southkesteven.gov.uk](http://www.southkesteven.gov.uk)

*Hard copies of the documents are available on request*

5. MATTERS REFERRED TO CABINET BY THE COUNCIL OR OVERVIEW & SCRUTINY COMMITTEES

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

7. REPRESENTATIONS RECEIVED FROM NON CABINET MEMBERS

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

**MEETING OF THE CABINET**  
**1 JUNE 2017 - 2.00 PM – 3.05 PM**

**PRESENT:**

**Councillor Michael King**  
**Councillor Kelham Cooke**  
**Councillor Helen Goral**  
**Councillor Matthew Lee**  
**Councillor Jacky Smith**  
**Councillor Adam Stokes**  
**Councillor Rosemary H Woolley**  
**Councillor Dr Peter Moseley**

**Councillor Matthew Lee - Chairman**

**Chief Executive (Beverly Agass)**  
**Strategic Director Corporate Focus (Daren Turner)**  
**Strategic Director Environment & Property (Tracey Blackwell)**  
**Strategic Director Development & Growth (Steve Ingram)**  
**Corporate Finance Manager (Richard Wyles)**  
**Executive Manager Environment (Ian Yates)**  
**Executive Manager Corporate (Lucy Youles)**  
**Business Manager Street Scene (Keith Rowe)**  
**Cabinet Support Officer (Lucy Bonshor)**

**Non-Executive Members :**      **Councillor Mike Exton**  
   **Councillor Robert Reid**  
   **Councillor Nick Neilson**

**CO38. APOLOGIES**

An apology for absence was received from Councillor Robins.

*Your council working for you*

CO39. RECORD OF DECISION(S)

Noted.

CO40. DISCLOSURE OF INTERESTS (IF ANY)

None disclosed.

CO41. BIG CLEAN

**Decision:**

***That the Cabinet supports the following recommendations in order to achieve a step change in the attractiveness of the street scene throughout South Kesteven:***

- 1. That Cabinet recommends to Council that the 2017/18 budget framework is amended to include the investment of £661,000 revenue and £226,500 capital to deliver the “big clean” project.***

***Subject to the Council approving 1 above:***

- 2. The Big Clean initiative is undertaken over a three month period.***
- 3. The work specification is set to achieve a higher street standard i.e. removal of weeds, washing of street furniture, removal of graffiti as detailed in report ENV660.***
- 4. That Members and Officers develop a South Kesteven “street scene standard”.***
- 5. That following a review of the outcomes from the project ongoing investment in the service is considered as growth during the 2018/19 budget process which will ensure the higher street standard is maintained.***
- 6. That volunteers are actively encouraged and supported to contribute to the improvements.***
- 7. As part of the big clean project funding, £15,000 is allocated to the community cleaner grant scheme to further promote locally resourced cleansing within the district.***
- 8. That a communications strategy is developed and implemented to support the changes***

Considerations/reasons for decision:



- 1) Report ENV660 from the Executive Member Environment.
- 2) The Council's objective to encourage economic growth, a key element being the attractiveness of the District.
- 3) The public regularly ranked clean streets in their top five issues of importance.
- 4) The issue had been discussed at the recent Environment Overview and Scrutiny Committee who had agreed with the proposed option set out in the report.
- 5) The need to deliver and maintain a significant improvement in the appearance of the District – to develop our own District standard to measure performance against rather than the default lower national standards.
- 6) The project would be subject to the Council's accepted rules in respect of budget approvals and relevant procurement rules.
- 7) It was intended that the project management and supervision required would be supported from within the Council's existing resources; back filling as required, all relevant issues such as health and safety and insurance would be adhered to.
- 8) The Cabinet to undertake a review of the outcomes of the initiative in order to inform the 2018/19 budget process.
- 9) Comments made by the Cabinet Member Environment about the need for any option considered to be value for money that the work undertaken to elevate the standard needed to be continued and maintained. The use of volunteers such as community groups, Parish and Town Councils were key to the project and would be actively encouraged to help and harness the information that they had. The addition of a further team now and a future team in year two would add flexibility to enable a more fluid work flow rather than a reactive one.
- 10) Comments from the Chairman of the Environment Overview and Scrutiny Committee commending the forward thinking project.
- 11) Comments from the Cabinet Member Economy and Development on the geography of the district and whether the proposed equipment could be used in a rural setting as well as an urban one (proposed equipment could be used in both) and also prioritization (addition of further work teams would add flexibility). Also the possibility of sponsorship of sections of road similar to what happened in America (issue would be looked into).
- 12) Comments from the Cabinet Member Communications and Engagement that any review needed to be done effectively to improve the project going forward and make the district the "go to place" on how to do things properly. From a commercial perspective provide a better

response to issues such as graffiti removal.

- 13) Comments from the Leader about managing the engagement with the volunteer element and how the resources in Customer Services could be utilized.
- 14) Comments from the Cabinet Member Major Projects about the need to address the state of the roundabouts particularly those coming into towns and perhaps looking again at sponsorship as had happened in the past through Lincolnshire County Council.
- 15) Comments from the Cabinet Member Communities and Wellbeing who also referred to roundabouts in areas other than Grantham. Reference was also made to insurance and the Executive Manager Environment indicated that he would circulate to the Cabinet information about third party insurance in respect of Parish Councils.
- 16) Comments made about rivers which were not part of the project and were the responsibility of the Environment Agency.
- 17) Comments made about green spaces which there was a cross over with the propose project.
- 18) Comments made by the Cabinet Member Finance on the financial outlay and the budget implications both now and in future years.

#### Other Options Considered:

The main variables influencing the options were the time taken to deliver the one off project, the locations, the number of streets to be treated and the ability to maintain the higher standard on an ongoing basis. Each option had been evaluated against the level of impact, the levels of risk and the perceived value for money against the level of investment. The key options considered were:

Option 1 - Undertake a big clean of entire district within a 6 week period

Option 2 - An intelligence based, targeted approach

Option 3 – General increase in the ongoing level of service provision

The evaluation of the above options was detailed in Appendix 1 to Report ENV660. This demonstrates that Option 1 required large scale investment for a one off return and Option 3 provides minimal immediate step change, leaving Option 2 providing the best balance in terms of value for money and impact but no ongoing solution.

CO42. MATTERS REFERRED TO CABINET BY THE COUNCIL OR OVERVIEW AND SCRUTINY COMMITTEES

No matters had been referred to Cabinet from the Overview and Scrutiny Committees. The first round of Overview and Scrutiny Committees had taken place where the remit and their work plans had been discussed. Once the remit had been agreed with each Committee they would be going back to Council for inclusion within the Constitution.

The Chairman of the Growth Overview and Scrutiny Committee referred to the Overview and Scrutiny training that had taken place and felt that the training had been professionally given and enabled those Members present at the training to have a much more productive and focused approach.

CO43. ITEMS RAISED BY CABINET MEMBERS INCLUDING REPORTS ON KEY AND NON KEY DECISIONS TAKEN UNDER DELEGATED POWERS.

Two Non Key Decisions had been made.

Councillor Mike King had made the following decision on 25.05.17

**Adoption of the Foston Neighbourhood Plan – Report SEG43**

**Decision:**

**That approval is granted for the Foston Neighbourhood Plan to be part of the Development Plan for South Kesteven.**

Date effective: 05.06.17 subject to call-in

Councillor Dr Peter Moseley had made the following decision on 30.05.17

**Amendment to Hackney Carriage and Private Hire Licensing Policy – Report LDS218**

**Decision:**

**That approval is granted for the Hackney Carriage and Private Hire Licensing Policy to be amended to include compulsory e-learning safeguarding training whereby all hackney carriage and private hire drivers and operators are required to complete and pass the safeguarding awareness training.**

Date effective: 08.06.17 subject to call-in

The Leader stated that in future there would be an item on the Council

agenda with paperwork from the Cabinet meeting for transparency.

**CO44. REPRESENTATIONS RECEIVED FROM NON CABINET MEMBERS**

None were received although the Leader informed those present that a report was going to the Constitution Committee with a view to amending the Constitution to enable any Member to speak on an item on the agenda without prior notice having to be given.

**DATE DECISIONS EFFECTIVE**

Decision CO41 stands referred to Council meeting scheduled to be held on Thursday 15<sup>th</sup> June 2017.

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

**Contact: Cabinet Support Officer Lucy Bonshor - Tel: 01476 40 60 80 extn 6120  
e-mail: [l.bonshor@southkesteven.gov.uk](mailto:l.bonshor@southkesteven.gov.uk)**



## CABINET

Report of: Councillor Mike King  
Cabinet Member for Economy and Development

Report to:	<b>CABINET</b>
Date:	<b>22<sup>ND</sup> June 2017</b>
Subject:	<b>SEG44: Local Plan – Consultative Draft</b>

<b>Decision Proposal:</b>	<p>Key Decision for the Cabinet to approve for non-statutory consultation purposes, a draft of the new Local Plan.</p> <p>This report also sets out the background to the main strategic decisions which the Local Plan needs to take and the process of preparing for the next stages of the Local Plan.</p>
<b>Relevant Cabinet Member:</b>	<p>Councillor Mike King Cabinet Member for Economy and Development</p>
<b>Report author:</b>	<p>Roger Ranson, Business Manager – Spatial and Economic Growth r.ranson@southkesteven.gov.uk Tel: 01476 40 60 80 (Ext. 6438)</p>
<b>Reviewed by:</b>	<p>Steve Ingram, Strategic Director – Development and Growth s.ingram@southkesteven.gov.uk Tel: 01476 40 60 80 (Ext. 6007)</p>
<b>Signed off by:</b>	<p>Councillor Mike King, Cabinet Member for Economy and Development and Steve Ingram, Strategic Director – Development and Growth s.ingram@southkesteven.gov.uk Tel: 01476 40 60 80 (Ext. 6007)</p>

## SUMMARY

A new Local Plan will shape and guide proposals for growth and investment in South Kesteven up to 2036. It will provide greater certainty to all parties regarding the local development process and proposed planning policies for South Kesteven District.

The preparation of a new Local Plan provides the opportunity for all our communities to help shape what the District will look like over the next 15-20 years, and thereby creating the policy framework that will help guide all investment and development decisions over

the plan period. It also allows the Council to set out its ambitions for the future growth and prosperity of the District.

The process of preparing a new Local Plan offers the Council an opportunity to proactively engage with local communities, interested developers, businesses, voluntary groups, public organisations, landowners and neighbouring councils. In doing so all interested parties can positively contribute to the future look and feel of the District.

This report sets out a draft Local Plan which is recommended for Cabinet approval for the purposes of conducting initial non-statutory public consultation. The draft Local Plan represents an important stage in the overall preparation of a new Local Plan for the District and whilst non-statutory the consultation will help to shape the form and content of the District's new Local Plan.

An updated timetable for the production of the new Local Plan is set out in this report and the accompanying revised Local Development Scheme (LDS).

## **RECOMMENDATION**

1. Cabinet approves for consultation purposes the appended Consultative Draft Local Plan, its accompanying appendices and the updated Local Development Scheme.
2. Cabinet recommends that delegated authority be given to the Portfolio Holder for Economy and Development, in conjunction with the Strategic Director, to approve any minor changes or typographical corrections as may be necessary prior to the commencement of the consultation period.

## **1. BACKGROUND TO REPORT:**

### **Statutory framework and content**

- 1.1 Local Planning Authorities must prepare a Local Plan that sets planning policies for their area. These are very important considerations when deciding planning applications, as all decisions must be made in accordance with the Development Plan unless there are material planning reasons not to do so. The National Planning Policy Framework (NPPF) requires that every local planning authority in England should have a clear, up to date Local Plan that conforms to the NPPF, meets identified local development needs and reflects local people's views about how they wish their community to develop. The plan preparation process should fully involve everyone with an interest in the document or area, and they should have had the chance to comment.
- 1.2 The new Local Plan will set out policies and proposals for the period up to 2036, so there is an additional 10 years of development needs to be anticipated and accommodated beyond our current adopted development plans. An updated vision and revised strategic objectives have been prepared to coincide with this extended timeframe.

- 1.3 This stage of the plan preparation process proposes draft policy wording and provisional site allocations for the purpose of public consultation.
- 1.4 The new Local Plan is necessarily a long and comprehensive document which contains policies for the physical development or protection of all our towns, villages and countryside. For this reason a summary is included and an even shorter synopsis of the key new policies and the continuing tried and tested ones can be found in the Foreword.

### **Consultative Draft Local Plan – process and timetable**

- 1.5 The following table shows where we currently are in the proposed process for the preparation, submission and adoption of the Local Plan:

#### **Table 1: Local Plan Process**

**1: Identify issues and collect evidence:**

Review existing policies and identify any current gaps in policies or evidence base. Undertake research that will inform the Local Plan.

**2: Consult (Scoping document) – January 2015:**

The Council informed stakeholders and the public that a new Local Plan was being produced and asked for views on what the plan should cover. The consultation was open for a 6 week period.

**3: Sites and Settlements consultation – July 2016:**

Consultation on initial appraisal of sites promoted for development and initial review of settlement hierarchy. Consultation was open for a 6 week period.

**4: Prepare Consultative Draft Local Plan – up to June 2017:**

Combining the updated evidence base, technical assessments, consultation responses and internal comments enabled the preparation of a draft Local Plan.

**5: Consult - Public consultation on Consultative Draft Local Plan – July/August 2017.**

The Council will consult with stakeholders and the public on the draft Local Plan for a minimum of 6 weeks.

**6: Improve the Plan:**

The Council will take on board comments received during the consultation and any further evidence base items to improve the Local Plan ready for formal consultation in readiness of submitting it for Examination in Public.

**7: Publish the Plan (Publication):**

The Plan is available for stakeholders and the public to comment on for a minimum of 6 weeks. In accordance with the Local Plan Regulations, this consultation is formal and statutory seeking specifically to establish the Plan's soundness for Examination in Public.

**8: Submit:**

The Council will assess the comments received during consultation. If it considers that the Local Plan is sound, the Plan can be submitted for Examination in Public (EiP). If the Authority wishes to improve the plan, then stages 6 and 7 are repeated.

**9: Examine:**

The Plan is examined by an independent Planning Inspector who will conduct an EiP.

**10: Adopt:**

If the independent Planning Inspector finds the Local Plan sound, the Plan can be adopted by the Authority. If the Inspector does not find the Local Plan sound, the process goes back to stage 6.

- 1.6 This timetable is reflected in revised Local Development Scheme which is appended to this report and is also recommended to Cabinet for approval.

### **Overview and Scrutiny Considerations**

- 1.7 The development of the Consultative Draft Local Plan has been the subject of previous reports to the Growth PDG and more recently to the Growth Overview and Scrutiny Committee. In addition, regular monthly informal workshops have been held for all members regarding the preparation of the Local Plan.
- 1.8 A full draft of the Local Plan is due to be considered by the Growth Overview and Scrutiny Committee at its meeting on 21<sup>st</sup> June. The outcome of that meeting will then be reported to Cabinet and any amendments can be agreed at this Cabinet meeting. In addition, it is also recommended that delegated authority is given to the Portfolio Holder for Economy and Development, in conjunction with the Strategic Director, to approve necessary changes or typographical corrections prior to the commencement of the consultation period.

## **2. OTHER OPTIONS CONSIDERED**

- 2.1 This Consultative Draft Local Plan has been informed by a substantial evidence base, including assessments of objectively assessed housing and employment needs. Two stages of informal consultation have been undertaken regarding the scope of the Local Plan and an initial assessment of potential sites and settlement hierarchy.
- 2.2 The process of preparing a new Local Plan offers the Council an opportunity to proactively engage with local communities, developers, businesses, voluntary groups, public organisations, landowners and our neighbouring councils so that we can all appreciate what they think the future of the District should look like and for other possible options to be put forward for consideration. Responses to consultation will help to shape the final document.
- 2.3 The only other option would be for the Council not to undertake the production of the Local Plan. This would not be in line with Government expectations and would also lead to development proposals coming forward in an uncoordinated way with no long term strategic direction to guide growth. This is not considered



to be in the best interests of the District, its communities, residents and businesses.

### **3. RESOURCE IMPLICATIONS**

- 3.1 The costs of the production of the Consultative Draft Local Plan and of conducting the accompanying consultation exercise are covered in existing budgets.

### **4. RISK AND MITIGATION**

- 4.1 The Council has a definitive statutory duty to keep its Local Plan and planning policies under review. Failing to prepare a Local Plan therefore carries significant risks, not only to the Council but also through the impact on communities. Equally, significant delays in the preparation and production of the Local Plan would carry similar risks, including limiting the Council's ability to properly manage development.
- 4.2 The consequences of not having an up to date Local Plan include that: development is not sustainable; development harms the environment; needs for housing and other development needs fail to be properly met; hostile planning applications are promoted if the Local Plan is found unsound or delayed; and the potential costs of challenge. Approving the recommendations in this report will enable the Council to progress with the Local Plan.

### **5. ISSUES ARISING FROM IMPACT ANALYSIS (EQUALITY & DIVERSITY)**

- 5.1 There are not to be considered to be any direct equality issues arising from this report.

### **6. CRIME AND DISORDER IMPLICATIONS**

- 6.1 There are not to be considered to be any direct crime and disorder issues arising from this report.

### **7. COMMENTS OF FINANCIAL SERVICES**

- 7.1 The financial implications of delivering the recommendations set out in this report will be met from existing resources contained in the 2017/18 budget framework.

### **8. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES**

- 8.1 The Local Plan is a policy framework document as set out at Article 4 of the Constitution and is required by statute to be adopted by full Council.
- 8.2 Before the draft Local Plan can be considered for adoption, the process for preparing the Local Plan must be followed as is set out in the Planning and

Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 (the Regulations). S.18 of the Regulations sets out the requirements for consultation. There is a requirement to consult with:

- such of the specific consultation bodies as the authority consider may have an interest in the subject of the proposed local plan;
- such of the general consultation bodies as the authority consider appropriate; and
- such residents or other persons carrying on business in the authority's area from which the authority consider it appropriate to invite representations.

8.3 In addition, the Council must comply with any commitments it has made in the adopted statement of community involvement.

8.4 The Council must also publicise its intended timetable for producing the Local Plan. This information is contained in the proposed Local Development Scheme which authorities should publish on their web site and must keep up to date. work together jointly on such matters and must have due regard to any guidance given by the Secretary of State.

## **9. COMMENTS OF OTHER RELEVANT SERVICES**

9.1 None

## **10. APPENDICES**

10.1 Consultative Local Plan and accompanying appendices

10.2 Policies Map – available electronically

10.3 Local Development Scheme

10.4 Infrastructure Delivery Plan

## **11. BACKGROUND PAPERS**



# South Kesteven Local Plan

.....  
**helpingshapethedistrict**

**Consultative Draft Local Plan 2017**



## Information and Contacts

For further information on the Local Plan please contact the Planning Policy team. You can contact us:

By e-mail: [planningpolicy@southkesteven.gov.uk](mailto:planningpolicy@southkesteven.gov.uk)

By telephone: 01476 406080

In person: Planning Policy  
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NG31 6PZ

By post: to the address above

The new Local Plan and all information related to it can be found via the Council's website:

[www.southkesteven.co.uk/newlocalplan](http://www.southkesteven.co.uk/newlocalplan)

# Foreword

by Councillor Michael King - Cabinet Member for  
Economy and Development

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The purpose of this new Local Plan is to both pave the way for the delivery of high quality, sustainable, growth in South Kesteven and to ensure that we also protect and safeguard what is special about our natural and built environment in equal measure. Indeed it is the essential quality of our District that will continue to make it attractive to investors in jobs and homes.

By their very nature local plans are framework documents - they don't actually make things happen on the ground without subsequent private and public sector development and investment. However, it is the Council's firm intention to work closely with all these investors in order to grow and maintain our towns, villages and countryside as thriving local communities.

You will recognise many of the policies in the Local Plan being variations of those which have served us well in the previous Local Plan published in 2010. Although the new Plan period is to 2036 it is recognised and indeed likely, as the national and local perspective continues to change and adapt, that its policies will need to be reviewed well before then.

Some of the new or enhanced measures included in the new Local Plan are:

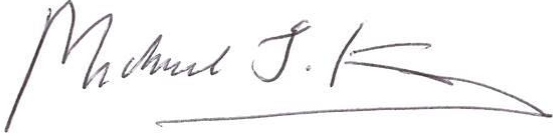
- A new strategic employment location of up to 96 hectares, centred on the King 31 site on the A1, to support the economic growth of Grantham
- Development of the Spitalgate Heath Garden Village for Grantham involving some 3,700 new homes
- Inclusion of a new strategic housing area, with associated employment, on the north side of Stamford amounting to nearly 1,300 homes
- Limited new housing sites in the north-west of Bourne to give variety and supplement the completion of Elsea Park
- New employment and housing sites in Market Deeping, including land at Linchfield Road to be masterplanned for around 675 new homes
- The introduction of a policy relaxation to allow some homes for local people with community support, in even the smallest villages
- An intention to prepare a Supplementary Planning Document to ensure good design
- Recognition of the importance of the visitor and retail economy building on the heritage and vibrancy of our market towns and villages

Some of the tried and tested policies which we aim to continue using are:

- A concentration of employment and housing growth in the four towns – Grantham, Stamford, Bourne and the Deepings
- 50% of new housing intended for Grantham in order to give it the critical mass to attract employment and higher ranking services
- A concentration of village housing in the fifteen Larger Villages
- The protection of shops, pubs and other services in villages

- For housing developments of 11 or more homes the provision of affordable homes through Section 106 Planning agreements.

I commend this first, consultation version of the draft Local Plan to you and the Council welcomes comments regarding its intent, its aims and its proposed policies, from residents, developers and businesses alike.

A handwritten signature in dark ink, appearing to read "Michael J. King". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael King

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# List of Policies

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SD2	The principles of sustainable development in South Kesteven (SP)
SP1	Spatial Strategy (SP)
SP2	Settlement hierarchy (SP)
SP3	Infill Development
SP4	Development on the Edge of Settlements
SP5	Development in the Open Countryside
SP6	Retention of community services and facilities
H1	Affordable Housing (SP)
H2	Self and Custom Build Housing on Strategic Housing Allocations (SP)
H3	Meeting All Housing Needs
H4	Gypsies and Travellers
H5	Travelling Showpeople
E1	Strategic Employment Sites (SP)
E2	Employment Sites (SP)

E3	Expansion of Existing Businesses and Protection of Existing Employment sites
E4	Loss of Employment land and Buildings to non-employment generating uses
E5	Rural Economy
E6	Other Employment
E7	Visitor Economy
ENV1	Landscape Character
ENV2	Protecting Biodiversity and Geodiversity
ENV3	Pollution Control
ENV4	Reducing The Risk Of Flooding
ENV5	The Historic Environment
ENV6	Protecting and Enhancing Grantham Canal
DE1	Promoting Good Quality Design
SB1	Sustainable Building
RE1	Renewable Energy Generation
OS1	Open Space
GR1	Protecting and Enhancing the Setting of Belton House and Park
GR2	Sustainable Transport In Grantham
GR3	Grantham Town Centre Policy

GR4	Grantham Allocations (SP)
GR5	Grantham Barracks Reserve Allocation
STM1	Stamford Allocations (SP)
STM2	Stamford Town Centre Policy
BRN1	Bourne Allocations (SP)
BRN2	Bourne Town Centre Policy
DEP1	The Deepings Allocations (SP)
DEP2	Market Deeping Town Centre Policy
LV – H1	Ancaster Residential Allocation (SP)
LV - H2	Baston Residential Allocation (SP)
LV – H3	Barrowby Residential Allocation (SP)
LV – H4	Billingborough Residential Allocation (SP)
LV – H5	Colsterworth Residential Allocation (SP)
LV – H6	Corby Glen Residential Allocation (SP)
LV – H7	Great Gonerby Residential Allocation (SP)
LV – H8	Langtoft Residential Allocation (SP)
LV – H9	Long Bennington Residential Allocation (SP)
LV – H10	Long Bennington Residential Allocation (SP)
LV – H11	Morton Residential Allocation (SP)

LV – H12	South Witham Residential Allocation (SP)
LV – H13	Thurlby Residential Allocation (SP)
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# Summary

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## Introduction

This Local Plan will encourage growth and investment in South Kesteven up to 2036. It will provide greater certainty to both guide development proposals and to appropriately inform all interested parties regarding the planning process.

The preparation of a new Local Plan provides the opportunity for local people and all other interested parties to help shape what the District will look like over at least the next 15 years, and thereby creating the policy framework that will help guide investment and development decisions over the plan period.

In essence the plan sets out an updated vision for the future of the District, it looks to establish the right amount and locations for future growth, and then guide the form, scale and type of any future developments.

The process of preparing a new Local Plan offers the Council an opportunity to proactively engage with local communities, developers, businesses, voluntary groups, public organisations, landowners and our neighbouring councils so that we can all appreciate what they think the future of the District should look like.

Key issues addressed within the Local Plan include:

- Supporting the growth of our local economy and helping to bring forward new job opportunities,
- Identifying the right amount and locations for the new homes required to meet our future needs,
- Helping to sustain and revitalise our town centres,
- Assessing the capacity of our infrastructure to meet future needs and looking to address the impact of new development on our community facilities,
- Supporting the prosperity and diversification of the rural economy,
- Improving access to open space, the countryside and recreational facilities,
- Ensuring development is well designed and energy efficient,
- Preserving and enhancing our built and natural heritage,
- Avoiding where possible the development of our productive agricultural land, and

- Making sure that issues such as flood risk are fully taken into account in planning for new development.

This document is an evidence based, new Local Plan, which sets out our ambitions for the whole of South Kesteven and its communities. It proactively allocates land for new developments whilst ensuring realism in terms of delivering its proposals.

This stage of the process seeks to consult the public and stakeholders on proposed draft policy wording and provisional site allocations. All views will be taken into account in producing a final version of the Local Plan.

## Employment and Prosperity

South Kesteven District Council has an ambitious vision for the sustainable growth of the District; a vision which will not be achieved by the Council alone, but which will rely on it working alongside other public sector bodies and the private sector.

South Kesteven is home to some world-leading businesses but has significant untapped potential - offering an exciting opportunity for investment, bringing economic growth and prosperity, both to the District and the wider area beyond.

Taking account of projected population changes, the number of jobs in the District is expected to grow from 59,000 in 2011 to 67,000 by 2036.

The Local Plan aims to help meet the objectives of the Council's Economic Development (ED) Strategy, whilst recognising that it essentially sets out land use policies and proposals. It seeks to ensure that there is sufficient land available in the right locations to support a strong and growing local economy in the District.

In line with the ED Strategy, the Local Plan recognises the strategic significance of key employment sites at KING31/Spitalgate (Grantham), Exeter Fields/Empingham Road (Stamford), Spalding Road (Bourne), Peterborough Road and Northfields (The Deepings).

A range of other employment allocations are proposed across the District to create a better balance between homes and jobs in the four main towns and the larger villages and to take advantage of strategic highway connections to the A1.

Additional policies are proposed in the consultative draft Local Plan to support the expansion of existing businesses and to protect existing employment sites, as well as restricting the loss of employment land and buildings to non-employment uses.

The Local Plan also introduces a new policy which seeks to support the further development of the visitor economy in recognition of the important contribution this makes to the District.



## Planning for population changes

The District of South Kesteven is projected to grow from a population of 134,000 in 2011 to 161,000 in 2036. Alongside this, the age profile of the District will also change significantly through a growing older population.

This population growth and the likely changes to households have been used to produce an assessment of the number of additional homes required in the District up to 2036. The minimum requirement for the new Local Plan is an average of 625 homes per annum for the period 2011-36. This equates to 15,625 new homes. Taking account of homes already completed and already planned for, there is a remaining amount of around 3,400 homes to be provided for in the new Local Plan, as a minimum.

Our aim is for the majority of all planned housing development to be focused upon Grantham in order to support and indeed strengthen its role as a Sub-Regional Centre.

Given their role as market towns with a range of services and facilities, the Local Plan also proposes new development in Stamford, Bourne and the Deepings

A review of the Larger Villages (formerly Local Service Centres) has been undertaken and the results show that Castle Bytham no longer has sufficient services and facilities to be classified as one. Fifteen Larger Villages have been identified and following a detailed site assessment process thirteen sites have been identified as potential housing allocations. In addition to these allocations, the plan supports sensitive infill housing development within the built-up part of settlements and the redevelopment of previously developed sites in all fifteen Larger Villages.

Some small scale development on the edge of all settlements will also be supported subject to more restrictive criteria, including evidence of substantial support from the local community.

Development in the open countryside will be restricted to essential development in order to support the rural economy.

## Meeting specific housing needs

In line with our housing market assessments, the Local Plan includes policies to support affordable housing and on certain sites make plots available for custom or self-build.

The Council will encourage an appropriate mix and form of housing to meet the needs of current and future households across the District.

At present, no new sites for Gypsies, Travellers and Travelling Showpeople are proposed, although this will be kept under review in order to meet identified needs.

## Site Allocations for residential development

**Grantham:** the majority of development proposed in the District is intended to take place in Grantham. This ensures development is located in the most sustainable location and enables Grantham to enhance its role as a sub-regional centre. Strategic housing allocations are proposed for Rectory Farm (Phases 2 and 3), Spitalgate Heath Garden Village (Southern Quadrant) and Manthorpe (subject to the outcome of a current planning appeal). A reserve allocation is proposed for the Prince William of Gloucester Barracks – here, the Ministry of Defence has announced that the site will close but further work needs to be undertaken to determine what redevelopment proposals may be suitable and when these could be delivered.

**Stamford:** a major extension to the north of Stamford is proposed in the consultative draft Local Plan. This will require a comprehensive masterplan for the whole of the site, including land at Quarry Farm in Rutland. This is envisaged as a high quality development responding to market demands which will have its own distinctive character whilst allowing the essential character of Stamford to be preserved. Additional allocations for residential development are proposed on land to the east of Ryhall Road and at Stamford East.

**Bourne:** there is still a significant amount of new housing to be completed in Bourne through the Elsea Park scheme. Further, smaller-scale developments are proposed in the North West, land off Cedar Drive and land to the West of Beaufort Drive in order to create choice in that local market.

**The Deepings:** planned housing growth is proposed to the east, north and west through proposed allocations at Towngate West, Millfield Road and Lichfield Road.

**Larger Villages:** outside the four main towns, new development is focussed on those Larger Villages where there are good levels of services and facilities. All sites within Larger Villages have been assessed to determine the right amount and right location for new development to take place, taking into account the deliverability of proposals and constraints on development. As a consequence, not all identified Larger Villages have a proposed allocation for new housing in the consultative draft Local Plan.

## Protecting and Enhancing the Environment

We have a rich built and natural environment in South Kesteven. The policies of the Local Plan aim to protect and enhance the character of the District. The plan includes policies for protecting landscape and biodiversity, pollution control; reducing the risk of flooding; and the historic environment.

The Council wishes to promote good quality design in all new developments – this will be enhanced through the production of a Supplementary Planning Document for Design.

Policies with respect to sustainable building and construction and renewable energy have been updated to reflect revised Government policy and more recent developments for inclusion in the Consultative Draft Local Plan. Appendix 4 to the Local Plan covers more detailed policies

and guidance with respect to renewable energy and seeks to take forward substantial parts from the Wind Energy Supplementary Planning Document adopted by the Council in June 2013.

Existing adopted planning policies which have proven effective regarding open space and the setting of Belton House have been effectively rolled forward for inclusion in the Consultative Draft Local Plan.

## Making it happen

There is a strong emphasis in the Local Plan on ensuring that proposals and policies can be delivered.

The Council has prepared an Infrastructure Delivery Plan to support the new Local Plan. This includes the Infrastructure Delivery Schedule (IDS) which identifies the physical, social and green infrastructure needed to support the vision and growth proposals included in the Plan over the plan period 2016-2026, including where known, when the infrastructure will be required and how it will be funded.

# 1. South Kesteven Local Plan 2011 - 2036

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This is the Local Plan document for South Kesteven. It contains the policies and proposed locations for growth and investment in South Kesteven up to 2036.

The Plan period dates from 2011 to 2036 because as required by the NPPF, Plans should be forward thinking, preferably with a 15-year time horizon. It is important to consider relevant, recent planning history for the District, as this can shed light on the relevant policy considerations and trends to support the deliverability of the Local Plan.

A glossary of the terms used in this document is set out in [Appendix 2](#).

## What is the Local Plan?

The Local Plan is a statutory planning document prepared by South Kesteven District Council (the Council). It sets out the planning policies that will help to determine the future location, scale, type and design of new development in the District. The Local Plan, together with neighbourhood plans, make up the “statutory development plan” which will be applied when determining future planning applications in the area. The Local Plan will provide the spatial policy framework for guiding development and change in the District of South Kesteven for the period to 2036. It will establish the key principles which will guide the location, use and form of new development. Policies from the Local Plan and other Development Plan Documents will be used to aid the determination of planning applications.

## A new Local Plan for South Kesteven

Within this document you will find a vision for what South Kesteven will be like by 2036. There are also objectives to explain how the Local Plan seeks to achieve this vision, and a series of policies which set out key development proposals and principles throughout the District for enabling the delivery of both the vision and objectives. To accompany this, 50 policies maps have been prepared and are contained in [Appendix 3: Policies Maps](#). The Policies Maps depict land allocations and other land use designations. The policy reference is detailed on the Policies Maps for ease of cross reference with the Local Plan.

## Why is a Local Plan being prepared?

The Council is preparing a new Local Plan in order to comply with Government guidance and legislation. The National Planning Policy Framework (NPPF) was issued by Government in March

2012 and this Local Plan has been written to complement it. Should the NPPF be revised in the future then references to the NPPF in this document should be checked against the latest version of the NPPF in force at that point in time.

## What is the plan period?

The plan period is from 2011 until 2036. This will provide an additional 10 years horizon beyond the current plan period (to 2026) as set out by the previous Local Plan, which was adopted 2010, and will ensure that there is at least a 15 year period after the plan is adopted by the Council (anticipated December 2018).

## Sustainability Appraisal and Strategic Environmental Assessment (SEA) - what are they and why are they needed?

A Sustainability Appraisal (SA) is being carried out in order to appraise the economic, social, and environmental sustainability of the Plan's proposals. The SA process is iterative and it has been ongoing to inform the development of policies and proposals in the Local Plan. There is also a requirement under European Legislation to produce a Strategic Environmental Assessment (SEA).

In England, the requirements of the 'Environmental Assessment of Plans and Programmes Regulations 2004' must be met. The aim of SEA is to ensure environmental considerations are taken into account in the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that an environmental assessment is carried out on certain plans and programmes which are likely to have significant effects on the environment. The requirements of SEA will be met through the SA for the new Local Plan.

There is a number of regulatory requirements for the production of a SA and a SEA:

Stage A: setting the context and establishing the baseline

Stage B: deciding the scope of SEA and developing policy alternatives

Stage C: assessing the effects of the plan

Stage D: consultation on the draft plan and environmental report

Stage E: monitoring the implementation of the plan.

In January 2015, The SA / SEA Scoping report was produced and consulted upon, alongside the initial Regulation 18 consultation of the Local Plan. The comments received during this consultation were considered and used to inform the next stages in the production of the SA / SEA.

The current version of the Local Plan is for consultation purposes, i.e. it is not the Publication Version (under Regulation 19). A draft SA has been produced for consultation. The draft SA consists of a number of elements, which are as follows:

- A Review of the Baseline data and SA objectives
- Assessment of compatibility between SA and Local Plan Objectives
- Assessment of Reasonable Alternatives (OAN and Points of the Compass Assessments)
- SA of less constrained sites
- SA of the draft (consultative) Local Plan

## Habitat Regulations Assessment

A Habitat Regulations Assessment (HRA) will also been undertaken to assess the potential impacts of the Local Plan on Natura 2000 sites, as required under the Conservation of Habitats and Species Regulations 2010. Natura 2000 sites are nature conservation sites of European importance and are designated either as Special Protection Areas (for birds) or Special Areas of Conservation (for animals and habitats). In addition, Ramsar sites (Internationally Important Wetlands) are treated as if they were Natura 2000 sites in accordance with government policy.

## Format of the Local Plan

The Local Plan initially sets out the characteristics of South Kesteven and the key issues and challenges faced within the District (this Section (1)). These are used to derive the overall vision, spatial objectives (Section 2) and strategic policies (Section 3) to deliver the vision and objectives. Area profiles are set out for the main towns and some larger villages, these area profiles include proposed allocation policies and specific town policies, e.g. retail policies (Section 4). To ensure the Local Plan is capable of being implemented, and its growth strategy is effective it is underpinned by policies requiring the delivery of the necessary and relevant infrastructure, in the right location and at the right time (Section 5).

## Supporting Evidence

The preparation of the Local 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:

[www.southkesteven.gov.uk/newlocalplan](http://www.southkesteven.gov.uk/newlocalplan)

# Neighbourhood Plans

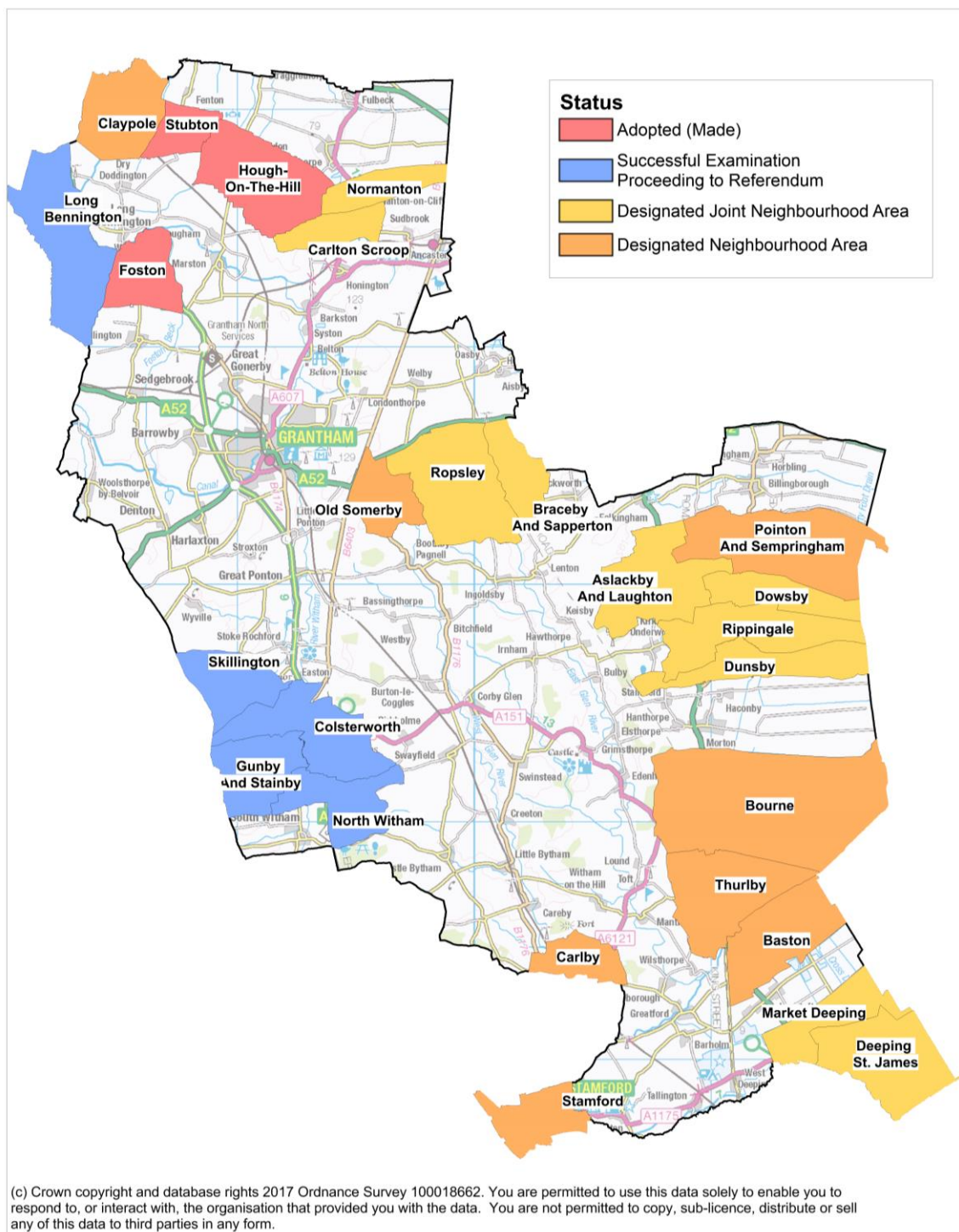


Figure 1 – Neighborhood Plan designation map



## What are Neighbourhood Plans and their relationship to the new Local Plan?

Neighbourhood plans are prepared under separate legislation by Town and Parish Councils, and in non-parished areas by Neighbourhood Plan forums. They set out the local communities' views on the future development of their areas. Neighbourhood Plans are required to be in general conformity with the strategic policies of the Local Plan.

A number of Neighbourhood Plans have been, or are being prepared, by communities within the District, and once approved by the Council each Neighbourhood Plan will form part of the Development Plan. As the new Local Plan progresses and gains weight, any made Neighbourhood Plans, or those currently being prepared, should be reviewed by the qualifying bodies that prepared the Neighbourhood Plans, to ensure they remain consistent with the new Local Plan.

The Local Plan establishes how much housing, employment and retail development is needed to meet the anticipated needs of the District over the plan period. The Local Plan also allocates suitable sites to meet the needs identified in the Local Plan. Neighbourhood Plans which are being prepared or reviewed after the Local Plan is adopted can look to allocate additional sites for development within their designated area, however they cannot propose less development than that set out in this Local Plan.

## Neighbourhood Plans in South Kesteven

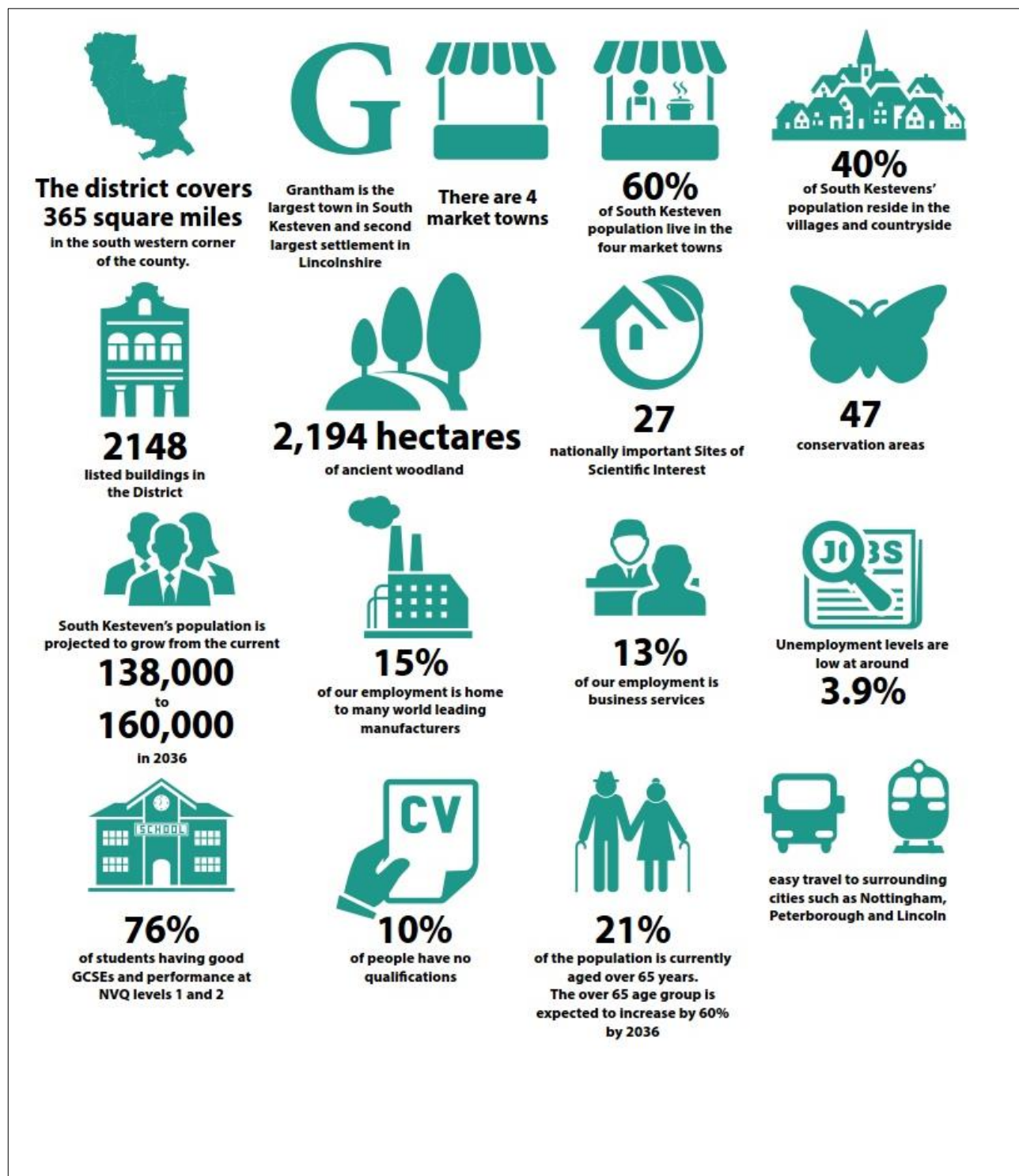
For up to date information on current Neighbourhood Plan Designations please visit:

[www.southkesteven.gov.uk/neighbourhoodplans](http://www.southkesteven.gov.uk/neighbourhoodplans)

Neighbourhood Plans are required to meet the basic conditions as set out in legislation. One element of this is that a Neighbourhood Plan must be in general conformity with the strategic policies contained within the Local Plan. To assist Neighbourhood Plans that are produced in South Kesteven, a [list of policies](#) is provided at the beginning of this document and against the strategic policies (SP) is shown to depict these.



# District Profile



Source – Office of National Statistics 2011 Census Data <https://www.ons.gov.uk/census/2011census>

## South Kesteven in Context

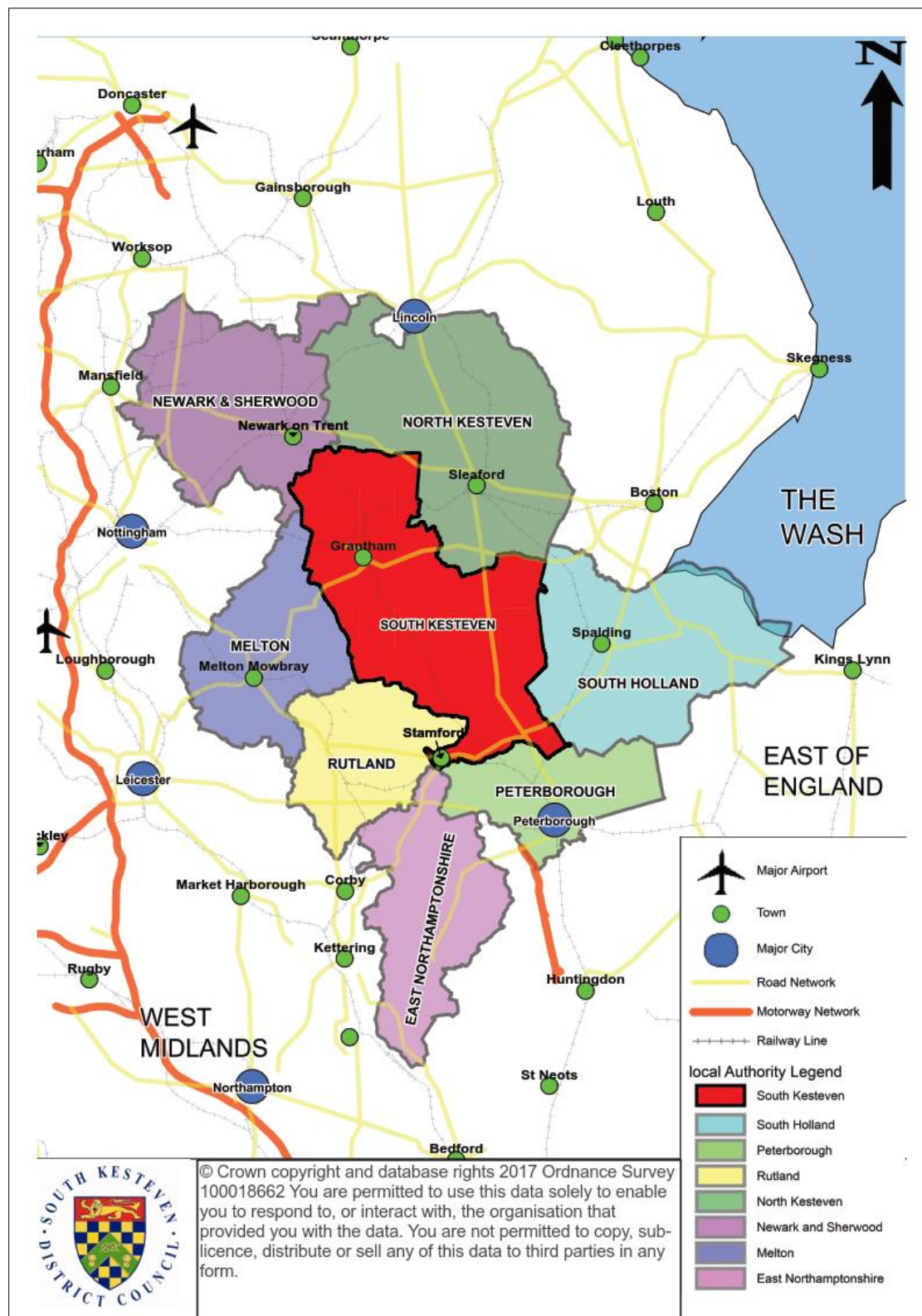


Figure 2 – South Kesteven in Geographical Context

# Supporting Evidence

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## Housing

### **Strategic Housing Market Assessment (SHMA)**

In 2016 an update to the Strategic Housing Market Assessment (completed in 2014 by GL Hearn) for the Peterborough sub-region (Peterborough, Rutland, South Holland and South Kesteven) and Boston was completed. The SHMA considers the objectively assessed housing need (OAN), updating previous assessments to take account of the latest demographic and economic projections. To be consistent with previous research, the report provides an assessment of housing need for the period 2011-36.

The National Planning Policy Framework (NPPF) requires the study to define the ‘full, objectively assessed need for market and affordable housing in the housing market area’ (National Planning Policy Framework (NPPF), paragraph 47). This provides a starting point for considering policies for housing provision.

[Strategic Housing Market Assessment Update Report 2016](#)

[Strategic Housing Market Assessment Update Report 2015](#)

[Strategic Housing Market Assessment Report 2014](#)

### **Strategic Housing Land Availability Assessment (SHLAA)**

The Strategic Housing Land Availability Assessment (SHLAA) is a technical document comprising a list of sites that might have potential for housing development at some stage in the future.

The SHLAA forms part of the evidence base to support the delivery of land for housing in the District. The SHLAA contains the following information:

- a list of all sites or broad locations that have been considered, cross referenced to their locations on maps, indicating which sites have been excluded due to national policies, local designations and other suitability criteria;
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability to determine whether a site is realistically expected to be developed and when;
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build-out rates, setting out how any barriers to delivery could be overcome and when;
- an indicative trajectory of anticipated development

The level of housing that could potentially be provided on a site is also set out in the SHLAA. Planning Practice Guidance states that housing potential should be guided by local conditions, including housing densities. For sites where there is no suggested capacity, the sites potential has been assessed using an average development density of 30 dwellings to the hectare. A similar approach has been used when assessing the density of potential site allocations.

When developing sites, it is usual for a proportion of the site to be given over to access roads, public open space and other ancillary uses. Site areas are recorded "gross" but to reflect the realities of development, sites have been "netted" down. The larger the site, the larger the area normally given over to non-developed uses.

This SHLAA has used the following assumptions:

- up to 1ha then 95% developable area
- between 1ha and 4ha 80% is developable area
- over 4ha then 60% developable area.

#### [Strategic Housing Land Availability Assessments](#)

##### **Grantham and Stamford Capacity and Limits to Growth Studies**

The Capacity Studies for Grantham and Stamford were commissioned in 2015. The aim of the capacity study is to determine at both a strategic and a local level the capacity for housing and employment growth at Grantham/Stamford over the Local Plan period. In so doing, the studies identified and considered potential limits or constraints to growth, as well as the potential for these constraints to be mitigated and growth opportunities realized.

The studies were commissioned and prepared as technical, impartial and objective exercises. In determining the suitability or otherwise of land for development, the assessment was based on the physical characteristics of the land and on relevant local and national planning policy considerations. These strategic studies determine areas constrained for development and those less constrained for growth and development.

#### [Grantham Capacity and Limits to Growth Study 2015](#)

#### [Stamford Capacity and Limits to Growth Study 2015](#)

##### **Gypsy and Traveller Accommodation Assessment (GTAA)**

In November 2015, the Council and Rutland County Council commissioned a Gypsy and Traveller Accommodation Assessment (GTAA). The purpose of the assessment was to quantify

the accommodation and housing related support needs of Gypsies and Travellers (including Travelling Showpeople) in terms of residential and transit sites and negotiated stopping arrangements, and bricks and mortar accommodation for the period 2016-2036. The results will be used to inform the allocation of resources and as an evidence base for policy development in housing and planning.

#### [Gypsy and Traveller Accommodation Assessment 2016](#)

#### **Five Year Housing Land Supply Assessment**

The NPPF requires local planning authorities to identify and maintain a rolling supply of specific deliverable sites, sufficient to provide five years' worth of housing against their annual housing requirement. This annually produced assessment sets out the Council's assessment of whether there is a five year supply of deliverable housing land within South Kesteven District. This assessment includes details on annual housing completions throughout the District since April 2011.

#### [Five-year housing land supply assessment 2016](#)

#### **Settlement Hierarchy Report 2017**

The Settlement Hierarchy Report (2017) is based upon the village survey data which was first gathered in 2015 (and then checked in 2016). The document considers the role and function of different settlements across the District and examines different methodologies for determining what level they should be in the Settlement Hierarchy. The document primarily focuses on the previous Local Service Centres (LSCs) and whether they should still be treated differently than other settlements in the District. It also examines whether there are any villages that should move higher in the settlement hierarchy or should no longer remain as a Local Service Centre. Local Service Centres are now designated as Larger Villages within this Local Plan.

#### [Settlement Hierarchy Report 2017](#)

#### **Sites Assessment Background Report 2017**

A number of separate pieces of work have been undertaken with regards the potential site allocations, for example, the Sustainability Appraisal, site visits and infrastructure planning. The Site Assessment Background Report summaries each of these individual pieces of work and concludes on the reasons why a site was or was not selected as an allocation in the Consultative Draft Local Plan.

#### [Site Assessment Background Report 2017](#)



# Employment and Economy

## Employment Land Study (ELS)

In 2015 the Council commissioned an Employment Land Study (ELS) of the District. An ELS provides an assessment of supply, and demand for, employment land across the District. The ELS will be used to inform the future approach to the provision, protection, release or enhancement of employment land and premises. The review updates and builds on the existing employment land evidence base and the 2010 Employment Land study. The ELS was carried out in parallel with the Grantham Capacity and Limits to Growth Study.

[Employment Land Study 2015](#)

[Review of Alma Park Industrial Estate 2015](#)

## Retail

### Retail Needs and Town Centre Study 2010

A retail needs and town centre study was conducted by NLP (Nathan Litchfield & Partners) for South Kesteven in 2010, the key objectives of the study were to:

- Assess the future need and capacity for retail, leisure and other town centre uses.
- Assess existing supply and demand for retail, leisure and other main town centres uses.
- Assess future demand and the potential future role and capacity within existing centres.
- Assess the role, vitality and viability of the designated centres; and identification of the centres where development will be focused,
- Identify sites for accommodating future development and opportunities for growth of existing centres.

### Retail Study 2015

AECOM/Savills were commissioned by the Council to carry out an updated Retail Study in 2015. The study forms the evidence base in relation to retail policies for the emerging South Kesteven Local Plan 2011 – 2036. As the previous study by NLP was produced in 2010, an updated Household Survey was completed for the 2015 study and this supports a revised Retail Capacity Assessment for the main towns of Grantham, Stamford, Bourne and Market Deeping. A full review of the policy background and of the respective centres was also undertaken to inform the assessment and parallel exercises were also commissioned in relation to the capacity for convenience and comparison retail development within those town centres.

[Retail Needs and Town Centre Study \(2010\)](#)

[Retail Study 2015](#)

# Transport

The Local Transport Plan (LTP) sets out the overall strategy and delivery arrangements for transport across the whole of Lincolnshire, aiming to support growth, tackle congestion, improve accessibility, making roads safer and supporting the larger settlements of the County. The LTP and the Local Plan are aligned with each other's objectives. The Local Plan aims to support the development of a sustainable, efficient and safe transport system, increasing sustainable methods of travel, protect the environment and improve access to key services.

The 4th Lincolnshire LTP covering 2013/14 to 2022/23 sets out the following objectives for Lincolnshire:

- Assist the sustainable economic growth of Lincolnshire, and the wider region, through improvements to the transport network;
- Improve access to employment and key services by widening travel choices, especially for those without a car;
- Make travel for all modes safer and , in particular, reduce the number and severity of road casualties;
- Maintain the transport system to standards which allow safe and efficient movement of people and goods;
- Protect and enhance the built and natural environment of the County by reducing the adverse impacts of traffic, including HGVs;
- Improve the quality of public spaces for residents, workers and visitors by creating a safe, attractive and accessible environment;
- Minimise carbon emissions from transport across the County.

## Grantham Transport Study

In 2005, Lincolnshire County Council (LCC) commissioned a transport study for Grantham. The aim of this study was to look at all of the issues that relate to transport in the town and set out a range of local proposals to tackle congestion and improve transport options. In 2014 the study was reviewed. This review set out four key aims:

- Making Grantham a better place in which to live, work and shop
- Making alternative ways of travelling more attractive
- Making the most of the railway station;
- Helping people get around town more easily; and
- Catering for new developments

## [Grantham Transport Study](#)

# Environment

## Strategic Flood Risk Assessment (SFRA) 2017

The NPPF and associated Planning Practice Guidance for Flood Risk and Coastal Change (PPG) emphasize the active role Local Planning Authorities should take to ensure that flood risk is understood and managed effectively and sustainably throughout all stages of the planning process. The NPPF outlines that Local Plans should be supported by a Strategic Flood Risk Assessment (SFRA) and Planning Authorities should use the findings to inform strategic land use planning.

The purpose of the revised SFRA is to collate and analyse the most up to date readily available flood risk information for all sources of flooding, to provide an overview of flood risk issues across the District. This will be used by SKDC to inform the application of the Sequential Test for future site allocations. The revised SFRA will also provide more detailed information regarding the nature of flood risk to enable further assessment of those sites where the Exception Test may be required.

### [Strategic flood Risk Assessment \(2017\)](#)

## Water Cycle Studies (WCS)

A Water Cycle Study (WCS) was completed for South Kesteven District Council in 2011, this was prepared in addition to a town specific WCS for Grantham (January 2010), which was required due to the Town's Growth Point status. The WCS assessed proposed growth for possible implications on the water environment, and water infrastructure. The WCS's results were then used to inform necessary water infrastructure provision, which is included in a Local Development Framework (LDF). The LDF sits alongside the Local Plan to ensure future developments fund the necessary infrastructure needed to support growth. Together the WCS and the LDF demonstrate workable solutions to future constraints or pressures on the water environment and water infrastructure resulting from growth proposed in the previous Local Plan.

### [Water cycle Study 2009/2010](#)



## **Water Cycle Study Update (WCS) 2016**

The Water Cycle Study Update (2016) determines whether the conclusions of the 2011 detailed WCS, and the Grantham specific WCS (2010) are still valid, and where required, provides details of additional water cycle solutions (such as infrastructure) required to support future growth and the locations for growth as identified in the draft Local Plan.

[Water cycle study 2016](#)

## **Points of the Compass 2017**

These appraisals divides the areas around certain towns and villages into sections and looks at the constraints of each section, relating them back to the various sustainability themes. This piece of work aids the identification of future directions of growth in these settlements. The points of the compass analysis is contained within the [Sustainability Appraisal \(Point of the Compass 2017\)](#).

## **Open Space Review 2017**

An audit of the existing provision of open space was carried out in 2017. This refreshes the original 2009 Open Space Study and provides a robust evidence base for determining the open space requirements on new development proposals.

[Open Space Review 2017](#)

## **Review of Local Wildlife Sites 2017**

In 2014, South Kesteven District Council commissioned Ecology Consultancy to carry out a review of 208 existing Sites of Nature Conservation Importance (SNCIs) and two additional sites (Langtoft Former Gravel Pits and Grantham Allotments, Harrowby) in order to assess each sites' ecological value and conclude their resulting designation status.

Of the original list of 210 sites scheduled for survey;

- Thirteen sites were de-selected from the review process.
- Two sites (Row Wood & Ringstone Woods and Stainby Warren & Gunby Dale) were split into separate sites and each was assessed separately.
- One site was added (Irnham Hall Grounds)
- Fifty-two sites could not be assessed; 20 of these were sites where it was not possible to determine the landowner or to view the sites from public land and 32 of the sites were owned by nine landowners who refused to give permission for surveyors to access the sites. These sites will remain as SNCIs.
- Access to an additional site, Langtoft Former Gravel Pits was denied and this site will therefore remain without a designation.

Each site was surveyed to identify plant species present and to collect data about a range of other habitat features as defined by the Greater Lincolnshire Nature Partnership (GLNP) (2006) in its guidance for the selection of Local Wildlife Sites (LWS) for the historic county of Lincolnshire. Incidental faunal records were also collected during each survey. The information gathered was then used to evaluate each site against the Local Wildlife Site selection criteria and to make recommendations as to which sites should be considered by the Local Wildlife Sites Panel for designation.

The results were combined with earlier work undertaken by the GLNP to produce the new LWS and SNCI layers on the Policies Map.

## [Review of Local Wildlife Sites 2017](#)

# Challenges for the Local Plan to address

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A number of interrelated issues illustrated by the [District Profile](#) need to be addressed if sustainable growth is to be delivered in South Kesteven. These set the context for the overall vision and objectives of this Plan.

South Kesteven has a number of features that make it an attractive location for sustainable growth and prosperity. These include:

- A location at the heart of England with good regional, national and international transport links
- The attractive rural setting and generally high quality of life
- Reasonable house prices
- Regionally higher educational attainment (at NVQ Levels 1 and 2)
- The availability of employment sites and other development opportunities

Similarly to other locations, South Kesteven also has a number of challenges that need to be considered. These challenges are set out in the table below, and have been categorised as economic, social or environmental issues:

Economic Challenges	Social Challenges	Environmental Challenges
<ul style="list-style-type: none"><li>• High levels of car dependency and outward commuting by South Kesteven residents</li></ul>	<ul style="list-style-type: none"><li>• 625 new homes are needed annually over the period 2011-2036 to meet our Objectively Assessed Need (OAN)</li></ul>	<ul style="list-style-type: none"><li>• Need to protect and enhance local wildlife, its habitats and important natural features</li></ul>
<ul style="list-style-type: none"><li>• A 'skills base' gap – provide access to training to ensure that those seeking to enter the labour market have the right skills to do so.</li></ul>	<ul style="list-style-type: none"><li>• A mix of housing types and tenures is required to meet local needs. There is a particular demand on two and three bed properties, arising from newly forming households and older households seeking to downsize.</li></ul>	<ul style="list-style-type: none"><li>• There are heritage assets at risk within the District. Continue monitoring these and react to any heritage feature at risk within South Kesteven.</li></ul>

Economic Challenges	Social Challenges	Environmental Challenges
<ul style="list-style-type: none"> <li>• Having the right amount and type of employment land/business space. Ensuring employment provision is affordable. There is currently a shortage of available serviced and well located employment sites, and premises, which is constraining the development of new employment opportunities in key locations across the District.</li> </ul>	<ul style="list-style-type: none"> <li>• Numbers of older people living in the District is expected to increase significantly over the plan period - this has significant implications for meeting housing, health and care needs</li> </ul>	<ul style="list-style-type: none"> <li>• Flooding from rivers has limited scope in South Kesteven but surface water run-off may be an issue in some areas.</li> </ul>
<ul style="list-style-type: none"> <li>• Promoting sustainable tourism whilst protecting the unique culture, environment and heritage of South Kesteven.</li> </ul>	<ul style="list-style-type: none"> <li>• Increasing need for specialist or extra care housing – support this through targeted new build provision and providing adaptations to existing housing stock</li> </ul>	<ul style="list-style-type: none"> <li>• Some wastewater treatment works in South Kesteven do not have capacity to accept further wastewater from future growth, without an increase in the volumes they are consented to discharge</li> </ul>
<ul style="list-style-type: none"> <li>• Raising the awareness of South Kesteven as a place to visit, invest and do business</li> </ul>	<ul style="list-style-type: none"> <li>• Areas such as Stamford with high house prices and shortage of affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>• Reducing pollution and managing the District's contribution to harmful carbon emissions and climate change.</li> </ul>
<ul style="list-style-type: none"> <li>• Supporting and ensuring our market towns are vibrant and attractive to residents and visitors</li> </ul>		

Economic Challenges	Social Challenges	Environmental Challenges
<ul style="list-style-type: none"> <li>• A1, A52, and East Coast Mainline provide strategic transport routes which provide economic opportunities for South Kesteven – there is a need to ensure the District fully exploits these and builds upon the economic growth in Cambridge and Peterborough to the South.</li> </ul>		

Whilst categorising the challenges for the Local Plan aids our understanding of the issues facing the District, as is often the case, issues and challenges are rarely neatly confined to a single category and are often interrelated. So, whilst growth is inevitable if the District is to continue supporting its growing population, growth does not only mean increases to housing and population but also growth in the local economy, increased provision of jobs and improved infrastructure. There are important social, economic and environmental issues which need tackling, inequalities to address, and services to be improved and through a coordinated approach to sustainable growth and supporting development these challenges can be tackled head on.

## Delivering Sustainable Growth

The Local Plan plays a key role in delivering the District's sustainable growth. The Local Plan evidence base establishes the appropriate amount of new homes, jobs, retail and infrastructure needed in the District up to 2036. The Local Plan uses this evidence together with evidence of environmental, landscape and social assets to ensure we plan for an appropriate balance of development in the right locations and of the right scale. This balance will help to achieve sustainable growth where we ensure that changes and development today meet our current and future needs but does not compromise the ability of future generations to meet their needs and have a high quality of life.

## Locations for Development

Locations for growth need to be identified for new housing, employment and other development to meet the needs and aspirations of the local community in the period to 2036. The need for new development requires careful consideration and balance against the need to protect South Kesteven's character. While Grantham, Stamford, Bourne and The Deepings are the most sustainable locations for new development, the needs of the rural areas also need to be met. Some development of an appropriate scale is acceptable and sustainable in the larger villages where some local services are available. Development in these locations may help to maintain or enhance the vitality of the community and meet local needs by providing a choice of housing and opportunities for work. New development will need to be located and designed to reflect the fact that much of the District has limited public transport services and is relatively inaccessible without private transport.

Changes to the Prince William of Gloucester Barracks in Grantham have been proposed by the Ministry of Defense (MOD) and are expected to take place during the plan period. Suitable re-uses for this site and any other military bases will need to be determined should they be closed and proposed for other uses.

## Creating Sustainable Communities

There is a requirement for 15,625 additional new dwellings in South Kesteven from the period 2011 to 2036. The Local Plan allocates suitable sites to meet this housing requirement and will provide a trajectory which indicates how much housing development is expected to take place in each year of the plan period. The number of older people living in the District is expected to increase significantly over the plan period - this has significant implications for meeting housing, health and care needs, which the plan needs to positively respond to. There will be a need to plan for self-build and custom house building and to meet any requirements for starter homes that may be introduced by the government.

There is also a need to identify suitable sites for Gypsies and Travellers in South Kesteven District. The Gypsy and Travellers Accommodation Needs Assessment (GTAA) has identified a need for up to 32 pitches for Gypsies and Travellers to 2036 and 9 yards (or plots) for Travelling Showpersons until 2036. This need can be accommodated within the District through careful consideration of both the needs of the travelling community and the settled community. The relevant policies are contained within the [Meeting Housing Needs](#) section under sub-section [Gypsies and Travellers](#).

## Building our Economy and Supporting Infrastructure

New land for employment will be needed to meet the needs of existing employers and to attract new ones into South Kesteven. At present there are high levels of out commuting from South Kesteven to surrounding areas while conversely existing employers find it difficult to recruit staff. Although wages of residents are slightly higher than the East Midlands regional average, there is a limited range of work opportunities in the District and workplace based earnings and skills are lower than regional averages. There is a need to ensure that those seeking to enter the labour market have the right skills and that we understand the demand for skills in our employment market so that access to training is appropriate. The needs of the rural economy need to be catered for, including farm diversification and use of redundant farm buildings. Tourism is an important element of South Kesteven's economy and suitable policies are needed to promote tourism development in suitable locations. All four market towns act as the main service centres and need to maximise their appeal to visitors, businesses and investors. The vitality and viability of the town centres needs to be positively enhanced. This includes making appropriate provision for new retail and leisure facilities and environmental enhancements where needed. There is a need to maximise the locational potential of parts of the District with good access to the A1, A52 as well as the East Coast mainline, as these strategic transport routes provide economic opportunities. Sustainable forms of transport need to be improved and further integrated in order to encourage public transport, walking and cycling as alternatives to car travel.

## Sustaining our Environment

The high quality of the District's landscape and countryside, cultural heritage, archaeological and built environments should be protected and enhanced, with the importance of local distinctiveness recognised. The design of new development should be of the highest quality to take account of the need to reduce the opportunities for crime, fear of crime and anti-social behaviour, ensuring that the natural and built environment is not adversely affected and new development reflects energy, resource efficiency and waste management issues. There is a need to protect natural resources and conserve and enhance biodiversity by protecting wildlife and its habitats whilst promoting "green infrastructure" through new and existing development. The need for open spaces and opportunities for recreation facilities also requires careful consideration. The effects of climate change require consideration, including any contribution towards meeting renewable energy targets. Proposals and locations for energy generation from renewable sources must comply with the relevant Local Plan policies and new developments should consider the scope for on-site power generation.

## Duty to Cooperate

The Duty to Cooperate was introduced by the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities, like South Kesteven, to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

This means that South Kesteven District Council has a “Duty to Co-operate” with neighbouring authorities, and the authorities should work together to ensure that all strategic issues arising from this Local Plan, and others, which may have cross boundary implications are appropriately considered.

The Duty to Cooperate is not a duty to agree, but local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters before they submit their Local Plans for examination. Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plans. If a local planning authority cannot demonstrate that it has complied with the duty then the Local Plan will not be able to proceed further in examination.

South Kesteven is actively engaged with the three other authorities of the Peterborough Sub-Regional Housing Market Area. These are:

- Peterborough City Council
- Rutland County Council
- South Holland District Council

The four planning authorities have been collaborating on an ongoing basis to meet the requirements of the NPPF. The main outputs from this collaboration have been a joint SHMA and two subsequent updates, which identify the scale and mix of housing needed across the Housing Market Area between 2011 and 2036. This sets out the definitive position on objectively-assessed housing need for each of the four local authorities.



## Duty to Cooperate

A Memorandum of Understanding (MOU) has been prepared and signed by the four authorities. This sets out the agreed position between the authorities with regards to objectively-assessed housing need and confirms that the full housing need for the Housing Market Area can be met by each local authority.

The MOU provides a clear demonstration that the four authorities have effectively cooperated to plan for issues related to objectively-assessed need and consequential cross-boundary impacts.

[Memorandum of Understanding relating to the Peterborough Sub-Regional Housing Market Area 2017](#)

## 2. The Vision for South Kesteven's Local Plan

The vision for South Kesteven's new Local Plan looks to maximise the potential of the District, through supporting the delivery of jobs, growing the economy, enhancing the role of the town centres, and enabling villages and smaller settlements to deliver appropriate forms of sustainable growth. Together these will aim to provide a high quality of life to residents throughout the District, making South Kesteven a place where people want to live, work, invest and visit.

### **2036 Vision for South Kesteven**

In 2036 South Kesteven will continue to be a vibrant part of Lincolnshire. It will have strong links to the growing economies of Peterborough, Cambridge and London, in particular. The distinctive local character, unique local heritage and environmental and cultural assets will be a source of enjoyment of all.

The District will have a successful, diverse economy providing employment opportunities for the local workforce, who are equipped with a wide range of skills to meet employer needs. It will be an area of sustainable, high quality growth and a popular place to work, live, visit and invest in.

South Kesteven will provide a high quality of life, consisting of sustainable urban and rural communities where people want to live and work and are able to do so in a range of different environments. The District will be a safe place to live with strong communities.

The network of town and village centres will grow and develop appropriately, according to their size, and will provide a range of accessible services in a good environment. This will be achieved by:

- Creating the right balance of jobs, housing, services 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 that is welcoming to all.

### **Grantham**

Grantham's role as the Sub-Regional Centre will be strengthened through significant housing and employment growth. The town will capitalise on its status as the sub-regional centre for Southern Lincolnshire and its position between Lincoln and Peterborough. The town will develop employment opportunities, particularly through the

provision of a new junction to the A1 as part of the proposed Southern Relief Road, making Grantham an even more successful sub-regional centre and leisure destination, providing for both the local community and visitors from a wider area.

A new major Sustainable Urban Extension to the south of the town will be developed at Spitalgate Heath following the “garden village” principles, there will be further significant residential development to the north and north-west of the town.

New employment opportunities, together with the good educational offer of the town, will help to retain and develop skills and talent.

The town centre will a safe and attractive environment for people to shop, live and spend their leisure time. Pedestrians and other non-car users can move around safely and comfortably and there will be improved walking and cycling links from surrounding residential areas.

### **Stamford**

The town will grow through a sustainable urban extension to the north providing a vibrant, well-designed, appropriately structured development that addresses local housing need and provides tangible benefits for both new and existing residents. The Stamford North Extension (SNE) will foster high quality public realm, built form and landscaping, whilst enabling the essential character of the historic town to be preserved.

Stamford will remain as a historic town with a rural market town and thriving tourist destination. The important heritage assets and green spaces will be preserved.

The local economy will be supported through the supply of land to develop a diverse, range of employment opportunities, resulting in a vibrant and modern economy, with increased jobs and enhanced prosperity that has capitalised on the location close to the A1 and links with Peterborough and Cambridge. The growth will be supported by improvements to infrastructure and services and will enable all sections of the community to enjoy a sustainable way of life.

### **Bourne**

Bourne will have further developed its distinctive market town role. Elsea Park will be completed and well integrated into the town. Other small scale residential development will support this urban extension.

The Plan will preserve Bourne’s defining assets, including the heritage assets and green spaces. The economy of the town will be supported through the supply of appropriate land to develop a robust modern economy to increase jobs and enhance prosperity, particularly with respect to its relationship with food production and the Fenland economy. The growth will be supported by improvements to infrastructure and services and will enable all sections of the community to enjoy a sustainable way of life.

**The Deepings**

The Deepings will have further developed its distinctive market town role. Planned growth will take place through new developments to the east, north and west of the town to meet local needs and respond to market demands.

The Plan will seek to ensure that The Deepings' defining assets, are retained and enhanced, as are the important heritage assets and green spaces.

The economy of the town will be supported through the supply of appropriate land to develop a diverse, vibrant and modern economy to increase jobs, enhance prosperity and provide a better balance between housing and employment growth. The growth will be supported by improvements to infrastructure and services and will enable all sections of the community to enjoy a sustainable way of life

**Villages and Countryside**

Outside the four main towns, new development will be focused primarily on those villages where there are good levels of services and facilities, having regard to the environmental and infrastructure capacity of those villages and the desire to safeguard existing services and employment.

All villages will retain their diversity and vitality, with thriving communities, well planned and carefully managed development. The villages will have sufficient jobs and homes for local people. Larger villages will continue to provide the necessary day-to-day services to ensure rural communities have choice in terms of homes, work and recreation.

The specialised needs of rural communities will be met through appropriate development that meets local needs. The diversification of the rural economy will be encouraged while recognising the importance of supporting the important agricultural economy and protection of important environmental assets.

# Strategic Objectives for the Local Plan

To help prepare detailed policies and proposals, the overarching objectives of the Local Plan need to be clearly set out. The objectives listed below have been used in a consistent way in both this document and the parallel Sustainability Appraisal process. As before, with the challenges facing the Local Plan, the Strategic Objectives have been categorised as either economic, social or environmental.

The table below details the Strategic Objectives of the Local Plan;

<b>Economic Enhancing Prosperity</b>	Objective 1	To welcome and encourage development that supports the sustainable growth and diversification of the local economy
	Objective 2	To develop a strong, successful and sustainable economy that provides a range of employment opportunities for local people by: Providing a range of well-located sites and premises for employment Supporting the retention of existing jobs and the development of local businesses Promoting additional growth and diversification of the District's economy, particularly in "knowledge-rich" business and higher skill level jobs Actively attracting inward investment: Encouraging the attainment of high educational qualifications and skill levels; and Stimulating tourism. Supporting the important agricultural economy and protecting quality farmland
	Objective 3	To broaden and diversify the employment base of the District to meet the needs of a changing local economy by: Identifying development opportunities for specific employment sectors within Grantham, Stamford, Bourne and The Deepings; Ensuring an adequate and appropriate supply of land and premises; Increasing inward investment; and Encouraging appropriate employment and diversification schemes to assist the rural economy and supporting existing employment uses in sustainable and accessible locations throughout the District.
	Objective 4	To strengthen the economic vitality and viability of town centres by adapting to changing consumer patterns in shopping and leisure.
	Objective 5	To facilitate and sustain a network of sustainable communities which offer a sense of place, that are safe, inclusive and can respond to the needs of local people, establishing an appropriate spatial strategy that will guide the scale, location and form of new development across the District, providing the long term basis for the planning of South Kesteven.

		Objective 6	To facilitate and enhance the role of Grantham as an important Sub-Regional centre by ensuring the town is the main focus for new housing, employment and other facilities, as well as enhancing the role and function of the market towns of Stamford, Bourne and The Deepings.
		Objective 7	To make effective use of land by maximising the amount of development on suitable previously developed sites and on sites in locations which reduce the need to travel.
		Objective 8	To retain and improve accessibility for all to employment, services, community, leisure and cultural activities through: Integrating development and transport provision, ensuring new development is located where it is most accessible by a range of modes of transport; Retaining and upgrading existing infrastructure related to transport and communications; and Ensuring choice and encouraging the use of public transport, walking and cycling, for as many journeys as possible.
		Objective 9	To make provision for an adequate supply and choice of land for new housing, employment, retail, leisure, culture and other necessary development, to meet the needs of the District to the year 2036, and in so doing improve the quality of life for all, whilst safeguarding the best and most versatile of our agricultural land.
	<b>Social Housing and Community Needs</b>	Objective 10	To ensure that new residential development includes a mix and range of housing types which are suitable for a variety of needs, including the need for affordable and local-need housing in the District.
		Objective 11	To support new and existing community infrastructure, and to ensure that relevant community and other infrastructure such as facilities for leisure, open space, green infrastructure, health, education, affordable housing, transport, water infrastructure and the arts arising from new development is delivered through on and off site contributions.
	<b>Environmental Protection and Enhancement of Environment</b>	Objective 12	To protect and promote the enhancement, sensitive use and management of the District's natural, historic and cultural assets and the built environment through good design that respects important local characteristics, ensuring new development is well designed, promotes local distinctiveness, integrates effectively with its setting and secures community safety.
		Objective 13	To plan for and reduce the impacts of climate change including ensuring that new development is not exposed unnecessarily to the risk of flooding or increases the risk of flooding elsewhere.
		Objective 14	To promote the prudent use of finite resources and the positive use of renewable resources, through the design, location and layout of development and by optimising the use of existing infrastructure, wherever possible.

### 3. Presumption in Favour of Sustainable Development

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The spatial policies are intended to provide the overarching framework for development within the District, providing the locational strategy to be adopted when allocating land for development. Government policy through the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) is to promote the more efficient use of land by locating development, wherever possible, on previously developed land in sustainable locations.

#### **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, in order 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

#### **SD2: The Principles of Sustainable Development in South Kesteven**

Development proposals in South Kesteven will be expected to minimise the impact on climate change and contribute towards creating a strong, stable and more diverse economy. New development proposals shall consider how they can proactively minimise:

- the effects of climate change and include measures to take account of future changes in the climate;
- the need to travel and wherever possible be located where services and facilities can be accessed more easily through walking, cycling or public transport;
- the use of resources and meet high environmental standards in terms of design and construction with particular regard to energy and water efficiency, and the use of sustainable construction materials
- the production of waste both during construction and occupation

avoid:

- development of land at risk of flooding or where it would exacerbate the risk of flooding elsewhere

encourage:

- the use of previously developed land or conversion or redevelopment of vacant and under-used land and buildings within settlements before the development of new greenfield land

enhance and maintain:

- the character of the towns, villages and landscape;
- the District's environmental, cultural and heritage assets;
- the provision, or contribution towards any services and infrastructure needed to support the development



# Spatial Strategy and Settlement hierarchy

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The Local Plan needs to plan for the future provision of new housing. The population of South Kesteven District is expected to grow by 26,168 residents across the plan period, and that growth in population is translated into a need for additional new housing throughout the district.

Previously the Core Strategy had a requirement for 13,600 new homes from the period 2006 to 2026. This equated to a minimum requirement of providing an average of 680 new homes annually. To date 8,784 new homes have been completed against the Core Strategy's target figure of 13,600, roughly in line with the minimum requirement.

However, since the Core Strategy was adopted there has been considerable change to national planning policy, and the District's demographic profile. The SHMA update (2017) assessed the Objectively Assessed Need for South Kesteven as an average 625 dwellings per annum. This equates a minimum requirement to provide an additional 15,625 new homes over the plan period.

Between 2011-12 and 2015-16 there have been 2,942 housing completions, and there are 9,302 other new dwellings already planned for or consented. The remaining amount, 3,381 dwellings, will be provided for in the new Local Plan as a minimum. Details on housing completions are recorded in the annually produced [five-year housing land supply assessment](#).

Having a strong known supply is a good position for the Local Plan to be in, as it means that only the most suitable and sustainable land options need to be considered in order for the District to meet its housing need. It also enables the District to consider promoting more land for development which is a position supported by National Planning Policy.

Based on the context, vision and objectives of the Local Plan, [Policy SP1](#) sets out the overarching spatial strategy for the Local Plan. This is then followed by [Policy SP2 - Settlement hierarchy](#).

### **SP 1: Spatial Strategy**

The Local Plan will deliver sustainable growth across the District and throughout the Plan Period (2011 – 2036). The Objectively Assessed Need for South Kesteven is 15,625 new dwellings. This equates to 625 new homes for each year of the plan period.

To do this the Local Plan sets a series of allocations to meet both housing and employment need throughout the plan period. All allocations proposed in the plan are the most suitable and sustainable development options. The plan allocates a variety of site types and sizes to ensure choice is provided to the market and deliverability supported.

The overall strategy of the Plan is to deliver sustainable growth, including new housing and job creation, in order to facilitate growth in the local economy and support local residents. The focus for the majority of growth is in and around the four market towns. Development should create strong, sustainable, cohesive and inclusive communities, making the most effective use of previously developed land (where possible) and enabling a larger number of people to access jobs, services and facilities locally. Development should provide the scale and mix of housing types that will meet the identified need for South Kesteven (as informed by the Peterborough Sub Regional Housing Market Assessments (SHMA)) and a range of new job opportunities in order to secure balanced communities (as informed by the Employment Land Study (ELS)).

Decisions on investment in services and facilities, and on the location and scale of new development, will be taken on the basis of the Settlement Hierarchy.

Grantham is a sub-regional centre and to ensure that Grantham continues to function effectively as a sub-regional centre both for the District and wider region, the majority of growth both already consented and proposed in the Local Plan is focused on Grantham.

The four towns - Grantham, Stamford, Bourne and The Deepings offer services and facilities to their local communities as well as supporting the network of larger villages and smaller settlements located around them. To ensure the continued success of these Market Towns development proposals which support and enhance their role as service centres will be supported. The Local Plan will aim to protect existing retail and community facilities and to ensure that new housing and employment-generating development is sustainably located so as to compliment the natural and built environments of the four Towns.

After the four main towns – Grantham, Stamford, Bourne and The Deepings. The Larger Villages ([as listed in Policy SP2](#)) are considered to be the next most sustainable locations for growth within the District and therefore should positively contribute towards meeting the Districts overall growth needs. Allocations are proposed in some of these settlements, and the appropriateness of these sites has been demonstrated through a separate appraisal process.

Infrastructure capacity issues have been identified at some settlements and planning applications will be expected to help address the deficiencies in infrastructure, where relevant.

The Larger Villages not only support their own communities but also fulfil the role of being a service centre to the smaller settlements and rural areas around them. Development within the Larger Villages may help to retain or improve the range of services available to both the larger villages and the other settlements served by them. The capacity of services (such as education, sewerage and water disposal) in some of these larger villages is at or near capacity. In some cases a planned new development may bring about the provision of additional infrastructure which will resolve these issues. However, to ensure that existing infrastructure is not over-stretched, outside of the allocated sites other development within the Larger Villages will be carefully managed and should be small scale (generally expected to be on sites of no more than 11 dwellings).

In the small villages, there is limited capacity to accommodate new development, and whilst previously development was completely restricted in these locations, it is the intention of the Local Plan to allow small, sensitive infill developments (generally expected to be no more than 3 dwellings) so that these smaller communities can positively respond to the housing needs of their people.

For development proposals on the edge of a settlement these shall only be considered appropriate on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). The proposal should not visually extend building into the open countryside.

In the open countryside development proposals will be restricted, unless exceptional circumstances apply. This will ensure that development is located in the most sustainable and suitable locations, but also enables those essential needs of rural communities and the rural economy to be accommodated.

## **SP 2: Settlement Hierarchy**

In order to address the District's growth needs the Local Plan proposes that:

- the majority of development will be focused in Grantham in order to support and strengthen its role as a Sub-Regional Centre. New development proposals will be supported on appropriate and deliverable brownfield sites and on sustainable greenfield sites (including urban extensions), where development will not compromise the town's nature and character.
- development which maintains and supports the role of the three market towns of Stamford, Bourne and the Deepings, will be allowed, provided that it does not compromise their nature and character. Priority will be given to the delivery of sustainable sites within the built up part of the town and appropriate edge of settlement extensions.
- In the Larger Villages, defined below, appropriate development will be supported, provided that it does not compromise the nature and character of the settlement.

<b><i>Ancaster</i></b>	<b><i>Barkston</i></b>
<b><i>Barrowby</i></b>	<b><i>Baston</i></b>
<b><i>Billingborough</i></b>	<b><i>Caythorpe</i></b>
<b><i>Colsterworth</i></b>	<b><i>Corby Glen</i></b>
<b><i>Great Gonerby</i></b>	<b><i>Harlaxton</i></b>
<b><i>Langtoft</i></b>	<b><i>Long Bennington</i></b>
<b><i>Morton</i></b>	<b><i>South Witham</i></b>
<b><i>Thurlby</i></b>	

## **SP 3: Infill Development**

In all settlements infill development, which is in accordance with all other relevant Local Plan policies, will be supported provided that:

- i) it is within a substantially built up frontage or re-development opportunity (previously development land);
- ii) it is within the main built up part of the settlement;
- iii) it does not cause harm or unacceptably impact upon the occupiers amenity of adjacent properties;
- iv) it does not extend the pattern of development beyond the existing built form; and
- v) it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.

#### **SP 4: Development on the Edge of Settlements**

Proposals for development on the edge of a settlement, which are in accordance with all other relevant Local Plan policies, will be supported provided that the following essential criteria are met.

The proposal must:

- i) demonstrate clear evidence of substantial support from the local community through an appropriate, thorough and proportionate pre-application community consultation exercise;
- ii) be well designed and appropriate in size / scale, layout and character to the setting and area;
- iii) be adjacent to the existing pattern of development for the area;
- iv) be appropriate to the landscape, environmental and heritage characteristics of the area and;
- v) In the case of housing development, meet a proven local need, for affordable housing as a rural exception and/or seek to address a specific targeted need for local market housing;

Schemes for local affordable housing as a rural exception, must demonstrate that;

- a) they are justified by demonstrable evidence of local need, via an appropriate local housing needs survey and;
- b) the scheme meets the need of current residents who are in need of affordable housing, or those who have a local connection to the area as defined in the Council's published housing allocations policy; and
- c) the occupation of the dwellings will be secured in perpetuity to meet local need.

Schemes for local market housing, on the edge of settlements, must demonstrate to the Council's satisfaction that:

they meet specific market housing need of current residents or those who have a local connection to the area.

As an exception the Council may consider market housing which does not fulfill a local need or relate to a local connection in order to cross-subsidise essential affordable housing provision, which is located on the edge of settlements. In such cases the total number of market dwellings must:

1. not exceed the number of affordable homes needed
2. be supported by the submission of a robust viability assessment which demonstrates that the scheme only promotes the minimum number of market houses required to make the scheme viable (viability assessment will be independently verified) and;
3. guarantee the delivery of the associated affordable housing provision.

In addition to the essential criteria above, applicants must demonstrate how their proposal :

- would not compromise the delivery of a permitted or allocated development

site/s in the area or area immediate surrounding the proposal, in particular opportunities to bring forward previously developed land; and

- will not have a detrimental cumulative impact on the social, physical and environmental quality of the area.
- Accords with either the Grantham or Stamford Capacity and Limits to Growth studies, or for sites in the Larger Villages, accords with the points of the compass analysis contained within the Sustainability Appraisal.

#### **SP 5: Development in the Open Countryside**

Development in the open countryside will be limited to that which has an essential need to be located outside of the existing built form of a settlement.

In such instances, the following types of development will be supported:

- agriculture, forestry or equine development
- rural diversification projects
- replacement dwellings (on a one for one basis) or;
- conversion of buildings provided that the existing building(s) contributes to the character or appearance of the local area by virtue of their historic, traditional or vernacular form; and
- are in sound structural condition; and
- are suitable for conversion without substantial alteration, extension or rebuilding, and that the works to be undertaken do not detract from the character of the building(s) or their setting.

# Protecting Existing Community Facilities and Providing New Facilities

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The on-going provision of local services and facilities is of critical importance to the sustainability of the District's towns and villages. Proposals that would result in the loss of existing community facilities will be resisted, unless it can be demonstrated that the facility is no longer viable, there are alternative facilities to meet the local need at an equally accessible location, or an alternative local service/facility is proposed.

The settlement hierarchy ranks settlements based on various factors, such as the availability of local services and access to sustainable transport options. The settlement hierarchy aids decision making as it identifies those settlements most suitable for accommodating new homes, new jobs and investment in services, facilities and infrastructure.

The District's four towns provide a wide range of local services and facilities which serve a much wider population. Whilst the majority of these facilities are located within the town centres, communities are also served by more localised facilities such as corner shops, public houses, schools and GP's. Maintaining the role of town centres and smaller local centres within the towns plays an important role in promoting and supporting sustainable lifestyles.

The Larger Villages are the most sustainable villages in the District and as such they will be the focus for development outside of Grantham, Stamford, Bourne and the Deepings. The assessment of the larger villages took the following into consideration: Primary school, food shop, public transport, village hall, post office, public house, open space, play space, doctor, police / fire, secondary school, other businesses. The sustainability of these settlements could be undermined if services are lost or facilities significantly reduced.

Whilst not acting as service centres, the small villages and rural areas also have services and facilities that also need to be protected therefore policy [SP 6: Retention of community services and facilities](#) should apply in these locations also.

Community facilities are not defined in the Plan, although they could include: 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.

#### **SP 6: Retention of Community Services and Facilities**

Applications for the change of use of all community facilities which would result in the loss of community use will be resisted unless it is clearly demonstrated that; there are alternative facilities available and active in the same area which would fulfil the role of the existing use/building, and

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 area and its community, with regard to public use and support for both the existing and proposed use.

Proposals for new community facilities will be supported, and should wherever feasible:

- Prioritise and promote access by walking, cycling and public transport.

Community facilities may have a local or wider catchment area, and their accessibility should be considered proportionately relative to their purpose, scale and catchment area and:

- Be accessible for all members of society;
- Be designed so that they are adaptable and can be easily altered to respond to future demands if necessary; and  
Where applicable,
- where applicable be operated without detriment to local residents: this especially applies to facilities which are open in the evening, such as leisure and recreation facilities



# Economic Prosperity

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This section sets out how this Plan will aim to meet the objectives of the Council's Economic Development Strategy in order to deliver strong and sustainable local economic growth in South Kesteven. It also seeks to take account of the aims of national guidance by ensuring that well located, good quality employment land which is attractive to businesses is allocated in appropriate, accessible and sustainable locations. This Local Plan is both aspirational and realistic in supporting job creation and prosperity by taking a positive approach to sustainable local economic growth.

## National, Regional and Local Policy

The National Planning Policy Framework (NPPF) outlines the principles that Local Planning Authorities should follow in preparing their evidence base to inform employment land policies.

The NPPF also sets out the Government's requirement for how employment policy should be shaped in Local Plans. It highlights that the Government is committed to securing economic growth in order to create jobs and prosperity and sets out that its commitment to ensuring the planning system does everything it can to support sustainable economic growth. Planning needs to operate to encourage sustainable economic growth and not act as an impediment to it. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of businesses and support an economy fit for the 21st Century. South Kesteven has extensive rural areas and the NPPF recognises that planning policies should also support economic growth in rural areas in order to promote a strong rural economy.

South Kesteven is a founding member of the Greater Lincolnshire Local Enterprise Partnership (GLLEP), although there is also a strong functional economic relationship to the south of the District with the Greater Cambridge and Greater Peterborough Local Enterprise Partnership (GCGPLEP). The GLLEP has identified a number of key growth sectors within the local economy which can be exploited to grow the economy and create additional job opportunities. These sectors are: Renewables; Care Services; Visitor economy; Ports and Logistics; Manufacturing; and Agri-food. The GLLEP's Strategic Economic Plan sets ambitious growth targets for the entire Greater Lincolnshire economy, with high level estimates suggesting economic growth of £3.2 billion and delivering up to 100,000 new homes.

South Kesteven forms part of the Greater Peterborough functional economic area which is aligned to the Strategic Housing Market Area covering the local authorities of Peterborough,

South Holland and Rutland. This area in turn forms part of the Greater Cambridge and Greater Peterborough Local Enterprise Partnership (GCGP LEP). The GCGP LEP area covers Cambridgeshire, Peterborough, Rutland, Cambridge, East Cambridgeshire, Fenland, Huntingdonshire and South Cambridgeshire Districts but beyond these administrative boundaries the economic influence extends to parts of North Hertfordshire, Uttlesford, St. Edmundsbury, Forest Heath, South Holland, and King's Lynn and West Norfolk. In total, the LEP area boasts a population of 1.3 million, around 700,000 jobs and 60,000 enterprises. The GCGP LEP goal is to develop an internationally competitive, nationally significant economy bringing together the diverse strengths of the area. Priorities for growth across the LEP area and the whole of its economy are set out in the Strategic Economic Plan (SEP) (2014) which was submitted to Government as part of the Growth Deal process. The SEP aims to realise the area's significant potential for continued growth through a range of targeted interventions

The Economic Development Strategy for South Kesteven highlights that the future economic goals should focus on:

- More and “better” jobs – to address the relatively low job density, the low workplace productivity, occupational profile, and poor density of employment in high growth, high value sectors;
- Strengthening skills progression – building on our excellent schools to ease progression to NVQ3/4 and higher level skills alongside a strategy that takes advantage of our excellent quality of life to encourage enterprise and create local employment alternatives to commuting;
- Encouraging innovation and enterprise – to build upon business strengths (engineering, agrifood, specialist manufacturing, financial/business services, visitor economy) to improve competitiveness, productivity and our reputation for attracting and retaining business investment;
- Place-making: making our places, particularly our four towns as employment centres (and especially the town centres within these), work much better for businesses in order to retain and attract investment and jobs – a strong focus to be on our ambition to establish Grantham as a leading sub-regional centre.

## Local Issues

The Council commissioned a review to the District's Employment Land Study (ELS) in early 2015. The ELS provides an assessment of supply and demand of employment land in the district to form an evidence base to support the review of policies and preparation of South Kesteven's new Local Plan.

The ELS has been used to inform the future approach to the provision, protection, release or enhancement of employment land and premises. The review updates and builds on the existing employment land evidence base and the 2010 Employment Land study. The process for selecting existing and potential employment sites to survey corresponds to the National Planning Practice Guidance (NPPG). This includes all those employment clusters surveyed as part of the 2010 ELS and a number of additional clusters identified since 2010. In total 57 employment clusters were assessed as part of the study.

The ELS demonstrated a high degree of take-up of land allocated for employment use in the District and puts forward a strategy for new allocations based on sustainability principles. These principles are:

- The District has historically seen a good take up of employment land allocations, but the current shortage of available, serviced, well located allocated sites is constraining the development of new employment opportunities in key locations.
- Redevelopment of existing employment sites and premises for non-employment uses should be carefully considered and restricted where sites are considered to be suitable for modern business uses.
- Where employment land has been lost to other uses there could be a need to provide additional employment land to compensate for that loss.
- The A1, A15, A52 and A607 are strategic transport routes which provide important economic opportunities for the District, especially for storage and distribution uses which have not to date been capitalised upon by the district.
- There is the opportunity for Grantham to more fully exploit its excellent rail connections and proximity to the A1.
- With appropriate land allocations there is a real opportunity to meet modern demands for office (Business Park), industrial and distribution sectors and capitalize upon the growth of such sectors in key locations.
- In order to achieve sustainable growth, there is a need to redress the balance between housing development and employment opportunities in parts of the District, particularly Stamford, Bourne and the Deepings, where in recent years housing growth has dominated, sometimes to the detriment of employment provision.

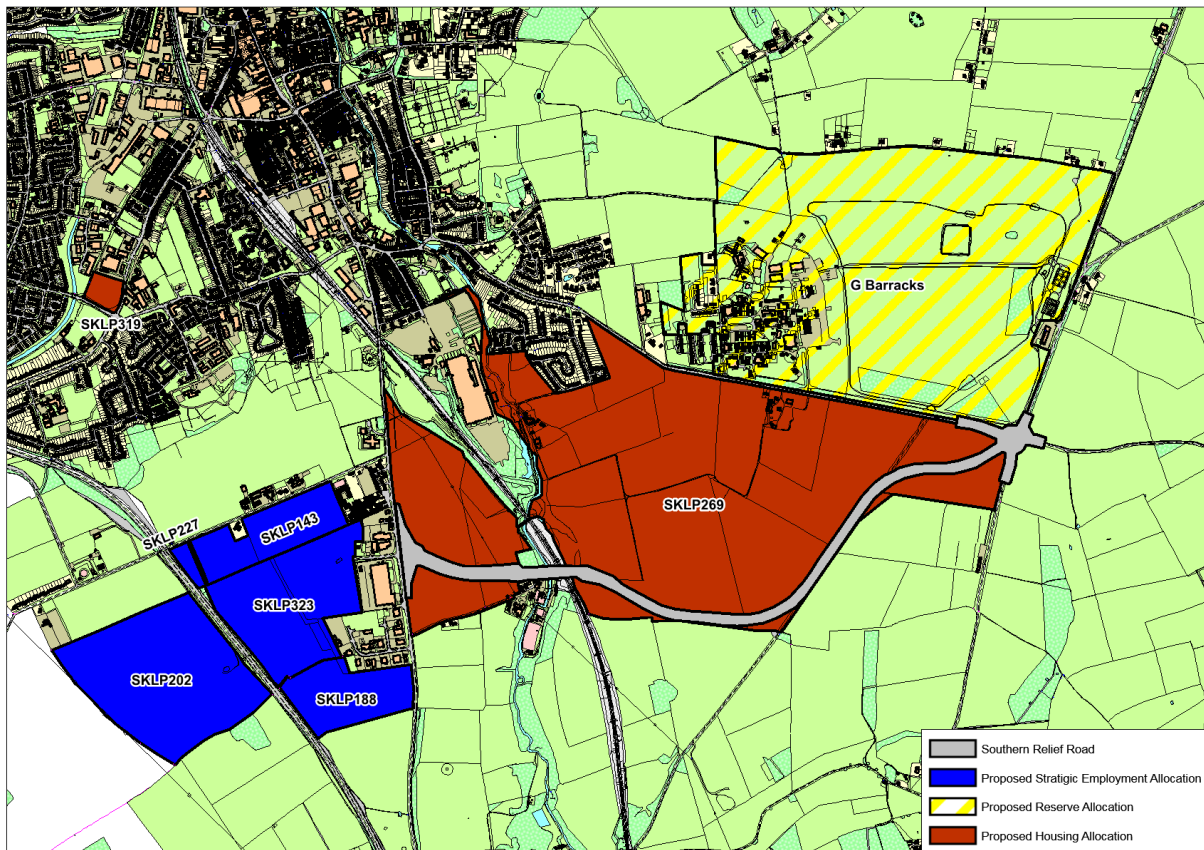
The recommendations of the study have been used together with the District Council's own objectives and aspirations to establish realistic and deliverable targets for new employment land supply.

The Local Plan aims to ensure that there is sufficient employment land available in the right places to support a strong and growing economy. The plan also aims to provide flexibility and choice to the market in seeking to facilitate high levels of growth, capitalising on the strengths and opportunities in South Kesteven. Overall, the employment policies aim to meet the following objectives:

- Delivering a “step-change” in the local economy of Grantham in order to attract investment and jobs in order to make the town a leading sub-regional centre;
- Providing choice to the market so that business and job growth is not constrained by the lack of suitable available sites;
- Making it easier for key growth sectors and growing businesses to achieve their potential;
- Encouraging new inward investment as well as the growth of indigenous businesses;
- Supporting innovation and enterprise.

A key need is bringing forward serviced land for employment use, in suitable locations, in a timeframe that meets market demands as well as the growth requirements as set out in this Local Plan. Initially, the Council has identified key strategic sites where it will particularly focus attention and work with landowners and developers to facilitate servicing the land and making it available for development. The Council particularly wishes to see the first buildings on each site. These sites are identified within the Council's Economic Development Strategy and have been chosen because of locational factors and/or due to the specific contribution their development would make to enhancing the local economy.

[Policy E1](#) recognises the strategic significance of key employment sites across the District in line with the Council's economic development strategy. The Grantham Southern Gateway is a site of some 96 hectares and provides for major investment opportunities for sustainable employment to support the growth of Grantham, taking advantage of direct access to the A1 and proposed Southern Relief Road (illustrated in Figure 3). As part of a balanced employment offer, some parts of this strategic site may be suitable for other employment generating uses outside B use classes, as specified in Policy E1 below.



**Figure 3 - Illustration of Grantham Southern Gateway (Policy E1)**

The Exeter Fields/Empingham Road site in Stamford offers the opportunity to provide high quality employment accommodation next to the A1 as part of a mixed use development scheme. The site to the south of Spalding Road in Bourne is well located for employment development potentially aimed at supporting the growth of agri-food businesses. Two strategic sites in the Deepings, at Peterborough Road and Northfields, likewise are well located to provide employment to meet the growing needs of local businesses, particularly building upon the success of the nearby Eventus Business Innovation Centre.

The strategy of Policies E1 and E2 is to focus economic development on Grantham in the first instance, and then the other three market towns and the A1 corridor. In terms of quantity of land needed, the Employment Land Study (ELS) identified the future demand for jobs, and employment land and premises in South Kesteven. There is a need for Grantham to increase its supply of attractive modern office and business premises; in particular, the need for high quality business park premises with good access to the strategic highway network has been identified. Access to the strategic highway network also means that Grantham is well placed to accommodate major visitor attractions. The housing growth expected in the town over the plan

period will require the creation of a considerable number of new jobs if out-commuting is to be reduced.

The strategy for Stamford is to provide for high quality modern office and industrial premises and ancillary uses. Whilst the redevelopment of suitable previously developed land and sites within the town centre will be a priority, it is acknowledged that additional employment land will also need to be identified. To address this, sites which afford good access to the strategic road network and which can be sympathetically integrated within the local landscape will be identified and allocated.

In Bourne, there is a need to match housing growth with opportunities for employment and to improve the vitality and viability of the town centre. In the Deepings a supply of employment land will ensure that demand for sites and premises for new and existing local employment opportunities can be met.

Overall the employment strategy will help to create a better balance between homes and jobs in all four towns, providing the opportunity to reduce out-commuting in the south of the District and create a sustainable pattern of development. To take account of the strategic highway connections offered by the A1 land has also been identified (including, Grantham, Great Gonerby, and Roseland Business Park, Long Bennington) which could accommodate a proportion of B2: General Industrial and B8: Storage and Distribution Development.

To meet the objectives of the Council's Economic Development Strategy the Council will encourage businesses of all sizes, including entrepreneurs, by ensuring that a portfolio of land and buildings, with a range of sizes, uses and locations, with access to a good transport network is available. This will support the delivery of a successful, competitive and well-balanced business environment across the district.

The Council's objective to broaden and diversify the employment base of the District will be delivered by identifying development opportunities and sites for employment use within Grantham, Stamford, Bourne and the Deepings. This will be supplemented by encouraging appropriate rural employment, tourist related opportunities and appropriate diversification schemes in the district's rural areas.

Proposals will be supported which assist in the delivery of economic prosperity and job growth in the area. Further land will be brought forward towards the end of the plan period, if demand is proven under the "plan, monitor, manage" approach.

The Employment Land Study (ELS) (2015) identifies a need for between 46.7ha to 79.1ha of industrial land and 21,800sqm to 27,400sqm of office floorspace in the District from 2015 to 2036. The proposed allocations seek to meet the top end of this requirement and allocate a further 72.91 hectares of employment land, in order to offer choice to the market. In total the Local Plan proposes 154.75 hectares of employment land (detailed under Policies E1 and E2).

Whilst this is significantly higher than the requirement identified in the ELS, over half of the allocations were included in the previous Local Plan. The new Local Plan seeks to offer choice to the market through the identification of new land for a range of employment uses, whilst also maintaining the economic focus of previously identified employment sites.

These employment allocations will translate into jobs for the local economy. To demonstrate this, the table below sets out the number of jobs that the target levels of employment land, as identified in the ELS would achieve. These calculations are based on the Homes and Communities Agency (HCA) standard job densities assumptions.

Use Class	Category	Sector	Density requirement per employee (sqm)	Identified requirement office space (lower) (21,800 sqm)*	Identified requirement office space (upper)(27,400 sqm)*	Identified requirement industrial space (lower)(28ha / 280,000 sqm)*#	Identified requirement industrial space (upper) (47.5ha / 475,000 sqm)*#	Note+
B1a	General Office	Corporate	13	1,677	2,108	n/a	n/a	NIA
		Professional Services	12	1,817	2,283	n/a	n/a	NIA
		Public Sector	12	1,817	2,283	n/a	n/a	NIA
		TMT	11	1,982	2,491	n/a	n/a	NIA
		Finance and Insurance	10	2,180	2,740	n/a	n/a	NIA
	Call Centres		8	2,725	3,425	n/a	n/a	NIA
B1b	Research & Development Space		40-60	545-363	685-457	n/a	n/a	NIA
Average of above categories			16.6		1,482	24,600 sqm		
B1c	Light Industrial		47	n/a	n/a	5,957	10,106	NIA
B2	Industrial and Manufacturing		36	n/a	n/a	7,778	13,194	GIA



B8	Storage and Distribution	National Distribution Centre	95	n/a	n/a	2,947	5,000	GEA
		Regional Distribution Centre	77	n/a	n/a	3,636	6,168	GEA
		‘Final Mile’ Distribution Centre	70	n/a	n/a	4,000	6,786	GEA
Average of above categories			65	377,500		5,808		
Average total jobs generation			7,290					

\*The totals in each column are either / or and should not be treated as a combined total.

# The hectareage has been discounted, using standard SHLAA discounters, i.e. 40% of the site is discounted for sites over 4 hectares.

+The average density for the different use classes are calculated using different measurements, i.e. Net Internal Area (NIA) Gross Internal Area (GIA) and Gross External Area (GEA). For illustrative purposes, they have been treated in the same manner and combined to give an average total number of jobs. This number should be treated as indicative only. It should be noted, that there are also other types of employment (specialist B use classes and other use classes) that could also be included in the above table, however the above list reflects the most likely employment generating uses.

The Local Plan allocates additional employment land, in order to support choice in the local market and boost the delivery of employment completions throughout the plan period. Using the same job density assumptions as detailed in the table above, the indicative jobs generation of the proposed employment allocations has been calculated also.

The table below sets out the level of jobs (average) that the proposed allocations could achieve, if the entire allocation of 154.75ha was delivered in either the B1 – office category or the B2 – B8 categories - industrial:

Indicative jobs generation from proposed employment allocations		
Use Class	Density (sqm)	Total (92.85ha / 928,500 sqm)*#
Average (B1a&B1b)	16.6	55,934
Average (B1c, B2, B8)	65	14,285

\*The totals in each column are either / or and should not be treated as a combined total.

# The hectareage has been discounted, using standard SHLAA discounters, i.e. 40% of the site is discounted for sites over 4 hectares.

At this point in time, the final use (B1 – offices, B2 – industrial, or B8 – warehousing) of each proposed allocation is unknown, and it would be impractical for the Local Plan to specifically



identify sites and their possible end use, as not only would this limit market choice but it could also have implications for deliverability. Therefore, the jobs generation calculation should be treated with caution, as whilst the allocations proposed in the Local Plan will generate significantly more jobs than identified by the ELS, the end category of the jobs created is not yet known in full.

The following policies set out how the provision of employment land and premises will be achieved, supported and protected throughout the District. These policies will be applied to applications for employment generating uses, proposals related to existing employment sites and applications which could result in a loss of employment.

### **E1: Strategic Employment Sites**

These sites are considered to be of strategic employment importance given their relationship to principal areas of growth and their accessibility via the strategic road network. Proposals will not be supported that cause harm to the strategic employment focus of these sites.

Appropriate proposals for new B1, B2 and/or B8 uses and/or redevelopment of for B1, B2 and/or B8 uses on the Strategic Employment Sites identified on the Policies Map and listed below will be supported where proposals:

- do not conflict with neighbouring land uses;
- scale does not harm the character and/or amenities of the locality; and
- do not impact unacceptably on the local and/or strategic highway network.

**Other employment generating uses outside of the B-use classes may also be appropriate on the specific sites identified below and will be considered where the promoter actively engages with the Council and an end-user for the proposal has been secured.**

Site Reference	Address	Hectares
GR.SE1*#	Grantham Southern Gateway, comprising:	94.65
(SKLP323)	KING 31;	28.40
(SKLP277 and SKLP143)	Land South of Gorse Lane (Other employment generating uses, outside of the B-use classes may also be appropriate on these sites, and will be considered where the promoter actively engages with the Council and an end-user for the proposal has been secured);	15.20
		13.72

(SKLP188)	Land West of B1174 and East of A1 (Other employment generating uses, outside of the B-use classes may also be appropriate on these sites, and will be considered where the promoter actively engages with the Council and an end-user for the proposal has been secured);	
(SKLP202)	Land West of A1 (Other employment generating uses, outside of the B-use classes may also be appropriate on these sites, and will be considered where the promoter actively engages with the Council and an end-user for the proposal has been secured)	37.33
ST. SE1* (SKL131)	Exeter Fields, Empingham Road, Stamford	9.80
BO. SE1 (SKLP277)	Land South of Spalding Road, Bourne	8.00
DEP. SE1 (SKLP 281)	Land fronting Peterborough Road, Market Deeping	4.20
DEP. SE2 (SKLP177)	Extension to Northfields Industrial Estate, Market Deeping	14.00

To encourage the delivery of these sites, the Council will consider supporting initial infrastructure provision that enables the first buildings to be bought forward

\*This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.

# This site has implemented planning permission for B1, B2 and B8 uses.

## **E2: Employment Allocations**

Appropriate proposals for new B1, B2 and/or B8 uses and/or redevelopment to B1, B2 and/or B8 uses on employment sites identified on the Policies Map and listed below will be supported where proposals:

- do not conflict with neighbouring land uses;
- scale does not harm the character and/or amenities of the area; and
- do not impact unacceptably on the local and/or strategic highway network.

**Other employment generating uses, outside of the B-use classes may also be appropriate on these sites, and will be considered where the promoter actively engages with the Council and an end-user for the proposal has been secured.**

Site Reference	Address	Hectares
ST. E1* (SKLP322)	Land East of Ryhall Road, Stamford	3.80
BO. E1 (SKLP236)	Adjacent to A151 Raymond Mays Way (Elsea Park), Bourne	1.20
BO. E2 (SKLP276)	Land North of Manning Road and West of Meadow Road, Bourne	16.10
BO. E3 (SKLP279)	Land North of Bourne Eau and East of Car Dyke, Bourne	3.00

\* This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.

## Supporting Existing Businesses and Protecting Existing Employment Sites

The NPPG requires plan makers to be proactive in identifying as wide a range of sites as possible, including existing sites that could be improved, intensified or changed. In respect of existing employment sites the ELS assessed whether they continued to be fit for employment purposes. The results of this assessment have been incorporated into the policy below [\(E3\)](#) which seeks to protect existing employment sites which are suitable for continued employment uses and provided locally important employment.

### Alma Park Industrial Estate

Specific to Grantham, and as part of the Grantham Capacity Study, a study was prepared which considered whether the Alma Park industrial estate may have long term potential to be considered for alternative uses.

Alma Park is an established industrial estate served by Alma Park Road and Londonthorpe Road. In order to travel west towards the A1 and A52 towards Nottingham occupiers need to drive along Harrowby Lane through primarily residential areas and the town centre.

Alma Park comprises of a range of mainly purpose built steel framed industrial buildings occupied by a range of businesses including Windfield Engineering, Newark Concrete, Quality Furniture Limited, Chandlers Oil and Gas and various vehicle related users. There is also a small modern business park of industrial starter units known as Limesquare Business Park. The estate is owned by many different landowners including owner occupiers and investors.

As additional employment land is released both in Grantham and across the District, there will be opportunities for businesses on the Alma Park Industrial Estate whose property requirements may have changed or who are in a poor quality buildings to relocate. This may free up certain sites within the industrial estate and over time the area could be master planned and some of the peripheral sites on the southern edge close to the existing residential areas could be redeveloped for alternative uses, including residential. Any redevelopment of the estate will very much be dependent upon when land becomes available, and the fragmented nature of the Estate's ownership means that this would only realistically take place over a period of many years.

Viability and residual use values are a considerable constraint to the future redevelopment of this site. Currently, if a unit were to become vacate on the Estate it is likely that if the existing

building was still in a reasonable condition the existing use value would exceed the values associated with residential development.

The recommendation arising for this study is that Alma Park Industrial Estate is likely to remain an active employment site for the foreseeable future and therefore the site is proposed for protection under [Policy E3](#).

### **E3: Expansion of Existing Businesses and Protection of Existing Employment Sites**

The expansion of existing businesses will be supported, provided that:

- existing buildings are re-used where possible;
- vacant land on existing employment sites is first considered;
- the expansion does not conflict with neighbouring land uses;
- the expansion will not impact unacceptably on the local and/or strategic highway network; and
- the proposal will not have an adverse impact on the character and appearance of the area and/or the amenities of neighbouring occupiers.

The following locally important employment sites will be protected to ensure continued provision of locally important employment opportunities. Proposals for the re-development of these sites, outside of employment generating uses will be resisted.

<i>Site Address</i>	<i>Site Reference</i>	<i>Area (ha)</i>
Alma Park & Withabrook Park Industrial Estate, Grantham	G27	34.98
Autumn Park Industrial Estate, Dysart Road, Grantham	G18	4.58
Belton Lane Industrial Estate, Grantham	G25	1.97
Burton Lane/High Dyke, Easton, Grantham	R7	26.55
Dysart Road, Grantham	G8	0.70
Gonerby Hill Foot, Grantham	G5	4.10
Gonerby Moor, Grantham	R3	45.30

<i>Site Address</i>	<i>Site Reference</i>	<i>Area (ha)</i>
Gonerby Road, Grantham	G6	7.90
Fire Station, Harlaxton Road, Grantham	G12	2.30
Inner Street, Grantham	G24	2.40
Land at junction of Dysart Road and Kempton Way, Grantham	G17	7.00
Land North of Earlesfield Lane, Grantham	G16	10.60
Land South of Earlesfield Lane, Grantham	G15	5.60
London Road Industrial Estate, Grantham	G21	3.20
North end of Trent Road, Grantham	G9	2.10
North of Dysart Road/ west of Railway line, Grantham	G19	4.10
Londonthorpe Lane, Grantham	G26	5.10
Spittlegate Level, Grantham	G20	15.80
Springfield Park Industrial Estate, Grantham	G13	7.70
Swingbridge Road, Grantham	G11	14.20
Venture Way, Grantham	G10	11.00
Old Hampsons Site, Harlaxton Road, Grantham	G28	0.80
Old School, Station Road, Grantham	G22	0.40
East of Ryhall Road, Stamford	S6	4.10
Foundary Road, Stamford	S9	10.00
Gwash Way, East of Ryhall Road, Stamford	S5	2.70

<i>Site Address</i>	<i>Site Reference</i>	<i>Area (ha)</i>
Land North of Barnack Road, Stamford	S8	6.40
Land south of Uffington Road, Stamford	S2	0.40
North of Barnack Road, Stamford	S1	8.20
North of Uffington Road, Stamford	S7	2.20
East of Cherry Holt Road, Bourne	B7	9.10
East of Cherry Holt Road, Bourne	B9	15.00
Pinfold Industrial Estate and adjacent area, Bourne	B6	13.40
West of Cherry Hold Road, Bourne	B8	6.60
Northfields Industrial Estate, Market Deeping	D3	21.10
Honey Pot Lane, Colsterworth	R8	10.20
Land adjacent to A1 Colsterworth	R4	9.50
King Street Industrial Estate, Langtoft	R9	2.60
Long Bennington Business Park, Main Road, Long Bennington	R5	2.80
Roseland Business Park near Long Bennington	R1	6.10
White Leather Square, Billingborough	R6	4.30

#### **E4: Loss of Employment Land and Buildings to Non-Employment Uses**

In addition to the sites allocated in Policies E1 and E2 and the locally important employment sites listed in Policy E3, the Council will seek to retain and enhance existing areas of employment use, unless it can be demonstrated that:

- The site is vacant and no longer appropriate or viable as an employment site or allocation and there is evidence that effective, robust and proportionate marketing of the employment land and buildings has taken place;
- Redevelopment will deliver wider regeneration benefits;
- An alternative use would not be detrimental to the overall supply and quality of employment land within the district; or
- An alternative use would resolve existing conflicts between land uses.

## Rural Economy

Whilst a significant proportion of the population lives in rural areas outside the four main towns of South Kesteven, the majority of employment-generating development is within the four towns. There are limited employment opportunities in most of the larger villages but outside the four towns, agriculture still remains the major source of employment. 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. 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 also 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.

Intensive agriculture for food production forms a key economic feature of South Kesteven's extensive rural area. Some types of businesses are quite naturally accommodated in the countryside or on the edges of rural settlements based on the rural economy. Policy SP2 identifies the opportunities for appropriate development on the edge of all settlements across South Kesteven which can assist in supporting the rural economy of the District. For some sectors such as agri-food, horticulture and tourism, it is important to acknowledge that this kind of discrete development should be supported where it is demonstrated to be sustainable and appropriate.



## **E5: Rural Economy**

Proposals for the expansion of existing employment development and opportunities for new employment-generating uses within or on the edge of a settlement will generally be supported, provided that the scale of the proposal is appropriate to its location, and it will not have an adverse impact on the character and setting of the area, or negatively impact on neighbouring land uses through visual, noise, traffic or pollution impacts.

In addition, outside settlements 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; and  
Tourism

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

1. be of a scale appropriate to the rural location.
2. be for a use(s) which is(are) appropriate or necessary in a rural location, providing local employment opportunities which make a positive contribution to supporting the rural economy.
3. the use / development respects the character and appearance of the local landscape, having particular regard to the Landscape Character Assessment, and will not negatively impact on existing neighbouring uses through noise, traffic, light and pollution impacts.
4. 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 and leisure facilities should only be permitted within or on the edge of the towns and Larger Villages, or where they can be easily accessed by public transport, foot and cycle.

In accordance with the NPPF, Economic Development is defined as development, including those within the B Use Classes\*, public and community uses and main town centre uses (but excluding housing development). It can therefore include retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). All of the above generate employment and would therefore be acceptable in terms of Policy [E6: Other Employment Proposals](#), however it should be noted that a lot of the above uses are main town centre uses and would be subject to a sequential test to determine development was taking place in an appropriate location. Other uses, not listed above, can also be classified as employment generating, e.g. care homes.

\*B use classes are office, research and development, light industrial, general industrial and storage and distribution.

#### **E6: Other Employment Proposals**

Other employment proposals not covered by the above policies E1 to E5 will be considered on their merits taking account of:

- where there is a clear demonstration that there are no suitable or appropriate sites or buildings within allocated sites or the built up area of existing settlements;
- any adverse impact on the character and appearance of the area and the amenity of neighbouring uses;
- any adverse impact on the local highway network;
- any likely adverse impact on the viability of delivering any allocated employment site; and;
- any business case which demonstrates that the business requires a location outside an allocated employment site.

## The Visitor Economy

The visitor economy is an important part of South Kesteven's local economy. The District attracts over 2.2 million visitors a year, generating over £156 million and supporting 2,500 jobs. In addition to the architectural and historical beauty of the District's villages and countryside other major attractions within the District are Belton House, Wolsthorpe Manor, the Georgian heritage of Stamford, Grimsthorpe Manor, Easton walled garden and St Wulfram's Church in Grantham, the rural parts of the District provide attractions through walking and cycling routes, canal and waterways, aviation history and other varied attractions. The importance of this sector is recognised by the GLLEP Strategic Economic Plan. Policy [E7](#) seeks to encourage the sustainable growth in the District's visitor economy, which in turn will support growth in the local economy. The importance of the Grantham Canal to the visitor economy is also recognised and policy [ENV6: Protecting and Enhancing Grantham Canal](#) seeks to safeguard this important local asset.

### **E7: Visitor Economy**

Proposals for the further development of the local visitor economy will be supported where these:

- allow provision for visitors which is appropriate in use and character to South Kesteven's settlements and countryside;
- enhance existing tourist and visitor facilities; aid the retention and/or enhancement of existing overnight accommodation and the provision of new overnight accommodation;
- allow new tourism provision and initiatives where these would also benefit local communities and support the local economy; or
- allow new tourism development of an appropriate scale and use which utilises existing historic buildings in the countryside whilst respecting their character.

In all cases proposals should be of a scale appropriate to the setting of the area and a sequential test should be applied where appropriate.

Proposals which generate high levels of visitor traffic or increased public use of tourist facilities should only be permitted within or on the edge of the towns and Larger Villages, 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.

# Meeting Housing Needs

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## Affordable Housing

Ensuring an adequate supply of housing which is affordable for local incomes is an essential element of building a thriving and sustainable local economy and helps to promote social inclusion. The planning system plays a central role in increasing the supply of Affordable Housing by creating mixed and balanced communities.

Affordable Housing is defined in the NPPF as “social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market”. Intermediate housing is “homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition”. The Council is required by the NPPF to meet the full, objectively assessed need for both market and Affordable Housing in its housing market area.

The [Strategic Housing Market Assessment 2014 \(SHMA\)](#) (part updated in 2017) demonstrates that the supply of Affordable Housing (which meets the definition above) is a particular problem in South Kesteven. The SHMA identifies a need for 343 additional Affordable Homes each year. This represents almost 50% of the overall annual housing requirements for the district. The need for affordable decent housing is one of the key issues to be addressed by the Council, however it is accepted that the total need identified cannot be delivered each year and the Council’s Housing Delivery Plan proposes the delivery of 100 additional Affordable Homes per year. To achieve this target [Policy H1](#) establishes that housing schemes of 11 or more dwellings (or greater than 1000m<sup>2</sup> gross floorspace) should make provision for 35% of the scheme to be Affordable Housing, ensuring an appropriate element of affordable units is provided in association with normal market housing schemes across the District. On larger sites it may be appropriate to phase the delivery of Affordable Housing over the lifetime of the development. This provides a challenging but achievable target which reflects the overall level of need but considers the feasibility and viability of providing for Affordable Housing.

The Council has commissioned a Whole Plan Viability Study which will assess the viability of this requirement for a range of site typologies and locations across the District. It should therefore be assumed that the Affordable Housing requirement is viable and deliverable on all sites unless it is demonstrated that abnormal costs affect the individual site viability. The general presumption will be that the cost of providing Affordable Housing will be offset in the negotiation of the land purchase or option.

In all cases it should be assumed that public funding will not be available at the outset, and that the site value will be calculated at the time of assessing viability. Where there is disagreement about the viability of a site, a reduced Affordable Housing contribution would need to be justified by the applicant through clear evidence set out in a viability assessment. The Council may have such viability assessments independently assessed and where this is required the applicant will be expected to meet the cost of this independent assessment.

An updated Housing Supplementary Planning Document (SPD) will be prepared covering developer contributions and will provide more detailed guidance on the implementation of policies in this plan which relate to the provision of both market and Affordable Housing. The SPD will cover the provision of Affordable Housing both on and off site. The SPD will provide detailed guidance on design and types of housing; the Council's approach to allocations and lettings; delivery mechanisms; assessing viability, overage clauses and the approach which will be taken where the [Policy H1: Affordable Housing](#) target cannot be achieved.

Sites which are allocated for residential development in the Local Plan will be expected to provide an appropriate mix of housing types, sizes and tenures. This shall include the provision of up to 35%, of the site's capacity, as Affordable Housing. Regard will be given to the size, scale and mix of development proposed and the potential impact Affordable Housing and other necessary infrastructure provision may have upon overall viability and feasibility

The Sustainable Urban Extensions (SUEs) and larger housing allocations are expected to be delivered in phases over the plan period. As such they have the potential to deliver a varying amount of Affordable Housing across the lifetime of the development, as viability may change. The Council will ensure that mechanisms are in place through planning conditions and /or S106 agreements to consider the appropriate amount of Affordable Housing in each phase of the development. On larger sites it may be appropriate to also phase the delivery of Affordable Housing over the lifetime of the development.

The normal expectation is that sites meeting the policy threshold will provide Affordable Housing on site, however there may be circumstances where this is considered to be impractical or inappropriate. In such cases the Council may consider appropriate off-site provision or a commuted sum payment in lieu of on-site provision.

Where the applicant claims that there are abnormal costs that cannot be offset by depreciated land value or where they cannot be recouped in the open market sale price for the new homes then viability will need to be assessed. If following the completion of a viability assessment the applicant is able to demonstrate that there are genuine viability problems then a revision may

be agreed either to the overall amount of Affordable Housing provision or to the property mix and/or tenure type. In some circumstances, where it can be robustly justified, the Council may be willing to accept all, or an element, of the Affordable Housing to be provided off-site, in the local area. The Council has total discretion on the location of the alternative site. Applicants will have to provide proportionally more affordable units on the off-site land than was originally proposed on the application site. This is because there is an increase in the number of market units being developed on the original site.

The least preferred option is for a financial contribution, however where a financial contribution is acceptable to the Council, the sums payable in lieu of Affordable Housing shall be calculated as being equivalent to the difference between the open market value of the agreed number of units which are being provided on site and the purchase value that a registered housing provider (RHP)/Council would be willing to pay for these units as Affordable Housing units. For rented units, RHP values are assumed to be equivalent to 40% of open market value (OMV) and for intermediate units RHP values are assumed to be equivalent to 60% OMV.

The guideline that approximately 80% of Affordable Housing should be for rent and 20% intermediate housing is based on the recommendations of the SHMA (2014). This may be varied to reflect local circumstances where evidenced by local housing needs studies.

## Starter Homes

In 2016 the Government asked for expressions of interest from forward thinking Local Authorities to work with the Homes and Communities Agency to access Starter Home funding. Funding is focused on the early delivery of this new type of national affordable housing. On 4th January 2017 the Government announced nationally that it will support 30 Starter Home Land Fund Partners and South Kesteven District Council was announced as such a partner.

The Council has subsequently entered into a formal collaboration agreement with the Homes and Communities Agency. The two organisations are working together to assess the deliverability of a range of Council owned sites for the purpose of delivering starter homes. This partnership approach will support the acquisition and remediation of suitable land for starter home developments that can then be built out by developers by 2020.

## **H1: Affordable Housing**

All developments comprising 11 or more dwellings (or greater than 1000m<sup>2</sup> gross floorspace) should make provision for 35% of the scheme's total capacity as Affordable Housing. This should be provided within the development site. In exceptional circumstances the Council may accept Affordable Housing provision off site; or as a commuted sum in lieu, depending on the viability and specifics of an individual site.

Proposals which, seek to under-develop or split sites in a way that is likely to reduce the Affordable Housing contribution and/or promote off-site provision will not be acceptable.

All Affordable Housing will be expected to:

1. include a mix of socially rented/affordable rent/intermediate rent and intermediate market housing appropriate to the current evidence of local need and local incomes as advised by the Council
2. be well integrated with the open market housing through layout, siting, design and style
3. be of an appropriate size, property type and internal floorspace to meet the need identified by the current evidence of housing need for that ward
4. meet the accessible homes standard applicable in that location.

The size and location of groups of Affordable Homes should be discussed and agreed with the Council.

The Council will expect this requirement to be met in all cases unless financial evidence indicates that this would be unviable in relation to the specifics of an individual scheme. Where there is disagreement about viability of a site a lower provision must be justified through clear evidence set out in a viability assessment which the Council may have independently assessed. The Applicant will be expected to meet the cost of this assessment.

Where commuted sum payments in lieu of provision have been agreed, they will be used where possible for the provision of Affordable Housing within the vicinity of the development site. In other circumstances contributions may be pooled to provide affordable housing elsewhere in the district.

## Self and Custom Build Housing

The Government's intention is that there should be a significant increase in self-build and custom housebuilding to 20,000 plots nationally by 2020.

New requirements for local planning authorities to maintain registers of people and organisations wishing to acquire plots of land for self-build and custom housebuilding projects were introduced in 2016. The Council is required to have regard to the register in its planning, housing and other functions.

The Council is required to grant planning permission for a sufficient number of plots to meet the demand, as evidenced by the numbers of people on Part 1 of its Self-build and Custom Housebuilding Register. [Policy H2](#) will ensure that sufficient self-build and custom build plots will become available on strategic housing allocations, in the district to meet the requirements of the Council's self-build and custom build register.

Policies [SP3](#) and [SP4](#) also enable the provision of self and custom build housing on smaller plots located within or on the edge of a settlement, provided the specified requirements are met.

### **H2: Self and Custom Build Housing**

On sites of 400 or more units, up to 2% of the plots will be provided for self and custom build housing. Provision shall consist of serviced plots made available to purchase by individuals on the Self and Custom Build register, held by the District.

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

- Stamford North
- The Deepings East
- Grantham – Northwest Quadrant Phase 3
- Corby Glen Allocation



## Specialist Housing Provision

The [Strategic Housing Market Assessment \(SHMA\) 2014](#) recommends that housing provision in South Kesteven should be monitored against the following broad mix of market and affordable housing provision over the period to 2036:

	1-bed	2-bed	3-bed	4+ bed
Market	0-5%	30-35%	45-50%	15-20%
Affordable	20-25%	40-45%	25-30%	5-10%

The SHMA (2014) identifies that the number of older people in the District (aged 55+) is expected to increase by more than 50% during the period 2011 to 2036. The SHMA also indicated an increase in the number of people with dementia and mobility problems over the plan period (see table below). This together with an expected rise in the number of single person households this is expected to give rise to a need for smaller properties and bungalows, and specialist or extra care housing. Some of this provision will need to be Affordable Housing.

### Estimated Population Change for range of Health Issues (2011 to 2036)

Type of illness/disability	2011	2036	Change	% increase
Dementia	1,808	4,324	2,516	139%
Mobility Problems	4,731	10,077	5,346	113%

The need for Extra Care and elderly accommodation and Dementia Accommodation is identified in the County Council's Adult Social Care Position Statement 2013. This identifies a need for 30 x 50 bed care homes or extra care unit across Lincolnshire for 7 years from 2015. There is a need for 178 Extra Care Units over the next 15 years in South Kesteven. A 48 unit private Extra Care and two Extra Care affordable schemes (of 34 and 48 units) have already been provided, and a 70 unit Extra Care is to commence 2014/15. A 60 bed Dementia Care Unit is currently under construction

The Local Plan aims to ensure that new housing provision in the District over the next 20 years meets the changing needs of the population. An appropriate mix of housing is necessary to secure mixed and balanced communities where people's needs and aspirations for new housing are met. [Policy H3: Meeting all Housing Needs](#) seeks to ensure greater choice in the types of homes entering the housing market. This will ensure that future development proposals can positively respond to local housing need. This continues the emphasis on local housing meeting local communities need as set out by the [Housing White Paper 2012: Fixing our broken housing market](#).

### **H3: Meeting All Housing Needs**

All proposals for residential development should provide appropriate type and sized dwellings to meet the needs of current and future households in the District.

New housing proposals shall also:

1. Enable older people and the most vulnerable to promote, secure and sustain their independence in a home appropriate to their circumstances, including through the provision of specialist housing across all tenures in sustainable locations. This will include provision for retirement accommodation, extra care and residential care housing and other forms of supported housing.
2. Enable the provision of high quality family housing that meets changing household needs and responds to market demand.
3. Enable the provision of high quality and affordable housing for younger people and accommodation that considers specialist needs and ensures that young people can live close to their families and work opportunities within the district
4. Increase choice in the housing market, including new build private sector rented accommodation (Build to Rent).

## Gypsies and Travellers

In November 2015, South Kesteven District Council and Rutland County Council commissioned an updated [Gypsy and Traveller Accommodation Assessment \(GTAA\)](#). The Planning Policy for Traveller Sites (August 2015), and Gypsy and Traveller Accommodation Needs Assessments (October 2007) oblige local authorities to assess the level of need for Gypsy and Traveller sites. The Equality Act 2010 also ensures that some members of the Gypsy and Irish Traveller communities are afforded legal protection against discrimination.

The GTAA quantified the accommodation and housing related needs of Gypsies and Travellers (including Travelling Showpeople) in terms of residential, transit sites, negotiated stopping arrangements, and bricks and mortar accommodation for the period 2016-2036. The GTAA has been used to inform policy development in the Local Plan.

For South Kesteven District there is an identified need for 32 residential pitches during the period 2016 to 2036. The need arises as follows over this period:

2016 – 2021 – 16 pitches or 3.2 pitches per annum

2021- 2026 – 5 pitches or 1 pitch per annum

2026-2031 – 5 pitches or 1 pitch per annum

2031-2036 – 6 pitches or 1.2 pitches per annum

### **H4: Gypsies and Travellers**

Proposals for residential Gypsy and Traveller pitches will be supported where:

- the proposed site provides an acceptable living environment for its residents;
- the site has good access to the highway network and will not cause traffic congestion or safety problems;
- the site is near or adjoining a residential area; the site is accessible to shops, schools and health facilities by public transport, on foot or by bicycle.
- the site is not identified as an area at risk of flooding in the Strategic Flood Risk Assessment (SFRA).
- the site will not over dominate the residential (settled) community and not place undue pressure on the local infrastructure.

The 2015 Gypsy and Traveller Accommodation Assessment (GTAA) also identifies a need for 9 plots for Travelling Showpersons during the plan period (from 2016 to 2036).

This need arises as follows over the plan period:

2016 – 2021 – 5 plots

2021- 2026 – 1 plot

2026-2031 – 1 plot

2031-2036 – 2 plots

As with all evidence of housing need the data is only deemed accurate for the first five years (2016-2021) as after this period families and individuals tend to identify their own housing solutions. Therefore, to ensure the Local Plan is positively responding to need an update to the assessment will be commissioned in 2021, or earlier, to assess if there has been any changes to need, and the plan will be revised accordingly.

#### **H5: Travelling Showpeople**

Proposals for residential yards (or plots) for Travelling Showpeople will be supported where:

- the site has good access to the highway network and will not cause traffic congestion or safety problems.
- the site includes sufficient space for storage and maintenance of equipment and the parking and manoeuvring of all vehicles associated with the occupiers.
- the site should respect the scale of the nearest settled community and not place undue pressure on the local infrastructure.
- the site is not identified as an area at risk of flooding in the SFRA.
- the site is accessible to shops, schools and health facilities by public transport, on foot or by bicycle.

Around one fifth of Gypsies and Travellers nationally reside on unauthorised developments or encampments, the Government responded to this with increased funding for site provision and the £60m Homes and Communities Agency (HCA) funding for 2011-2015 has been fully committed. Despite increased powers for local authorities to deal with anti-social behaviour and to evict where necessary, the Government has acknowledged that increased site provision is the most effective means of dealing with unauthorised developments and encampments, and the policies above seek to proactively encourage proposals for Gypsy and Traveller accommodation to come forward.

Compared with the national picture, South Kesteven experiences considerably fewer unauthorised encampments. However, there is still a need for local authorities to consider how issues around unauthorised encampments can be resolved, including considering adopting the 'negotiated stopping' model.

The GTAA recorded low levels of unauthorised encampments within South Kesteven District, however as there is currently no transit provision a negotiated stopping policy is recommended to address unauthorised encampments for set periods of time. This would be in place of any formal transit provision.

The Council, as a public body with a statutory duty for meeting the needs of the Travelling community. A negotiated stopping policy, would make provision for temporary stopping arrangements throughout the District, which in turn could reduce levels of unauthorised encampments and support the travelling community. The negotiated stopping policy will be subject to separate consultation and consideration as a policy position of the Council, rather than a Local Plan policy relating to land use.

# Protecting and Enhancing the Natural and Built Environments

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## The Natural Environment

### Landscape Character

The South Kesteven Landscape Character Assessment has been used by the Council to inform its Landscape Policy. This approach was adopted in the 2010 Core Strategy. This piece of evidence has not been updated since then, however given it comments on landscape character which has not significantly altered this piece of evidence is not considered out of date.

More recently, the Council has commissioned the [Grantham Capacity and Limits to Growth Study \(July 2015\)](#) and the [Stamford Capacity and Limits to Growth Study \(November 2015\)](#). These documents were produced to inform the preparation of the new Local Plan.

The aim of the capacity studies was to determine at both a strategic and a local level the theoretical capacity for housing and employment growth at the two towns over the Local Plan period. In so doing, the studies identify and consider limits and/or constraints to that growth, as well as the potential for these constraints to be mitigated and for opportunities for growth to be maximised. In determining the suitability or otherwise of land for development, the assessment has been based on the physical characteristics of the land and on relevant local and national planning policy considerations.

In addition to the Capacity Studies, the Council has commissioned a Sustainability Appraisal for the new Local Plan. 'Points of the Compass' appraisals have been produced as part of this. These appraisals divide the areas around certain towns and villages into sections and look at the constraints of each section, relating them back to the various sustainability themes. Whilst not as detailed as the Capacity Studies, they can be used as a guide when considering the location of new development. 'Points of the Compass' assessments have been produced for the following towns and villages: Bourne, the Deepings, Ancaster Barkston, Barrowby, Baston, Billingborough, Caythorpe and Frieston, Colsterworth, Corby Glen, Great Gonerby, Harlaxton, Langtoft, Long Bennington, Morton, South Witham and Thurlby and Northorpe.

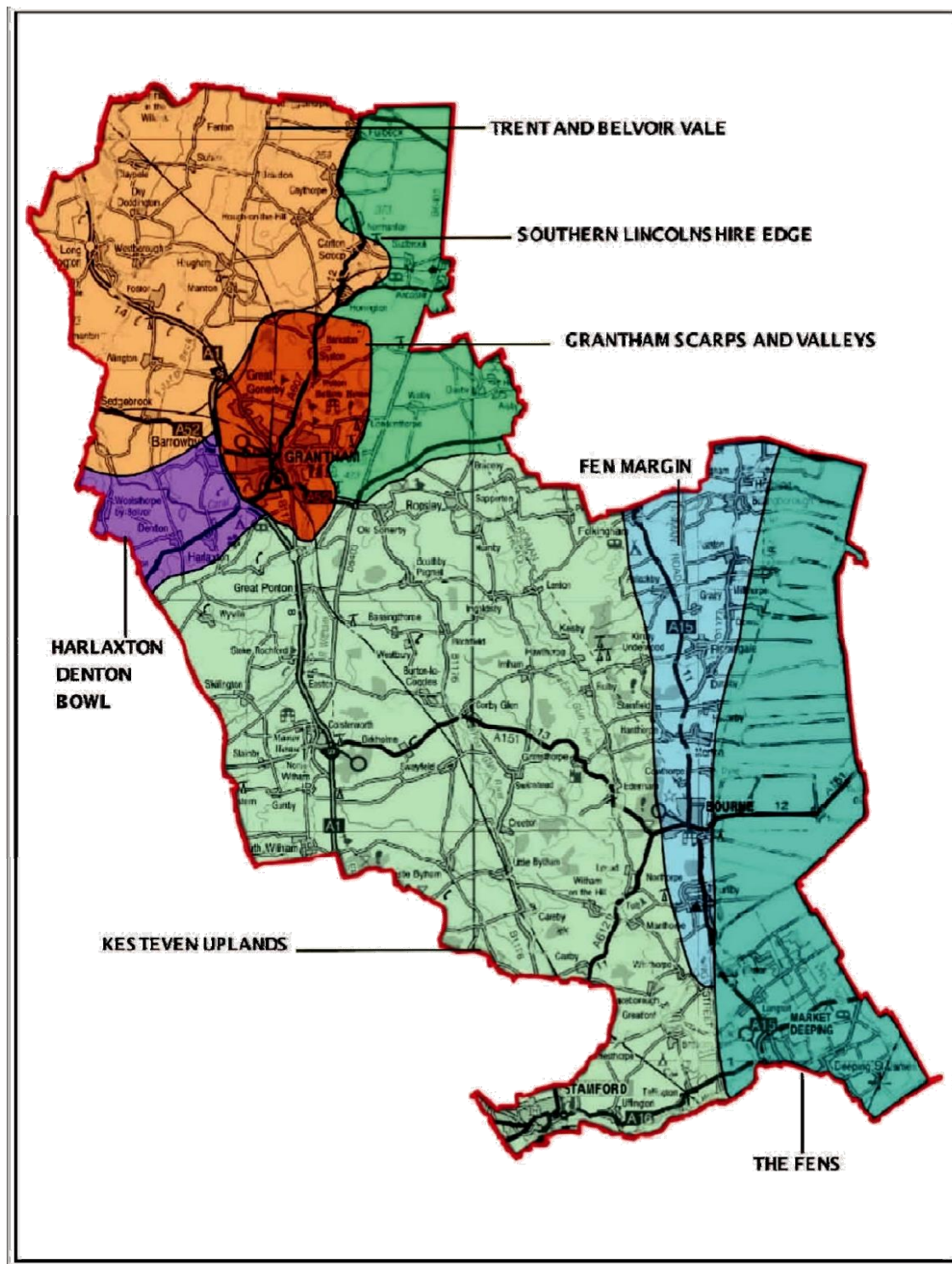


Figure 4-South Kesteven Landscape Character Area

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### **ENV1: Landscape Character**

South Kesteven's Landscape Character Areas are identified on the map above (Figure 4). Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.

In assessing the impact of proposed development on the Landscape, relevant Landscape Character Appraisals should be considered, including those produced to inform the Local Plan and Neighbourhood Plans. Consideration should also be given to the Capacity and Limits to Growth Studies produced for Grantham and Stamford and the Points of the Compass Assessments prepared for the Larger Villages.



## Biodiversity and Geodiversity

The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystems;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

The following nature sites are present within SKDC:

Designation	Number of Sites
Natura 2000 (Special Areas of Conservation)	2
Sites of Special Scientific Interest (SSSI)	27
National Nature Reserves (NNRs)	None
Local Wildlife Sites (LWS)	228
Sites of Nature Conservation Interests (SNCI)	64
Local Geological Sites (LGS)	15
Important Geological and Geomorphological sites (RIGs)	4

### **ENV2: Protecting Biodiversity and Geodiversity**

The Council, working in partnership with all relevant stakeholders, will facilitate the conservation, enhancement and promotion of the biodiversity and geological interest of the natural environment throughout the District.

Proposals that are likely to have a significant effect on an International Site will be considered in the context of the statutory protection which is afforded to the site.

Proposals that are likely to have an adverse effect on a National Site (alone or in combination) will not normally be permitted, except where the benefits of development in that location clearly outweigh both the impact on the site and any broader impacts on the wider network of National Sites.

In instances where development proposals will have a negative impact on a Local Wildlife Site (or other site of nature or geological importance), it should first be ascertained whether impacts could be avoided, if this is not possible, then they should be mitigated. If mitigation is not possible, then compensation will be sought.

## Pollution Control

The NPPF sets out the need for local authorities to consider the impact of new development on noise, air and light pollution. This aims to ensure that new developments do not harm existing residents, future residents or the natural environment. This includes minimising air, noise, light pollution, managing odour and maintaining or improving water quality to ensure that new developments are not harmful to other land uses, human health, tranquillity or the natural and built environment. The NPPF states that the local plan should seek to avoid and mitigate the impacts of pollution associated with development.

Potentially noisy developments will be expected to be accompanied by an appropriate noise assessment. Developers will be required to demonstrate the potential impact of proposals on the environment and on residential amenity and the ability to mitigate to an acceptable level.

Light pollution refers to the effect of excessive or intrusive lighting arising from poor or insensitive design. The Council will seek to reduce light pollution by encouraging the installation of appropriate lighting and only permitting lighting proposals which would not adversely affect amenity or public safety. Lights should be appropriately shielded, directed to the ground and sited to minimise any impact on adjoining areas, and of a height and illumination level of the minimum required to serve their purpose.

There is one Air Quality Management Area (AQMA) within the District. This is located in Grantham. It is shown on the Policies Map (Grantham Inset). This AQMA is within the urban area where air pollution results mainly from traffic. Air quality will be considered when assessing development proposals, particularly in or near the AQMA and where significant doubt arises as to the air quality impact then a cautious approach will be applied.

### **ENV3: Pollution Control**

Development that, on its own or cumulatively, would result in significant air, light, noise or other environmental pollution or harm to amenity, health or safety will only be permitted if the potential adverse effects can be mitigated to an acceptable level by other environmental controls, or by measures included in the proposals.

Where applicable mitigation should be provided in accordance with measures from the Council's Air Quality Action Plan (AQAP) This may be achieved by the imposition of planning conditions or through a planning obligation.

New development should not exacerbate air quality in the existing Air Quality Management Area (AQMA).

## Reducing the risk of Flooding

Paragraph 100 of the NPPF states that inappropriate development in areas of flooding should be avoided by directing development away from areas of highest risk. Where development is necessary in such areas, it should be made safe without increasing flood risk elsewhere.

The NPPF also states that Local Plans should be supported by Strategic Flood Risk Assessment (SFRA) and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. South Kesteven has commissioned a new SFRA in line with the NPPF requirements and this will be the starting point for consideration of the sequential and the exception tests.

Local Plans should apply a risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:

- applying the Sequential Test;
- if necessary, applying the Exception Test;
- safeguarding land from development that is required for current and future flood management;
- using opportunities offered by new development to reduce the causes and impacts of flooding; and
- where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

The Sequential Test is a decision-making tool designed to ensure that sites at little or no risk of flooding are developed in preference to sites at higher risk, so avoiding the development of sites that are inappropriate on flood risk grounds. Where this cannot be avoided, application of the Exception Test allows for the possibility of some development in flood risk areas taking place if flood risk is clearly outweighed by other sustainability drivers.

The Sequential Test is applied at all stages in the planning process, both between different flood zones and within a flood zone. All opportunities to locate new developments (except Water Compatible) in reasonably available areas of little or no flood risk should be explored, prior to any decision to locate them in areas of higher risk.

The Exception Test, as set out in Paragraph 102 of the NPPF, is a method to demonstrate and help ensure that the flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, and
- A site-specific Flood Risk Assessment (FRA), informed by a Level 2 SFRA where one has been prepared, must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

#### **ENV4: Reducing the Risk of Flooding**

Development should be located in the lowest areas of flood risk, in accordance with the South Kesteven Strategic Flood Risk Assessment (SFRA). Where this is not possible the sequential approach to development will be applied. Where the requirements of the sequential test are met, the exception test will be applied, where necessary.

A Flood Risk Assessment (FRA) will be required for all development in Flood Zones 2 and 3 and for sites greater than 1 hectare in Flood Zone 1, and where a development site is located in an area known to have experienced flood problems from any flood source, including critical drainage.

All development must avoid increasing flood risk elsewhere. Runoff from the site post development must not exceed pre-development rates for all storm events up to and including the 1% Annual Exceedance Probability (AEP)\* storm event with an allowance for climate change. The appropriate climate change allowances should be defined using relevant Environment Agency guidance.

Surface water should be managed effectively on site. All planning applications should be accompanied by a statement of how surface water is to be managed and in particular where it is to be discharged. On-site attenuation and infiltration will be required as part of any new development wherever possible. The long-term maintenance of structures such as balancing ponds must be agreed in principle prior to permission being granted.

Where development takes place in Flood Zones 2 and 3, opportunities should be sought to:

- Reduce flooding by considering the layout and form of the development and the appropriate application of sustainable drainage techniques;
- Relocate existing development to land in zones with a lower probability of flooding; and
- Create space for flooding to occur by restoring functional floodplains and flood flow pathways and by identifying allocating and safeguarding open space for storage.

\*1% Annual Exceedance Probability (AEP): 1 in 100 chance of flooding in any one year

## The Historic Environment

The National Planning Policy Framework (NPPF) states that the Local Plan should set a positive strategy for the conservation and enjoyment of the Historic Environment. The Local Plan should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

The Council has adopted a number of policies relating to the historic environment in the past and to date a number of conservation area appraisals have been produced and 47 conservation areas declared. At the time of publishing the Local Plan, the District had the following designated heritage assets:

<b>Conservation Areas</b>	47
<b>Listed Buildings</b>	2148
<b>Scheduled Monuments</b>	95
<b>Historic Parks and Gardens</b>	9

### **ENV5: The Historic Environment**

The Council will seek to protect and enhance heritage assets and their settings in keeping with the policies in the National Planning Policy Framework.

Development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would preserve or enhance the significance of the asset shall be considered favourably.

Proposals will be expected to take Conservation Area Appraisals into account, where these have been adopted by the Council.

Where development affecting archaeological sites is acceptable in principle, the Council will seek to ensure mitigation of impact through preservation of the remains in situ as a preferred solution. When in situ preservation is not practical, the developer will be required to make adequate provision for excavation and recording before or during development.

## The Grantham Canal

The 33-mile long Grantham Canal was built in the 18th Century as a reliable transport connection between Grantham and Nottingham through the Vale of Belvoir. Whilst the canal officially closed in 1936 it was retained for land drainage and much of the canal remained in water due to agreements for irrigating agriculture. Strategic road infrastructure and associated bridges now constrain the canal's navigation but the canal and towpaths are still accessible to walkers and cyclists. The Grantham canal is recognised for its nationally and regionally significant landscape, wildlife and heritage features.

To support the [emerging strategy for the Grantham Canal](#), commissioned by the Canal and River Trust on behalf of the Grantham Canal Partnership, Policy [ENV6](#) of the Local Plan requires future development proposals to both protect and enhance the stretch of the Grantham canal that runs through the District. The local plan seeks to safeguard the canal so that its long term potential as an asset to support growth of the local economy and boost tourism can be fully realised.

### **ENV6: Protecting and Enhancing Grantham Canal**

- 1) The alignment of the Grantham Canal, as shown indicatively on the Policies Map, shall be safeguarded with a view to its long term re-establishment as a navigable waterway, by:
  - ensuring that development protects the integrity of the canal alignment and its associated structures; and
  - ensuring that where the canal is affected by development, the alignment is protected or an alternative alignment is provided; and
  - ensuring associated infrastructure of development does not prejudice the delivery of the canal.
- 2) Proposals will be permitted that are designed to develop the canal's recreational, nature conservation and tourism potential, in particular, the use of the line of the canal for tourism potential.
- 3) Proposals shall only be permitted if it can be demonstrated that there is no unacceptable risk to ecology, flood risk, water resources and water quality.

# The Built Environment

## Promoting Good Quality Design

The National Planning Policy Framework states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Local and Neighbourhood Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of local distinctiveness and place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good design, high quality architecture and appropriate landscaping.

Planning policies and any related decisions should not be overly prescriptive and should seek to promote local distinctiveness, rather than a particular style. The Council has not previously produced any specific design standards for the District, however a number of parishes have produced Village Design Statements, which have been adopted by the Council. In addition to Local Plan policies the Council will prepare a new Supplementary Planning Document (SPD) to encourage the delivery of good quality design in all new developments across the District.



### **DE1: Promoting Good Quality Design**

To ensure high quality design is achieved throughout the District, all development proposals will be expected to:

- Make a positive contribution to the local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area;
- Ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and have regard to features that minimise crime and the fear of crime;
- Provide sufficient private amenity space, suitable to the type and amount of development proposed;

Development proposals should seek to:

- Retain and incorporate important on site features, such as trees and hedgerows and incorporate, where possible, nature conservation and biodiversity enhancement into the development;
- Provide well designed hard and soft landscaping; and
- Effectively incorporate onsite infrastructure, such as flood mitigation systems or green infrastructure, as appropriate.

All development must demonstrate compliance with:

- Building for Life 12;
- Lifetime Homes;
- Neighbourhood Plan policies;
- Manual for Streets guidance and relevant Lincolnshire County Council guidance.
- Also village design statements, where approved by the Council, should be taken into consideration.

All Large Scale or other Major Developments (defined by the Council) will undergo an independent Design Review. The Council and the Applicant will be equally involved in the selection of a review panel. The costs associated with the Design Review will be covered, in full, by the Applicant.

## Sustainable Building and Construction

The National Planning Policy Framework (NPPF) sets out that planning plays a key role in delivering reductions to greenhouse gas emissions, minimising vulnerability and providing resilience to climate change. The NPPF also notes that planning supports the delivery of renewable and low carbon energy and associated infrastructure.

The conservation of fuel and power and water efficiency are matters that are covered by building regulations, however, planning can deliver higher rates of efficiency over and above the levels set out in the Building Regulations.

The energy hierarchy classifies energy options and sets out that organisations and individuals should pursue energy options in the following order (it should be noted that it is not possible to implement all of these through planning regimes):

- Reduce the need for energy
- Use energy more efficiently
- Use renewable energy
- Use low carbon sources
- Use conventional energy

The South Kesteven District Water Cycle Study was updated in October 2016. This recommended that, in order to move towards a more 'water neutral position' and to enhance sustainability of development coming forward, a policy should be developed that ensures all housing is as water efficient as possible, and that new housing development should go beyond mandatory Building Regulations requirements. It recommended a policy of setting the Building Regulations optional requirement target of 110 l/h/d. It also recommended non-domestic buildings should as a minimum reach 'Good' BREEAM status.

## **SB1: Sustainable Building**

All development proposals will be expected to mitigate against and adapt to climate change, to comply with national and contribute to local targets on reducing carbon emissions and energy use unless it can be demonstrated that compliance with the policy is not viable or feasible.

### **1. Energy consumption**

New development should demonstrate how carbon dioxide emissions have been minimised in accordance with the following energy hierarchy:

- a) Using less energy through energy efficient building design and construction, including thermal insulation, passive ventilation and cooling;
- b) Utilising energy efficient supplies – including connecting to available heat and power networks; and
- c) Maximising use of renewable and low carbon energy generation system

### **2. Water Resources**

New development should seek to achieve a 'water neutral position' and promote enhanced sustainability. To achieve this, the following standards will be expected from new development:

- a) New housing:  
is expected to be as water efficient as possible. Proposals which do not meet the Building Regulations optional requirement target of 110 l/h/d must demonstrate how and why this standard cannot be attained as part of the specific development scheme proposed.
- b) Non-domestic buildings:  
will be expected to reach 'Good' BREEAM status as a minimum.
- c) Major development schemes:  
will be expected to provide a programme of water efficiency promotion and consumer education, as part of the new development with the aim of behavioural change with regards to water use.

### **3. Contributing to Low-Carbon Travel**

All new development should demonstrate how they can support low-carbon travel, to achieve this:

- a) new residential development will be expected to provide electric car charging points
- b) new commercial developments shall make provision for electric car charging points. The number of charging points required will be determined on a case by case basis.

## Open Space

A [Study of Open Space, Sport and Recreation in South Kesteven \(2009\)](#) assessed the open space and sports needs of the District. The study examined the quantity, quality and accessibility of open space provision and considered the local needs of the population and the demands that will be made by future development. An audit of the existing provision of open space was carried out in 2017 to refresh the evidence base for determining the appropriate open space requirements for new development, ensuring that it remains robust and up-to-date. This is summarised by the [South Kesteven Open Space, Sports and Recreation Facilities Report \(2017\)](#). Where there are local deficiencies in open space provision, the open space standards of policy OS1 will be applied to development proposals to secure new provision.

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

Local open space standards for South Kesteven have been developed based on the assessment of the needs in the 2009 study and are set out in policy OS1 below. Proposals for new residential development should contribute to the provision of open space in areas where the standards are not met already.

Open space should be well designed and maintained using best practice principles in “Fields in Trust: Guidance for Outdoor Sport and Play”. High quality open spaces that are welcoming and well-kept are valued and enjoyed by everyone. These in turn contribute to healthy living, biodiversity and wildlife conservation, sustainable development and environmental education.

### **OS1: Open Space**

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	
<b>Informal /Natural green space</b>	2.0 ha per 1000 population within 480m (10mins walk time)	Informal open space, natural green space, e.g. woodland, wetland, meadow and heath, green infrastructure, routeways and corridors	
<b>Outdoor sports space</b>	1.0 ha per 1000 population within 480m (10mins walk time)	Dedicated outdoor sports pitch provision (includes grass pitch provision and sometimes hard/synthetic surfaces)	
<b>Other Open Space</b>	0.8ha per 1000 population within 480m (10mins walk time)	Play equipped space	0.15ha
		Young Persons spaces	0.15ha
		Allotments	0.20ha
		Parks	0.30ha

### **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 are capable of providing 10 or more dwellings. Development proposals will be assessed against current open space provision, in areas that do not currently meet the standards for open space, the development proposal will be required to make appropriate provision, based upon the standards above.

New 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.

All new open space provision should take account of best practice guidance and design principles. The longevity of new open space provision shall be safeguarded, through agreed management and maintenance arrangements.

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, and
- the site does not support important or protected habitats or species.

\* open space includes allotments, parks, equipped play space, sports pitches and informal natural open space, routeways and corridors.

# Renewable Energy Generation

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The Council is the responsible local planning authority for renewable and low carbon development. As such, the Local Plan needs to consider how to plan positively for renewable energy and its delivery. The context to the Renewable Energy Policy [\(RE1\)](#) in the Local Plan is provided by the National Planning Policy Framework (NPPF) 2012, the Planning Practice Guidance for Renewable and Low Carbon Energy 2015 and by Ministerial statements; in particular the written ministerial statement made by the Secretary of State for Communities and Local Government on 18 June 2015.

## National and Local Context

The 2015 Planning Guidance states “*when drawing up a Local Plan local planning authorities should first consider what the local potential is for renewable and low carbon energy generation. In considering that potential, the matters local planning authorities should think about include:*

- *the range of technologies that could be accommodated and the policies needed to encourage their development in the right places;*
- *the costs of many renewable energy technologies are falling, potentially increasing their attractiveness and the number of proposals;*
- *different technologies have different impacts and the impacts can vary by place;*
- *the UK has legal commitments to cut greenhouse gases and meet increased energy demand from renewable sources. Whilst local authorities should design their policies to maximise renewable and low carbon energy development, there is no quota which the Local Plan has to deliver.”*

This Section of the Local Plan deals primarily with the three main sources of on-shore energy generation likely to be proposed in the District - solar photovoltaic, wind energy and biomass energy. Other possible sources of renewable energy will be considered along the lines of the general proposals for these three sources. Whilst on-shore wind has been a major contributor of renewable energy over the last 15 years its forecast additional capacity has been greatly overtaken by offshore wind. Government subsidies for on-shore wind in the form of the Renewables Obligation has now been completely phased out by April 2017. Even though on-shore wind is becoming less costly and like all the major renewable sources moving towards “grid parity”, this is bound to affect demand. It is also not seen as a major provider of new development because of population and environmental constraints. The Government’s National Infrastructure Delivery Plan 2016 to 2020/21 (para 6.28) sees the key energy technologies for market support as new nuclear, gas and offshore wind.

Subsidies have also been reduced for Solar PV energy generation and this form of renewable energy has an even larger cost reduction trend and is expected to reach viability without subsidy (grid parity) soonest. The Government has also made it clear in its Solar PV Strategy that regarding renewable energy from Solar PV it sees the greatest potential being from roof-mounted panels on the estimated 250,000 hectares of south-facing industrial and commercial roofs in England. The Council recognises this approach as having the greatest potential, with significantly less adverse impacts (such as the loss of agricultural land) compared with large scale ground mounted panels and therefore wishes to encourage such provision.

The Council intends to operate a criteria-based policy towards any new proposals for renewable energy generation in the District. This approach is covered in the National Planning Policy Guidance and has served the District well in the form of SKDC's June 2013 Wind Energy Supplementary Planning Document, the content of which has been reviewed and updated to inform [Appendix 4](#) of this Local Plan. The criteria based approach will assist developers in considering the constraints on any renewable energy generation proposals as well as their benefits and thus to identify any potentially suitable locations.

The Council therefore will consider any planning applications for renewable energy which pass the tests set out in [Appendix 4](#) of this Local Plan covering wind energy, solar PV and Biomass. For other forms of renewable energy the criteria will be adapted from those in the [Appendix 4](#). The criteria headings are as follows:

#### **For Wind Energy generation**

- Landscape and visual amenity
- Residential amenity
- Cumulative impact
- Ecology, Biodiversity and ornithology
- Historic Environment
- Hydrology
- Traffic and Transport
- Noise and Vibration



- Socio-economic and other impacts
- Shadow Flicker
- Aviation
- Telecommunications
- Agricultural land

**For Solar Photovoltaic generation:**

- Visual impact on landscape or heritage settings
- Visual impact upon dwellings or communities
- Cumulative impact
- Noise
- Highways and safety
- Nature conservation
- Agricultural land

**For Biomass generation:**

- Visual impact on landscape or heritage settings
- Visual impact upon dwellings or communities
- Highways and safety
- Noise
- Highways and safety
- Nature conservation
- Straw Drop
- Emissions/Pollution

- Fire risk
- Storage on site

A crucial context to consideration of renewable energy projects will be the importance of agriculture and food production in South Kesteven. This sector is not only key in the local economy but also the District, as part of Lincolnshire, provides a strategic role in national food production. This strength is rooted in the quality of the District's farmland. Renewable energy projects that displace or conflict with this economic asset will be unlikely to be considered favourably.

A further consideration in balancing the advantages of renewable energy generation with any harm to residents, the environment or local economy will be the amount of energy to be generated compared with the measure of any adverse impacts.

All planning applications for renewable energy should contain parallel detailed proposals for power transmission (whether over-ground or underground) as the impact of power lines upon local communities and landscapes is a material consideration. Whilst proximity to gridlines is an important consideration for developers, the Council is aware that a trade-off must be achieved between absolute proximity and environmental and other considerations.

The Local Plan does not identify specific areas suitable for renewable provision, instead it sets out the key criteria that shall be taken into consideration when proposals for renewable energy provision are received. [Policy RE1](#) and [Appendix 4](#) set the context to enable the identification of potentially suitable sites for renewable energy development.

In addition to these, and in accordance with the Written Ministerial Statement, should a wind energy proposal or any renewable energy proposal come forward from a local community, or a local community working in partnership with a developer, wish to deliver renewable energy in their local area, the proposal will be encouraged, provided that it meets the relevant criteria as set out in [policy RE1](#) and the accompanying [Appendix 4](#).

To further support communities in their consideration of all renewable proposals, local communities via their parish councils, or equivalent, will be consulted on planning applications for renewable energy. In consulting local communities the Council will consider the geographic reach of a proposal, in relation to both possible and cumulative impact. This will sometimes involve consulting proximal parish councils as well as the one(s) where the proposal is located. This may include parishes in adjoining local planning authority areas, in which case the Council

will liaise with those corresponding local authorities. In considering consultation responses greatest weight will be placed on the views of those communities and parish councils which are closest to, or most greatly affected by the proposed development. The [Statement of Community Involvement \(SCI\)](#) will be updated accordingly to accommodate this.

#### **RE1: Renewable Energy Generation**

Proposals for renewable energy generation will be supported subject to meeting the detailed criteria as set out in the accompanying Renewable Energy [Appendix 4](#) and provided that:

- The proposal does not negatively impact the District's agricultural land asset;
- The proposal can demonstrate the support of affected local communities;
- The proposal includes details for the transmission of power produced;
- The proposal details that all apparatus related to renewable energy production will be removed from the site when power production ceases;

**and** any other relevant Local Plan policies and national planning policy.

## 4. South Kesteven's Four Market Towns

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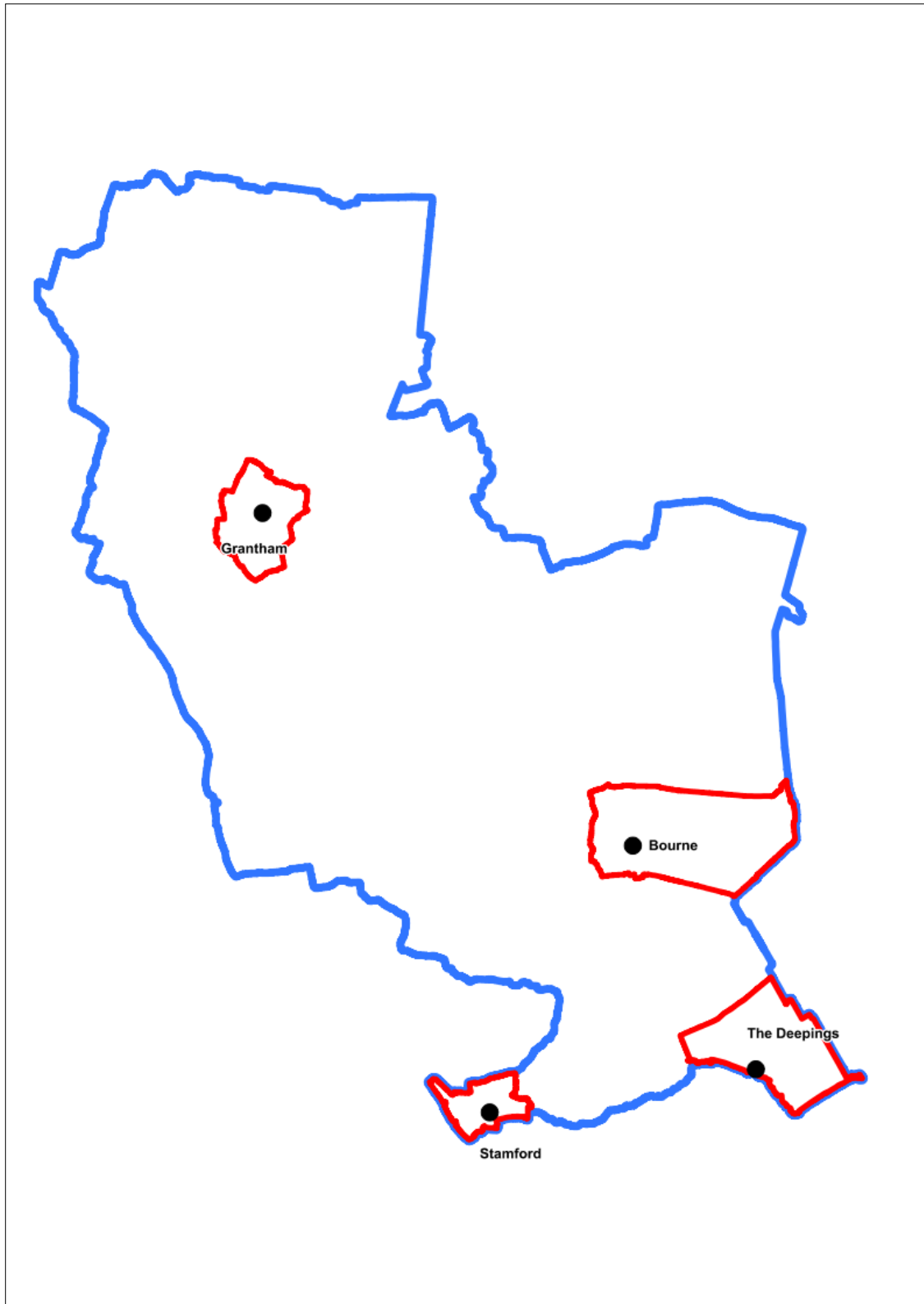


Figure 5 – The four main Towns of South Kesteven Map and Infographic Data.

## Grantham's Profile



Population – 41998



47% of the population is in Full or Part time employment



Number of properties - (2011) 15450 - primarily detached houses



Average age of the population is 40



10% of the population is retired

## Stamford's Profile



Population – 19701



50% of the population is in Full or Part time employment



Number of properties - (2011) 8994 - primarily detached houses



Average age of the population is 42



11% of the population is retired

Source – Office of National Statistics 2011 Census Data <https://www.ons.gov.uk/census/2011census>

## Bourne's Profile



Population – 14456



47% of the population is in Full or Part time employment



Number of properties - (2011) 6342 - primarily detached houses



Average age of the population is 42



11% of the population is retired

## The Deepings' Profile



Population – 13314



50% of the population is in Full or Part time employment



Number of properties - (2011) 5570- primarily detached houses



Average age of the population is 42



12% of the population is retired

Source – Office of National Statistics 2011 Census Data <https://www.ons.gov.uk/census/2011census>

# Grantham

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Grantham is located around 26 miles south of Lincoln and 24 miles east of Nottingham. It is the largest settlement within the District of South Kesteven, and the second largest settlement in Lincolnshire. The town has historically been of strategic importance due to its location on the River Witham, along with the Great North Road and with the East coast Main Line running through it. It has good strategic connections to London, Peterborough, Newark, Lincoln and Nottingham. Being the largest town in the District, Grantham was previously awarded Growth Point status in 2006, in order to support an ambitious growth agenda, aimed at strengthening and enhancing Grantham's position as a major economic centre within Lincolnshire. Whilst formally Grantham's Growth Point status has concluded, the projects associated with it are still active and work continues to ensure that Grantham fulfills its ambition to be a leading sub-regional centre offering high quality retail, leisure, residential and employment opportunities to the whole of its hinterland.

Grantham also has an historic and diverse town centre, with the full range of facilities, which you would expect to find in an urban centre of over 41,000 people. Many of the major national retailers have stores in the town, including branches of the leading supermarkets and the major banks.

## Grantham's Historic Environment

In the centre of Grantham is the Grade 1 listed St. Wulfram's parish church. The church and its immediate setting are important features of the Conservation Area and the wider area, they are also the most historic parts, and as such are highly significant in their historic importance, and therefore very sensitive to any change or alteration. The views to the spire of St Wulfram's Church are one of the defining characteristics of Grantham. St Wulfram's spire is prominent in both short and long views and should be safeguarded from development both within and outside the town that could have a detrimental impact on these views.

The Grade 1 listed Belton House and its Grade 1 registered historic park and garden are internationally significant heritage assets located in close proximity to the northern edge of the existing built up area of Grantham.

In recognition of its importance the Council and the National Trust commissioned the Belton House and Park Setting study to define the extent of the setting of these heritage assets and to

inform policy formulation and decision-making for development proposals within the defined area.

Protecting and enhancing the setting, to the extent defined in the adopted Belton House and Park Setting Study, is important in maintaining its significance as a heritage asset. In accordance with [policy GR1](#) development 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.

#### **GR1: 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.

## Support Grantham's Economy

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

Education within the town is good, with Key Stage Two results in line with the national averages and a good GCSE performance. There are several secondary schools in the town, including two Grammar schools and a further education collage.

Employment in the town is mainly focused in the town centre; but also at other locations such as Alma Park industrial Estate and Spittlegate Level industrial area, near to the A1. Unemployment in the town is at 3.7% which is higher than the District average of 2.0%.

The Local Plan seeks to strengthen the District's economy and through the identification of a series of strategic employment sites (see [E1: Strategic Employment Sites](#)) and employment allocations (see [E2: Employment Allocations](#)) seeks to further enhance Grantham's local



economy such that Grantham can sustain its role as an effective sub-regional centre. The proposed strategic employment site in Grantham ([E1:GR.SE1](#)) recognises the benefit the delivery of employment generating uses on this site will bring to the local economy. Also, the location of this site means that it benefits from good connectivity and the new junction to the A1 will further support this site's attractiveness.

In recognition of the new A1 junction being delivered in conjunction with developments to Grantham South, further land adjoining the strategic employment site is also identified for employment allocations ([E2:GR.E1 GR.E2 GR.E3](#)). Delivery of employment generating uses on these sites will further support Grantham's economy, as well as the wider District's economy.

## Sustainable Transport in Grantham

The growth of the town requires an efficient transport network which enables services and facilities to be accessible to all, whilst also helping to reduce congestion and minimising the environmental impact of transport, particularly through the town centre.

Grantham lies adjacent to the A1 and it is currently bisected by the A52. As trunk roads the A1 and A52 (west) are the responsibility of Highways England rather than Lincolnshire County Council. Development proposals which may have an effect on the trunk road network, including the capacity of junctions onto and off the trunk road network will be considered by Highways England as well as Lincolnshire County Council. Development proposals may therefore, require a strategic highway solution involving both LCC and Highways England.

In 2005, LCC commissioned a transport study for Grantham. The aim of this study was to look at all of the issues that relate to transport in the town and set out a range of local proposals to tackle congestion and improve transport options. In 2014 the study was reviewed. This review set out five key aims:

- Making Grantham a better place in which to live, work and shop
- Making alternative ways of travelling more attractive
- Making the most of the railway station;
- Helping people get around town more easily; and
- Catering for new developments.

Lincolnshire County Council has proposals for significant highway infrastructure which will be delivered in Grantham during the plan period. This includes the construction of the Grantham Southern Relief Road (GSRR). This infrastructure will support and enable the growth of the town by opening up access to key development sites and by providing mitigation to traffic

growth associated with all planned development. It is important to recognize the benefit and mitigation that this infrastructure will provide to all development sites within the Grantham Transport strategy area. Development proposals will therefore be expected to make appropriate direct provision or a financial contribution to the delivery of this enhanced infrastructure. Where opportunities for the forward funding of strategic transport infrastructure projects exist, these will be explored, in partnership with Lincolnshire County Council, or Highways England in the case of the A1 and A52 (west of the A1) trunk roads.

#### **GR2: Sustainable Transport in Grantham**

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

## Grantham Town Centre

The Local Plan will seek to encourage retail proposals that support and enhance Grantham's developing role as a sub-regional shopping and leisure destination.

The historic fabric of Grantham's town centre creates good potential for investment, regeneration and enhancement despite it having experienced the national pattern of increased shop vacancies. Grantham's sub-regional status and its distance from the key shopping centres of Peterborough and Nottingham means it should in theory be operating at a higher retail level than is currently being achieved.

Part of Grantham town centre's under achievement is due to significant expenditure leakage into centres such as Peterborough, Nottingham and even Leicester. Expenditure leakage is the technical term for shoppers exhibiting choice; shoppers choose other locations because of the variety those locations can offer them, which in turn impacts the offers available within the centre not being visited, in this instance Grantham town centre. Grantham is not large enough to re-create itself as another Peterborough or Nottingham, but it can still build a critical mass in terms of its population and look to reinvent and to reinvigorate itself as a sub-regional shopping and leisure destination. Wider local infrastructure issues, such as congestion within the town centre, will be addressed through the delivery of the Plan.

The policy sets out what will be encouraged within Grantham town centre to enable this shift towards a better shopping and leisure destination not just for the District's resident population, but also workers and visitors.

### **GR3: Grantham: Town Centre Policy**

The Grantham town centre boundary and the Primary Shopping frontages are defined on the policies map (shown below).

- Within the town centre, development or reuse of buildings for a range of uses including retail, leisure, offices, food and drink, cultural and residential will be supported.
- Within the Primary Shopping frontages proposals for new premises, conversions or change of use to A1 retail (shops) will be encouraged, subject to the proposal contributing positively to the character and appeal of the town centre. Other A-uses will be supported provided that they positively contribute to the Town Centre either through generating footfall or providing supplementary uses, i.e. banks, cafes.
- Within the town centre boundary, proposals for A-uses will be supported, as well as proposals for Offices (B1), Health Care, Day Nurseries, (D1) and leisure and tourism related uses, i.e. cinema, recreation facilities (D2) and appropriate residential development, provided that the use does not cause undue harm to the character and appeal of the town centre, nor generate “dead shopping frontages”.
- The preference is for A1 retail uses to be located within the Primary Shopping frontages. Proposals for A1 retail uses in the wider town centre boundary, will be supported provided that they positively contribute to the town centre.
- Proposals supporting the generation of an evening economy within the Town Centre will be encouraged. The re-development of the St Peter’s Hill area will be supported provided that proposals encourage footfall into the town centre and support the evening economy.

A sequential approach will be applied to the location of proposals for main town centre uses which prioritises sites within the town centre ahead of edge of centre sites. Out of centre locations will only be considered if sequentially preferable sites are not available.

Retail impact assessments will be required to accompany proposals for main town centre uses in edge of centre or out of centre locations where the gross floorspace proposed is above 1,000sqm.



# Grantham Town Centre

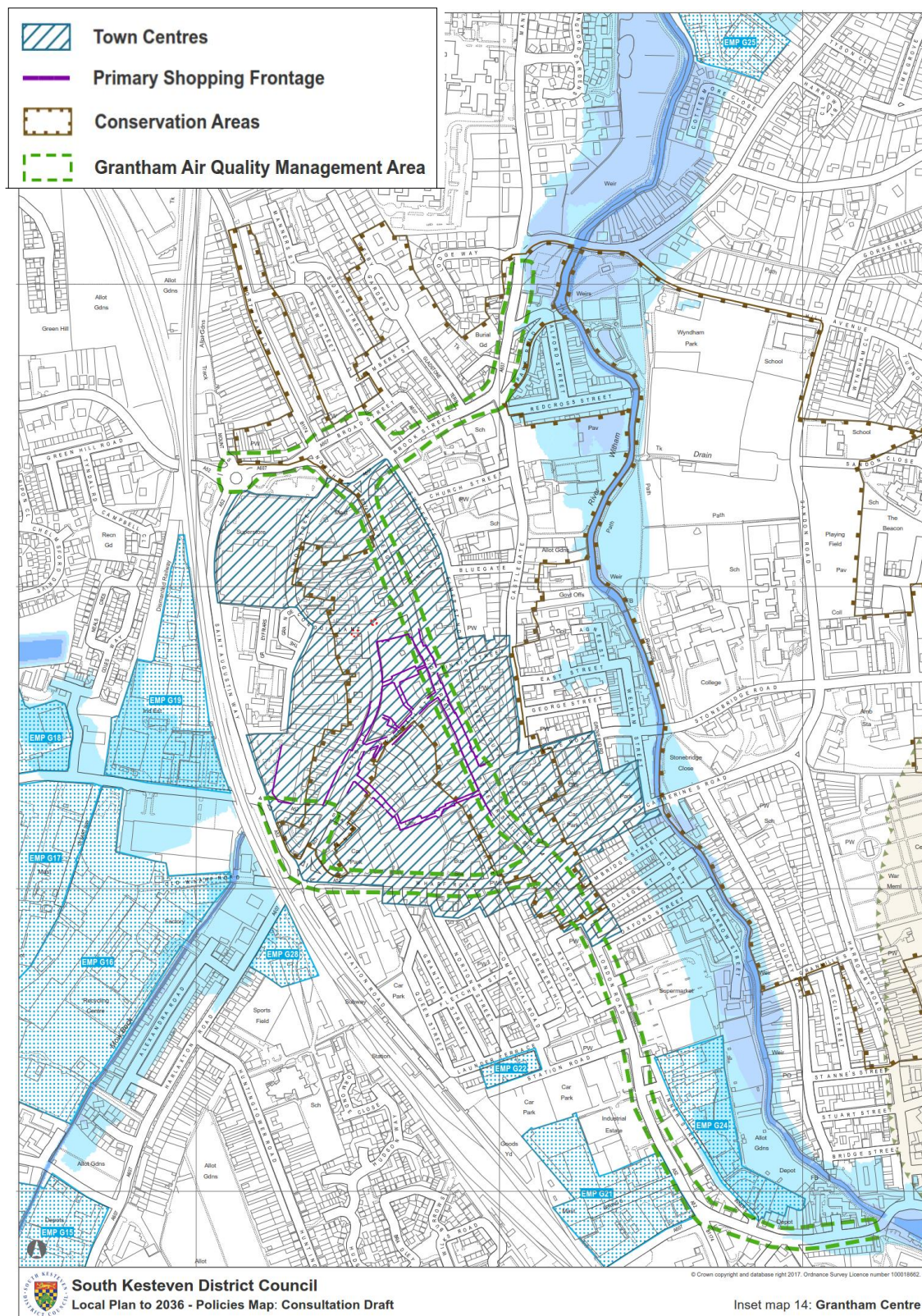


Figure 6 Grantham Town Centre Map - (Note this map will be updated when new policy maps are finalised)

## Grantham Residential Allocations

A series of potential residential allocations is proposed for Grantham. Along with existing commitments and known supply, as set out in the Spatial Strategy SP1, the majority of development proposed for the District, will centre on Grantham. This approach ensures development is located in the most sustainable location and ensures Grantham meet its growth needs and fulfills its role as a sub-regional centre.

Grantham will be the primary focus for the majority of housing growth within the District. This principle was established by the previous Core Strategy and by continuing to focus on Grantham the town will have the scale of additional growth needed to furnish it with an appropriate critical mass that will support a range of services and facilities and ensure that Grantham sustains and builds upon its role as a sub-regional centre. To achieve this the Local Plan incorporates the continued allocation of the Garden Village (Southern Quadrant GR4: H3), which has recently attracted central government funding, and the North West Quadrant (GR4: H1), which has also secured central government funding for a new primary school. Further land is also identified for allocation at the north-west quadrant (GR4: H2), as well as land north of Longcliffe Road (GR4: H4) and at the west of Grantham (GR4:H5). In respect of GR3:H4 the ongoing planning appeal related to the recent refusal of planning permission may bring forward additional information, which will be considered before any formal allocation is made on this site.

In addition to these identified locations for potential growth, the Prince William of Gloucester barracks has been signaled for release by the Ministry of Defence. Identifying this site as a reserve allocation in the Local Plan offers the District the opportunity to comprehensively masterplan for the continued growth of Grantham towards the end of the current plan period and beyond.

### **GR4: Grantham Allocations**

The following allocations are proposed for Grantham:

#### **GR4 H1: Spitalgate Heath - Garden Village (Southern Quadrant) (SKLP269)**

Indicative Unit Numbers: 3700

Assumption Density: 30 Dwellings per hectare

The following development principles accompany this allocation:

- To ensure a comprehensive development is proposed for the whole site, incremental full applications will not be acceptable. An outline or hybrid application will be required for the entire site. This should be accompanied by an illustrative masterplan.



- The development should incorporate Sustainable Urban Drainage systems where practical and possible to do so.
- The masterplanning and development of the site should have careful regard for landscape and topography.
- The potential for the development to impact on the townscape and heritage assets including views out of the site should be considered in the masterplanning of this site.
- Additional treatment capacity is required at waste water treatment works and new discharge permits are required for water quality targets. This should be incorporated early on in the development of scheme specifics.
- To ensure the development achieves good, high quality design a design code will be prepared for the site.
- Part of this site is located within a Site Specific Minerals Safeguarding Area and development could therefore impact upon minerals sites / infrastructure that already have planning permission. An assessment should be undertaken to demonstrate the proposed development would not be adversely affected by the mineral site (particularly in terms of noise/dust/traffic/ and visual impact), this assessment shall take place before considering a planning application or allocation for this site to ensure any mitigation measures are incorporated into the development proposal.
- This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.

#### **GR4 H2: Rectory Farm (Phase 2 North West Quadrant) (SKLP134, 267, 268)**

Indicative Unit Numbers: 1150

Assumption Density: 30 Dwellings per hectare

The following development principles accompany this allocation:

- To ensure a comprehensive development is proposed for the whole site, incremental full applications will not be acceptable. An outline or hybrid application will be required for the entire site. This should be accompanied by an illustrative masterplan.
- Development should provide a strategic access solution which limits the number of new access points onto the A52 Barrowby Road.  
The strategic access solution should include details on vehicular, pedestrian and cycleway connections to the adjacent Poplar Farm. The connections should incorporate access to Poplar Farm primary school.
- The development will make suitable open space provision including providing an additional playing field or land for such use, adjacent to the boundary of Poplar Farm school
- The development should incorporate Sustainable Urban Drainage systems where practical and possible to do so.
- Development of this site should seek to positively incorporate strategic views

towards heritage assets of the Town (Belmont Tower, St Wulfram's, St Sebastians). The topography of the site shall be carefully considered to ensure that development proposals reduce possible harm to these heritage features.

- Additional treatment capacity is required at waste water treatment works and new discharge permits are required for water quality targets. This should be incorporated early on in the development of scheme specifics.
- To ensure the development achieves good, high quality design a design code will be prepared for the whole site.

**GR4 H3: Land adjacent to Rectory Farm (Phase 3 North West Quadrant) (SKLP51) –**

Indicative Unit Numbers: 216

Assumption Density: 30 Dwellings per hectare

The following development principles accompany this allocation:

- A comprehensive masterplan will be prepared for this site, which clearly sets out an appropriate relationship with the adjacent Rectory Farm site/s (Phase 2 North West Quadrant)
- In masterplanning the site consideration should be given to providing vehicular, pedestrian and cycleway connections into the site from the adjacent Rectory Farm development (North West Quadrant Phase 2).
- The development should incorporate Sustainable Urban Drainage systems where practical and possible to do so.
- The northern edge of the site shall not extend any further north than as shown on the policies map, this is to prevent possible impact on heritage features and the landscape.
- Noise mitigation measures shall be proactively incorporated in the development.
- Sensitive landscaping treatments shall be provided along the northern edge of the site.
- Additional treatment capacity is required at waste water treatment works and new discharge permits are required for water quality targets. This should be incorporated early on in the development of scheme specifics.
- To ensure the development achieves good, high quality design a design code will be prepared for the site.

**\*GR4 H4: Land North of Longcliffe Road and Ryedale Close, Manthorpe Road (SKLP45)**

\*This site is subject to an ongoing appeal, following the recent refusal of planning permission. The outcome of the appeal will be considered prior to any formal allocation of this site in the new Local Plan\*

Indicative Unit Numbers: 480

Assumption Density: 30 Dwellings per hectare

The following development principles accompany this allocation:

- The masterplanning and development of the site should have careful regard for landscape and topography. No development shall occur above the 65m contour.
- Additional treatment capacity is required at waste water treatment works and new discharge permits are required for water quality targets. This should be



incorporated early on in the development of scheme specifics

- Impact on heritage features will need to be considered, specifically the development should incorporate strategic Views towards heritage assets (Belmount Tower, St Wulfram's Church, St Johns church)
- A Landscape buffer shall be provided along the northern and western edges of the site
- The development should incorporate Sustainable Urban Drainage systems where practical and possible to do so.
- A through route between Longcliffe Rd and Belton Lane shall be provided, this will also enable connections to and enhancement of existing footpaths/cycleways in the local area
- The development will make provision for upgrading of Belton Lane/Newark Hill junction to traffic lights
- To ensure the development achieves good, high quality design a design code will be prepared for the site.

**GR4 H5: Land at Trent Road/Harlaxton Road (SKLP319)**

Indicative Unit Numbers: 50

Assumption Density: 30 Dwellings per hectare

Assumed Affordable Housing Contribution: 35%

The following development principles accompany this allocation:

- The development should incorporate Sustainable Urban Drainage systems where practical and possible to do so.
- In developing the site the operations of the adjacent employment site shall be taken into consideration so as ensure the employment uses can continue to operate.
- Screening should be provided between the adjacent employment site and any proposed residential units to limit disruption to both existing employment uses and future residential provision.

## Prince William of Gloucester Barracks

The [Strategic Defence and Security Review 2015](#) sets out the comprehensive, long-term review of the Ministry of Defence (MOD) assets, the focus of which is to reduce the defence estate by 30% by 2040. The estate rationalisation will release 91 MOD sites, which will support the MOD in reducing estate running costs by £140m over the next 10 years. This will also provide land for 55,000 homes as part of the wider government housing policy.

Specifically for Grantham, the Prince William of Gloucester Barracks is identified for release. (See [A Better Defence Estate: November 2016](#).) The release of the Barracks was first announced in September 2016 and it is estimated that the site will start to be ready for disposal by 2020. The potential release of the Barracks accords with the findings of the [Grantham Capacity and Limits to Growth Study 2015](#), which sought to identify future possible growth options for the town.

To ensure the Local Plan positively responds to the release of the Barracks, the site is identified as a reserve allocation for residential or mixed use development. Such alternative uses would accord with the findings of the Grantham Capacity and Limits to Growth Study.

The MOD has indicated the timeframe for disposing of the site is to start by 2020. This means residential completions could possibly be realised from this site, towards the end of the current plan period. However, to ensure the Local Plan meets the District's Objectively Assessed Need, and to provide certainty regarding completion rates across the entire plan period, the Local Plan and accompanying housing trajectory do not at present make any allowances for residential completions from this reserve allocation.

### **GR5: Grantham Reserve Allocation**

#### **GR5: H5 Prince William of Gloucester Barracks (SKLP 316)**

The Prince William of Gloucester Barracks will be released by active military use by 2020. The potential release of this site conforms to the Grantham Capacity and Limits to Growth Study and the Council in principle will support its redevelopment for residential and mixed uses purposes.

Should proposals for the redevelopment of the Barracks be forthcoming within the plan period (2011-2036) these will be supported, provided that the redevelopment of the site positively contributes towards the provision of strategic infrastructure within Grantham.

The re-development of the Barracks should be proactively masterplanned as another satellite settlement or garden village, given its location on the edge of Grantham, rather than an extension to the town.

Policies maps have been prepared and are contained within the [Policies Maps Appendix: 3](#). The policies maps depict all land allocations and other policy designations. The map below is provided for purely illustrative purposes, detailing current planning permissions in the context of proposed allocations.

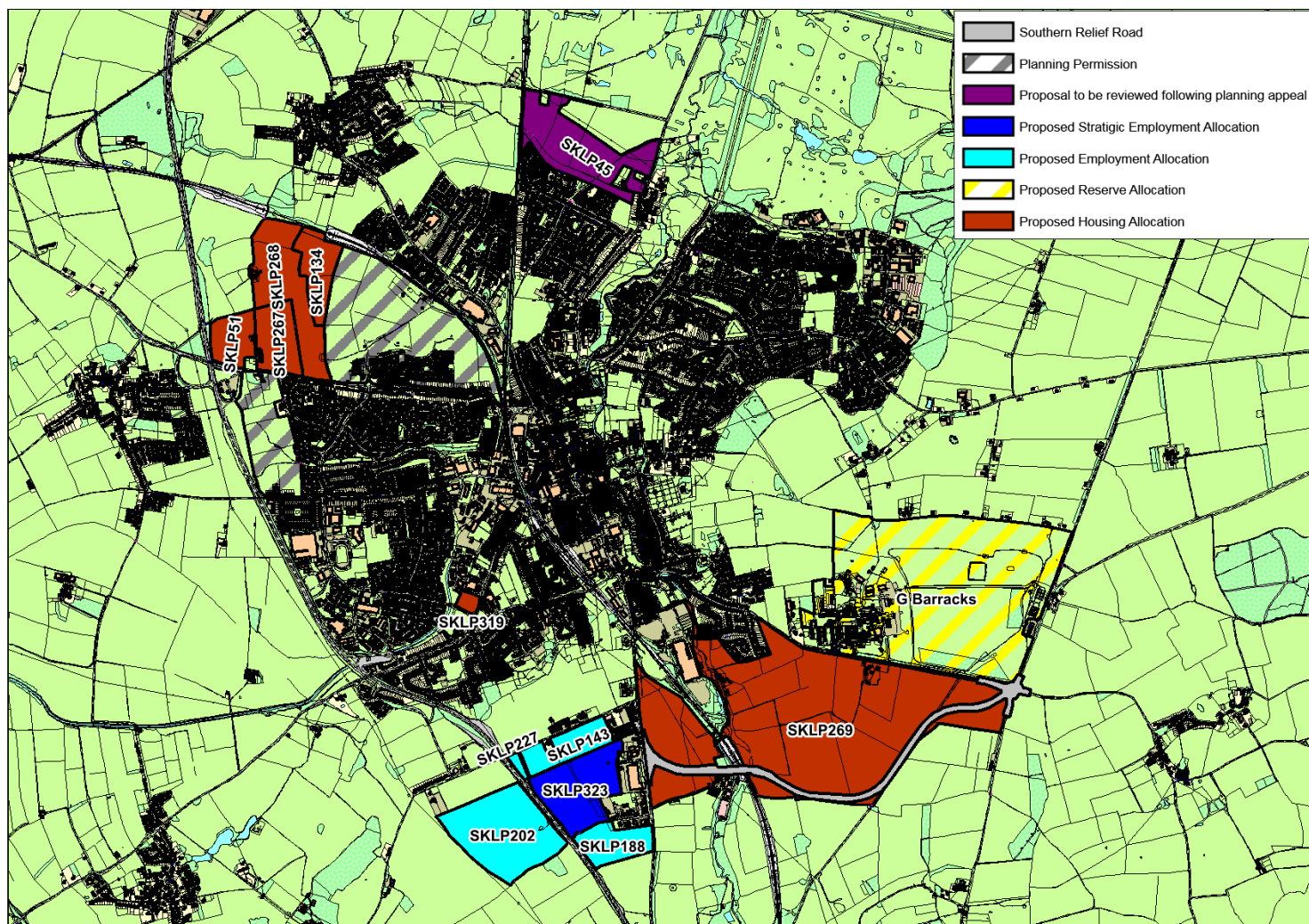


Figure 7 – Grantham Allocations Map

# Stamford

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Stamford is the second largest town in South Kesteven. 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) is also accessible. There are direct rail services to Cambridge, Birmingham, Peterborough and Stanstead airport, and the East Coast Main Line rail network is accessed via Peterborough. The town also acts as a service centre for nearby villages, such as Uffington and Tallington in the District and Great Casterton and Ryhall in Rutland.

Stamford is noted for its heritage, its architecture and its essential 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 town's heritage.

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 and specialist traders providing a variety of goods and services. Stamford also has a market every Friday, selling local produce and a variety of household goods. 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.

In 2015, South Kesteven District Council commissioned a Capacity and Limits to Growth Study for Stamford. This was done to ensure the existing heritage and other important features of Stamford were protected from future inappropriate development options by identifying the less constrained and strategic opportunities for sensitive growth of the town. The Stamford Neighbourhood Plan Group ([Stamford First](#)) have been actively involved in this piece of evidence and support the study's findings.

The proposed strategy for Stamford is to focus on growth to the North of the town (STM1: H1). This proposal accords with the findings of the Stamford Capacity and Limits to Growth Study as focusing growth in the north will ensure the historically significant and sensitive landscape to the south of the town is protected whilst the fabric of the town is protected for future generations. The proposed northern allocation will provide a comprehensive extension to the town, however this will happen over a number of years and therefore it will be some time

before housing completions are achieved. To ensure Stamford continues to contribute to the District's housing growth and its own need, a further allocation is proposed at Stamford East (STM1:H2). This proposal makes best use of previously developed land and seeks to ensure two parcels of land are bought together as one comprehensive development option for the town.

### **STM1: Residential Allocations**

#### **STM1-H1: Stamford North (SKLP257, SKLP258, SKLP240)**

Indicative Unit Numbers: 1287

Assumption Density: 30 Dwellings per hectare

The following development principles accompany this allocation:

- A comprehensive masterplan and a single planning application is required for the entire site (this includes the land extending into Quarry Farm, Rutland)
- Highway, footway, cycleway connections shall be provided throughout the site which connect the site into the wider town.
- An East-West link road shall be provided to provide mitigation of traffic generated from this development.
- The development shall accommodate specialist housing needs through the provision of retirement housing, extra care or residential care housing.
- The development shall make provision for a new primary school.
- The development shall make provision for contributions towards the expansion or improvement of the adjacent secondary school.
- The development should positively respond to green infrastructure opportunities and provide sensitive landscaping to the northern edge of the site.
- This site represents an important gateway location and this should be recognised in the design and layout of development proposals.
- To ensure the development achieves good, high quality design, a design code will be prepared for the site.
- This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.

**STM1- H2: Stamford East (SKLP300, 318)**

Indicative Unit Numbers: 162

Assumption Density: 30 Dwellings per hectare

The following development principles accompany this allocation:

- A comprehensive masterplan is required for the entire site.
- Highway, footway, cycleway connections shall be provided throughout the site which connect the site into the wider town.
- This site represents an important gateway location and this should be recognised in the design and layout of development proposals.
- To ensure the development achieves good, high quality design, a design code will be prepared for the site.
- Any contaminated land should be remediated as necessary.
- This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.



Policies maps have been prepared and are contained within the [Policies Maps Appendix: 3](#). The policies maps depict all land allocations and other policy designations. The map below is provided for purely illustrative purposes, detailing current planning permissions in the context of proposed allocations.

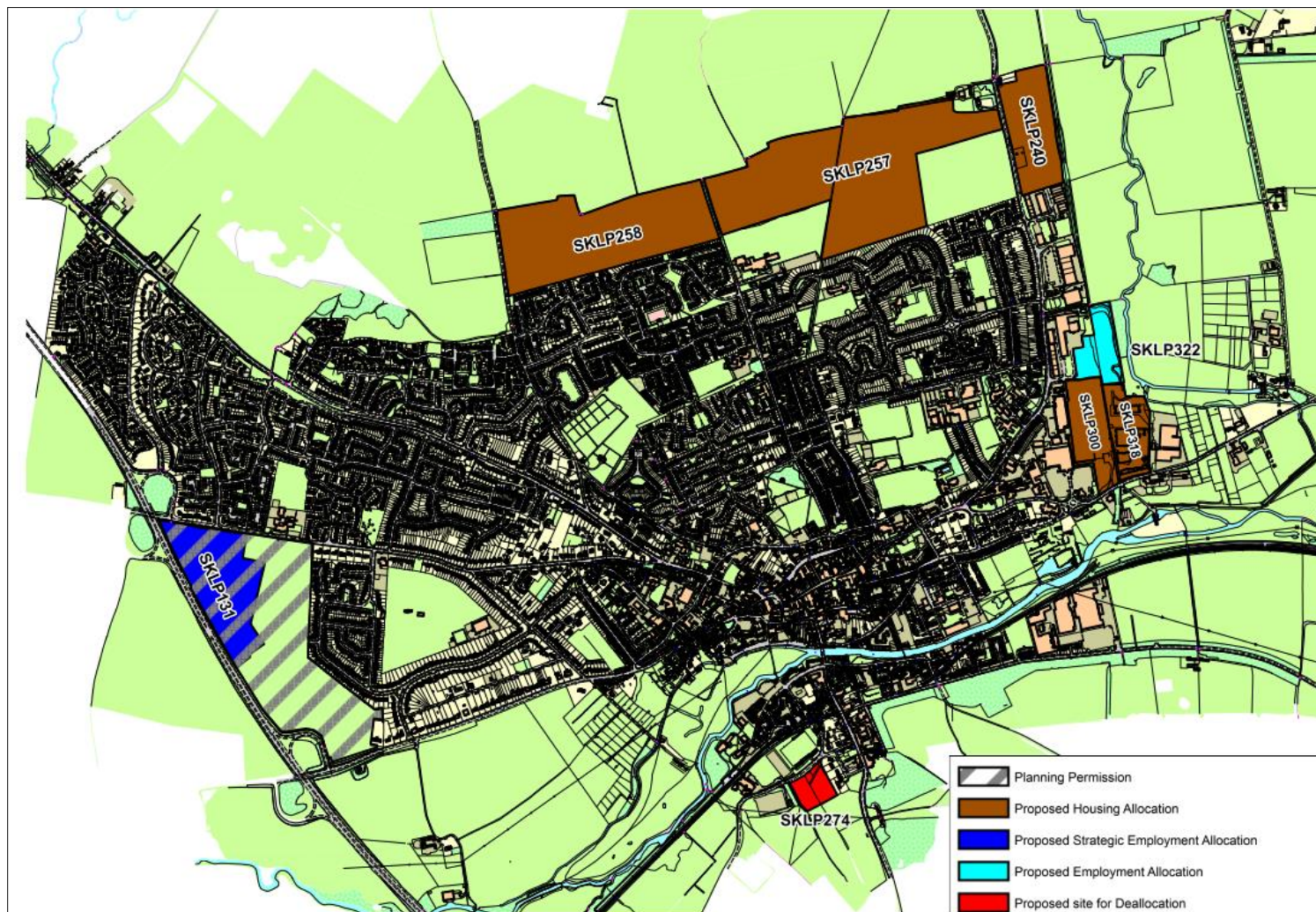


Figure 8 - Stamford Allocations Map

## Stamford Town Centre

The local plan will seek to encourage retail proposals that support Stamford's role as one of the four main towns in the District.

Stamford has a mostly linear town centre which is situated along High Street between the junctions of St Pauls Street and St John's Street. There are smaller secondary shopping locations running from east to west in St Mary's Street and Broad Street. The majority of the town centre falls within the conservation area and includes a number of listed buildings. Vacancy levels are below the national average.

The town centre serves the local population and the surrounding rural villages. Stamford's historic status and the unique shopping environment also attracts many visitors. The town centre provides a high end retail offer, which is supported by a substantial and diverse leisure and service sector which includes numerous cafes and restaurants. These reflect the character of Stamford as a historic Market Town which attracts significant levels of visitor spending. Stamford town centre is confined by its adjacent residential area, the town itself sits within Lincolnshire but adjoins Rutland to the North and West, Peterborough to the South and Northamptonshire to the Southwest.

[STM2: Stamford Town Centre Policy](#) sets out the types of developments that will be encouraged within Stamford Town centre in order for it to maintain its attractive shopping environment with a good range of independent, specialist shops to serve both visitors and local shoppers and to maintain the town's distinct identity within the district.



### **STM2: Stamford Town Centre Policy**

A sequential approach will be applied to the location of proposals for main town centre uses which prioritises sites within the town centre ahead of edge of centre sites. Out of centre locations will only be considered if sequentially preferable sites are not available.

Retail impact assessments will be required to accompany proposals for main town centre uses in edge of centre or out of centre locations where the gross floorspace proposed is above 1000sqm.

The Stamford town centre boundary, Primary and Secondary Shopping frontages are defined on the proposals map.

- Within the town centre, development or reuse of buildings for a range of uses including retail, leisure, offices, food and drink, cultural and new residential uses will be supported.
- Within the Primary Shopping frontages proposals for new A1 retail (shops) will be encouraged, subject to the proposal contributing positively to the character and appeal of the town centre. Other A – use classes will be supported provided that they positively contribute to the town centre either through footfall generating uses or providing supplementary uses, i.e. banks, cafes, etc.
- Within the Primary Shopping frontages proposals for conversion or change of use to A1 retail (shops) will be positively encouraged, subject to the proposal contributing positively to the character and appeal of the town centre.
- Within the Secondary Shopping frontages proposals for town centre complementary uses will be supported.

## Stamford Town Centre

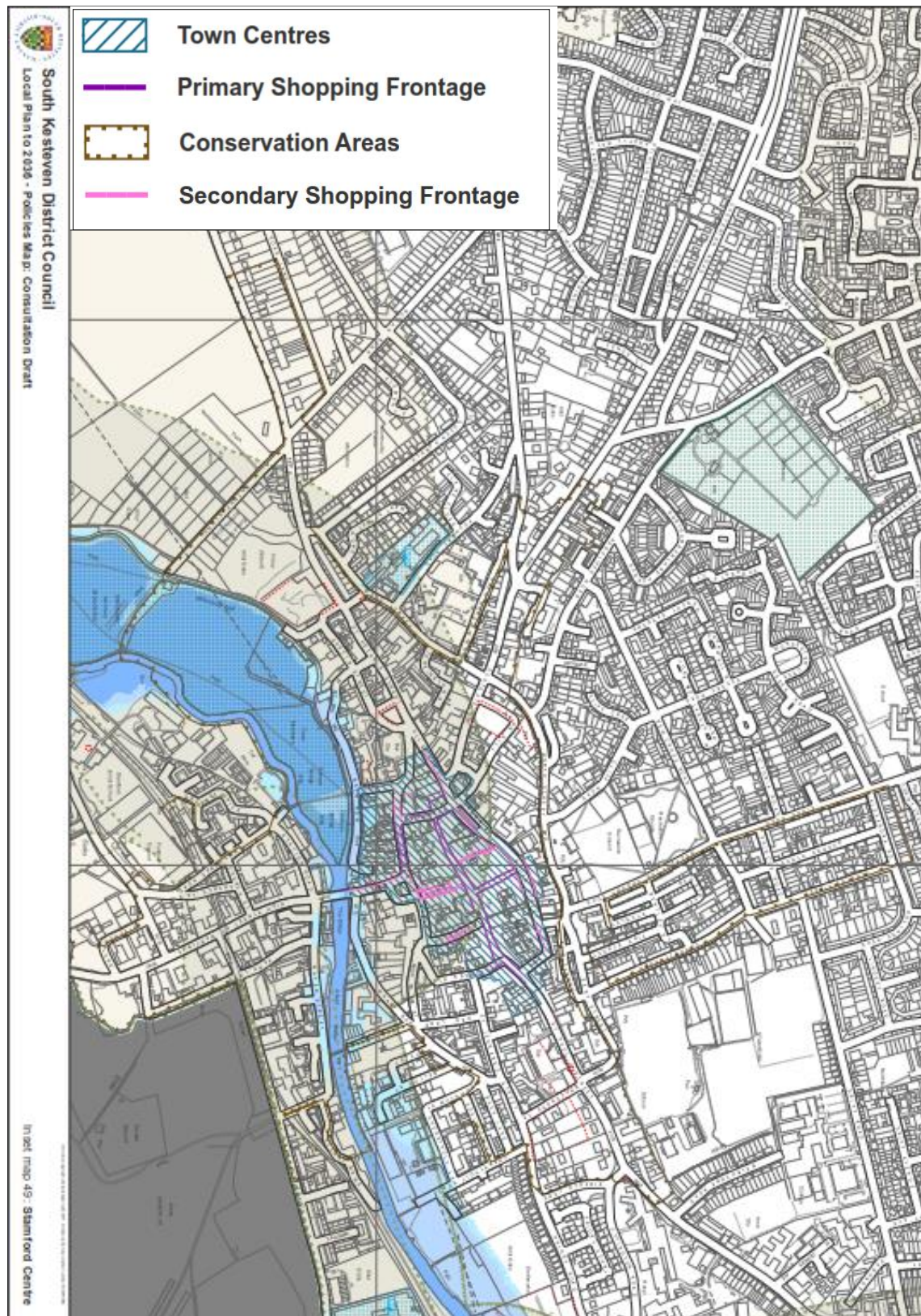


Figure 9 – Stamford Town Centre Map (Note this map will be updated when new policy maps are finalised)

# Bourne

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The market town of Bourne is the third largest settlement in South Kesteven. Bourne is a 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 also 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, and to those who commute the 21 miles to Grantham.

Bourne has a range of facilities, including primary and secondary schools, several public houses, several doctors/ dental practices and a leisure centre. Some 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 with the Local Market being held on a Thursday.

The proposed strategy for Bourne is to ensure focus remains on the delivery of existing development schemes whilst also providing opportunities for continued housing provision which can suitably reflect the variety of housing needs present within the town. The large scale extension to the South-West of Bourne, known as Elsea Park, sought to provide additional housing, employment and services to the local community. Development commenced in August 2001 and as of 31<sup>st</sup> March 2016 the development has delivered 1165 homes. It is anticipated the development will continue to contribute with a further 835 new homes anticipated over the next seven years. Elsea Park represents a large scale expansion of the town and in recognition of the housing completions still anticipated from this site, a series of smaller allocations are proposed in the Local Plan. These allocations seek to offer choice to the local market, ensuring that new housing provision in Bourne continues to meet a range of local housing needs.

## **BRN1: Residential Allocation**

### **BRN1-H1: Land off Cedar Drive (SKLP273)**

Indicative Unit Numbers: 45

Assumption Density: 30 Dwellings per hectare

The following development principles accompany this allocation:

- Access to the site should be via Cedar Drive.
- The development should positively respond to green infrastructure opportunities and provide sensitive landscaping to the Western edges of the site.

### **BRN1-H2: Land West of Beaufort Drive (SKLP77 and SKLP189)**

Indicative Unit Numbers: 190

Assumption Density: 30 Dwellings per hectare

Assumed Affordable Housing Contribution: 35%

- A comprehensive masterplan is required for the entire site.
- The development should positively respond to green infrastructure opportunities and provide sensitive landscaping to the Western and Northern edges of the site.
- To ensure the development achieves good, high quality design, a design code will be prepared for the site.

## Bourne Town Centre

The Local plan will seek to encourage retail proposals that support Bourne's role as one of the four Market Towns within the district.

The shopping centre is predominantly in North Street and West Street. The general appearance of the town centre is good although the vast majority of the shop frontages have a dated appearance. The overall function and growth of the centre is limited by its relatively small footfall and close proximity to the larger centres of Peterborough, Grantham and Stamford. However, the number of vacant units is below the national average.

Bourne town centre serves the daily shopping and service needs of local residents, and serves the smaller rural villages in the surrounding areas. The town has a range of supermarkets, along with many small independent retailers, shops and cafes. However, within the town centre there are no large national comparison retail units.

[BRN2: Bourne Town Centre Policy](#) sets out what will be encouraged within Bourne town centre to enable the shift towards a better shopping and leisure destination in order to allow Bourne to maintain its range of convenience and service uses to its population, as well as visitors and workers.



## **BRN2: Bourne Town Centre Policy**

A sequential approach will be applied to the location of proposals for main town centre uses which prioritises sites within the town centre ahead of edge of centre sites. Out of centre locations will only be considered if sequentially preferable sites are not available.

Retail impact assessments will be required to accompany proposals for main town centre uses in edge of centre or out of centre locations where the gross floorspace proposed is above 1000sqm.

The Bourne town centre boundary, Primary and secondary shopping frontages are defined on the proposals map.

- Within the town centre, development or reuse of buildings for a range of uses including retail, leisure, offices, food and drink, cultural and new residential uses will be supported.
- Within the Primary Shopping frontages proposals for new A1 retail (shops) will be encouraged, subject to the proposal contributing positively to the character and appeal of the town centre. Other A – use classes will be supported provided that they positively contribute to the town centre either through footfall generating uses or providing supplementary uses, i.e. banks, cafes, etc.
- Within the Primary Shopping frontages proposals for conversion or change of use to A1 retail (shops) will be positively encouraged, subject to the proposal contributing positively to the character and appeal of the town centre.
- Within the Secondary Shopping frontages proposals for town centre complementary uses will be supported.

# Bourne Town Centre

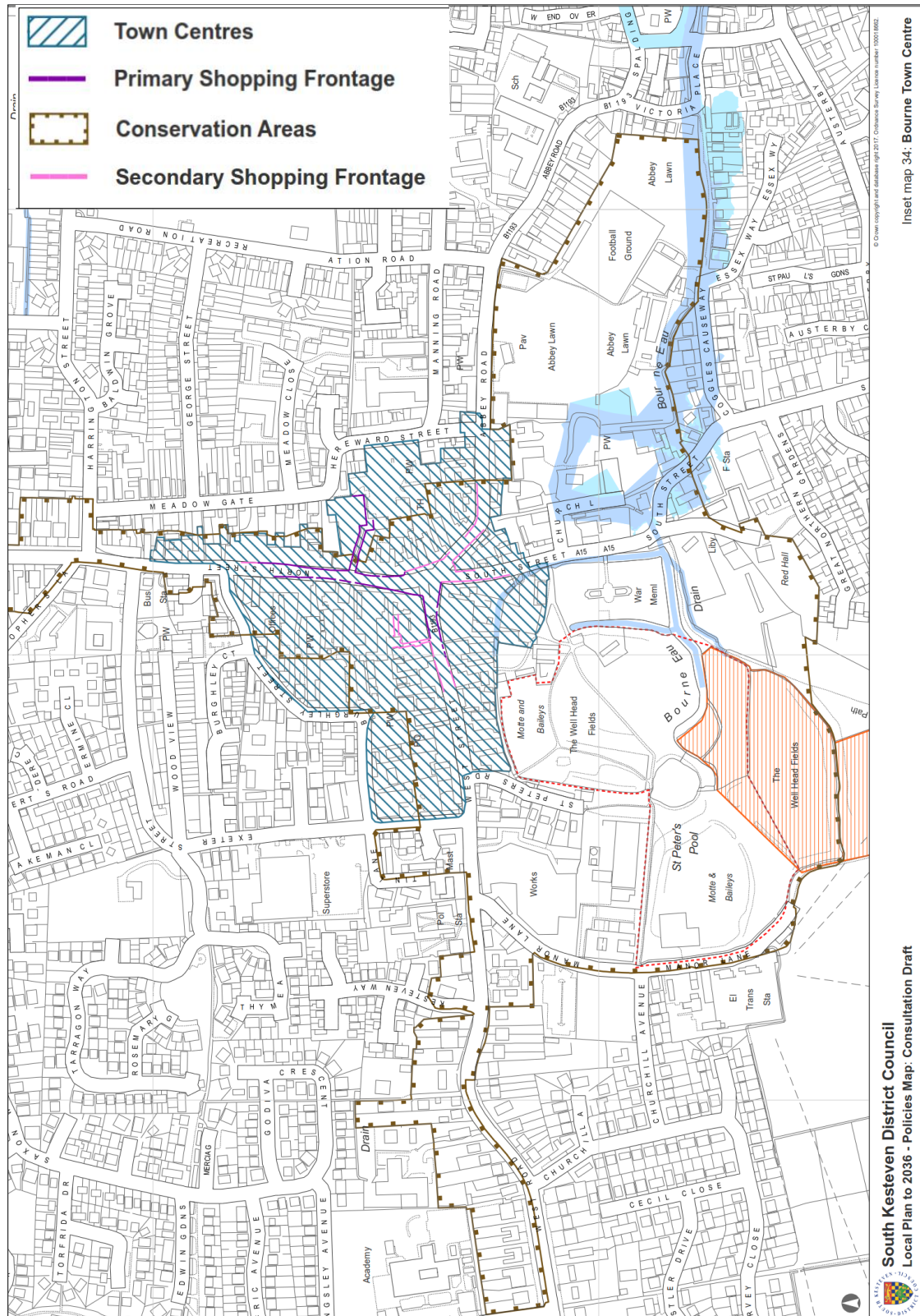


Figure 10 – Bourne Town Centre Map (Note this map will be updated when new policy maps are finalised)



Policies maps have been prepared and are contained within the [Policies Maps Appendix: 3](#). The policies maps depict all land allocations and other policy designations. The map below is provided for purely illustrative purposes, detailing current planning permissions in the context of proposed allocations.

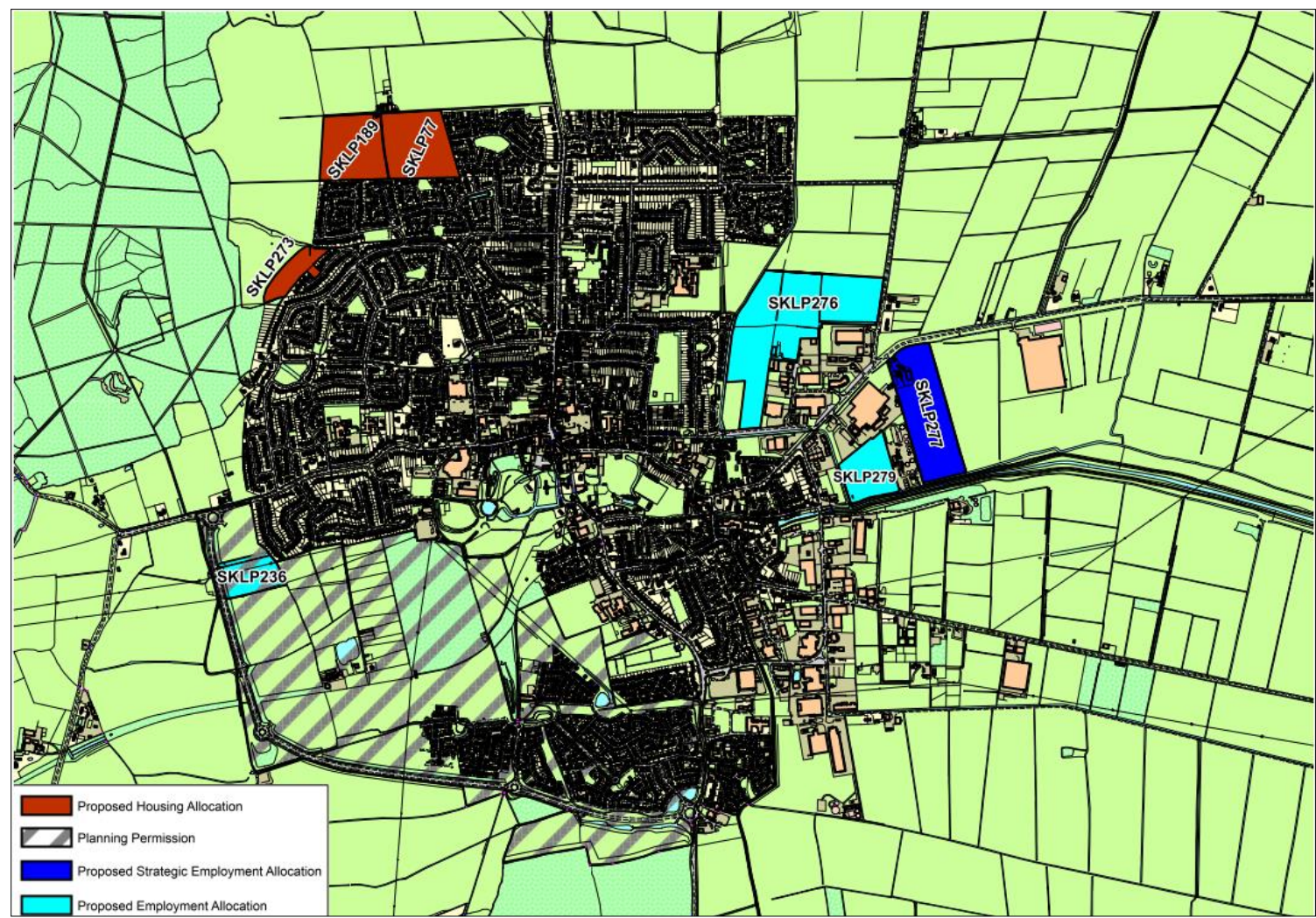


Figure 11 Bourne Allocations Map



# The Deepings

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Market Deeping and Deeping St James together make up the fourth largest settlement within South Kesteven. Located in the south of the District, on the edge of the Fens, they are situated on the north bank of the River Welland, which also forms the boundary between Cambridgeshire and Lincolnshire.

The town is 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. The Deepings also acts as a service centre for nearby smaller settlements as well as being a commuter hub to those who travel to Peterborough and London daily. The town is also well connected to the surrounding towns with regular bus services to Bourne, Peterborough, Spalding and Stamford.

There is a range of facilities, including a doctors' surgery and dental practices. The nearest hospital is in Peterborough. There are two supermarkets as well as a number of independent traders providing a variety of goods and services along with several public houses and a variety of shops and restaurants. A market is held in Market Deeping every Wednesday.

It is recognised that The Deepings is an attractive and sought after residential location given the range of services and facilities available, and its proximity to Peterborough. The proposed strategy for The Deepings focuses growth in accordance with this and the existing settlement pattern, ensuring that development is located close to existing services and facilities ([DEP1.H1](#), [DEP1.H2](#), and [DEP1.H3](#)) and does not compromise the attractiveness of the area. To accompany the proposed residential allocations, two strategic employment allocations are also being proposed for The Deepings. These strategic employment sites ([E1: DEP.SE1 and DEP.SE2](#)) will provide over 18 hectares of employment land to the local area, which will support both the local economy and provide opportunities for local employment. The provision of employment land is important within every town, but in the context of The Deepings, with its close proximity to Peterborough, the provision of employment land is essential to ensure the town is self-sustainable and does not simply act as a dormitory town to Peterborough City.

## **DEP1: Residential Allocation**

### **DEP1-H1: Towngate West (SKLP254)**

Indicative Unit Numbers: 60

Assumption Density: 20 Dwellings per hectare – lower density based on heritage/conservation constraints and to ensure a high quality gateway development

The following development principles accompany this allocation:

- A comprehensive masterplan is required for the site.
- Highway, footway, cycleway connections shall be provided throughout site which connect the site into the wider town.
- This site represents an important gateway location, with heritage and conservation features, this should be recognised in the design and layout of development proposals.
- Development proposals shall not extend along the A15 aspect of the site, development proposal should be focused along the Towngate Road aspect to avoid potential impact on important heritage features and landscape.
- Sensitive landscaping shall be incorporated along the western edge of the site.
- To ensure the development achieves good, high quality design, a design code will be prepared for the site.
- This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.

**DEP1-H2: Millfield Road (SKLP30)**

Indicative Unit Numbers: 200

Assumption Density: 30 Dwellings per hectare

The following development principles accompany this allocation:

- A comprehensive masterplan is required for the site.
- Highway, footway, cycleway connections shall be provided throughout site which connect the site into the wider town.
- The development shall make a land based contribution towards future community uses, specifically the relocation of the leisure centre to allow an expansion of the secondary school.
- This site represents an important gateway location and this should be recognised in the design and layout of development proposals.
- Noise mitigation shall be incorporated along the A15 aspect of the site.
- Sensitive landscaping shall be incorporated along the northern and western edges of the site.
- To ensure the development achieves good, high quality design, a design code will be prepared for the site.
- This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.

**DEP1-H3: Linchfield Road (SKLP253, SKLP39)**

Indicative Unit Numbers: 675

Assumption Density: 30 Dwellings per hectare

The following development principles accompany this allocation:

- A comprehensive masterplan is required for the site. The two sites should attempt to deliver one comprehensive development proposal.
- Highway, footway, cycleway connections shall be provided throughout site which connect the site into the wider town. The existing footpath running through the site should be incorporated into the development.
- The development should make contributions towards public transport, education, health and community facilities and open space provision.
- The development shall accommodate specialist housing needs through the provision of retirement housing, extra care or residential care housing.
- Sensitive landscaping shall be incorporated along the eastern edges of the site.
- To ensure the development achieves good, high quality design, a design code will be prepared for the site.
- This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.

## Market Deeping Town Centre

The Local plan will seek to encourage retail proposals that support Market Deeping's role as one of the four Market Towns within the district.

The small town centre comprises of a cluster of shops focused on Horsegate and the Precinct with two main supermarket chains which act as the main attraction into the town. The centre falls within a conservation area that includes a number of listed buildings which make up the character of the area. The quality of the centre benefits from individual buildings of various architectural quality. There is a limited number of vacant units within Market Deeping town centre but the percentage is well below the UK national average

There are few comparison retailers present in the town centre. Given its small scale and its proximity to Stamford and Peterborough the principal role of this town centre is to provide daily services for local residents who will most likely travel to larger town centres for a wider range of services, facilities and comparison retail goods.

**DEP2: Market Deeping Town Centre Policy** sets out the types of developments that will be encouraged within Market Deeping Town centre in order for it to maintain its daily shopping and service offer to its local residents and to continue promoting a good town centre quality environment.

### **DEP2: Market Deeping Town Centre Policy**

A sequential approach will be applied to the location of proposals for main town centre uses which prioritises sites within the town centre ahead of edge of centre sites. Out of centre locations will only be considered if sequentially preferable sites are not available.

Retail impact assessments will be required to accompany proposals for main town centre uses in edge of centre or out of centre locations where the gross floorspace proposed is above 1000sqm.

The Market Deeping town centre boundary, Primary and Secondary shopping frontages are defined on the proposals map.

- Within the town centre, development or reuse of buildings for a range of uses including retail, leisure, offices, food and drink, cultural and new residential uses will be supported.
- Within the Primary Shopping frontages proposals for new A1 retail (shops) will be encouraged, subject to the proposal contributing positively to the character of the town centre and appeal. Other A – use classes will be supported provided that they positively contribute to the town centre either through footfall generating uses or providing supplementary uses, i.e. banks, cafes, etc.
- Within the Primary Shopping frontages proposals for conversion or change of use to A1 retail (shops) will be positively encouraged, subject to the proposal contributing positively to the character and appeal of the town centre.
- Within the Secondary Shopping frontages proposals for town centre complementary uses will be supported.



## Deepings Town Centre

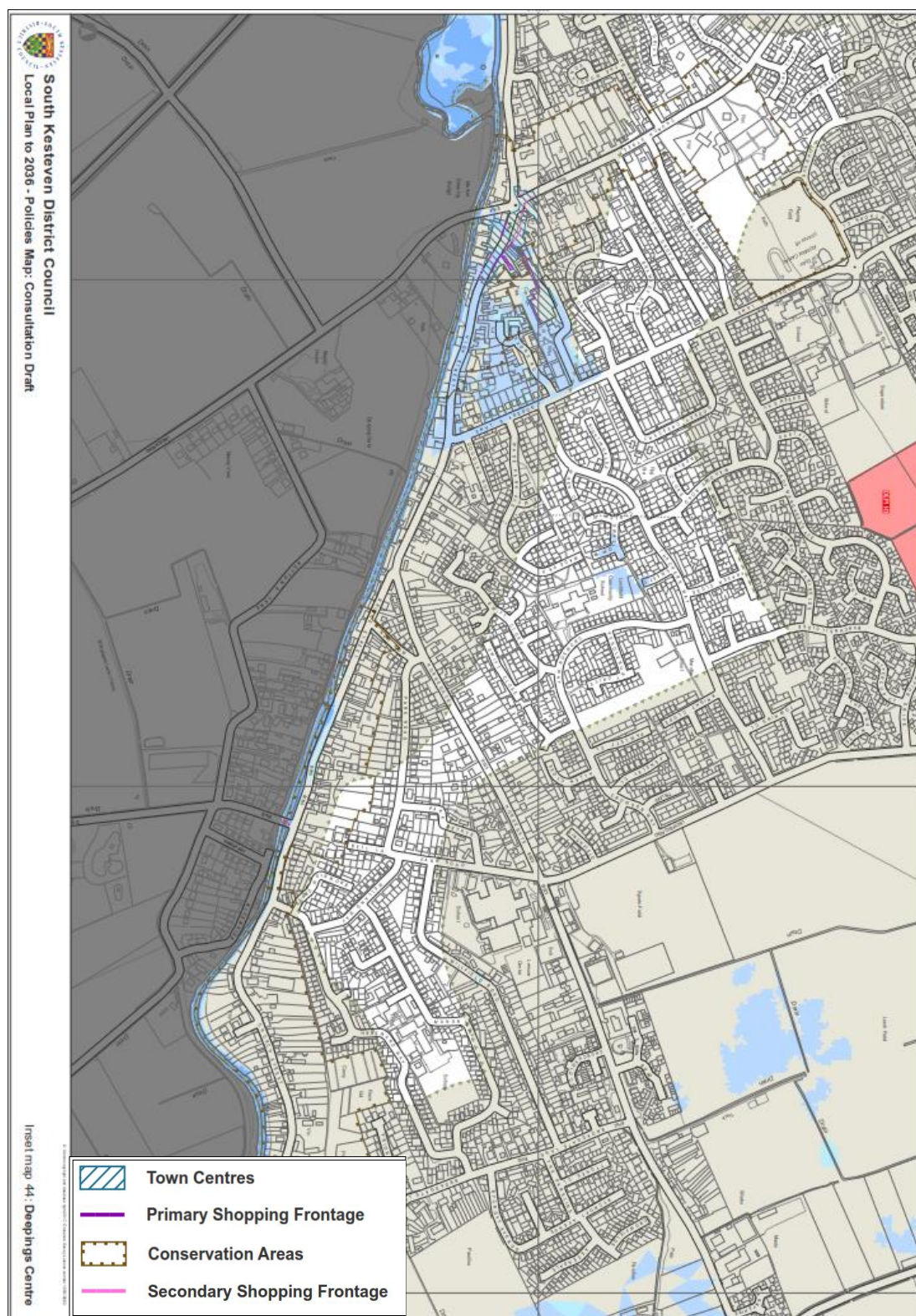


Figure 12 – Deepings Town Centre Map (Note this map will be updated when new policy maps are finalised)



Policies maps have been prepared and are contained within the [Policies Maps Appendix: 3](#). The policies maps depict all land allocations and other policy designations. The map below is provided for purely illustrative purposes, detailing current planning permissions in the context of proposed allocations.

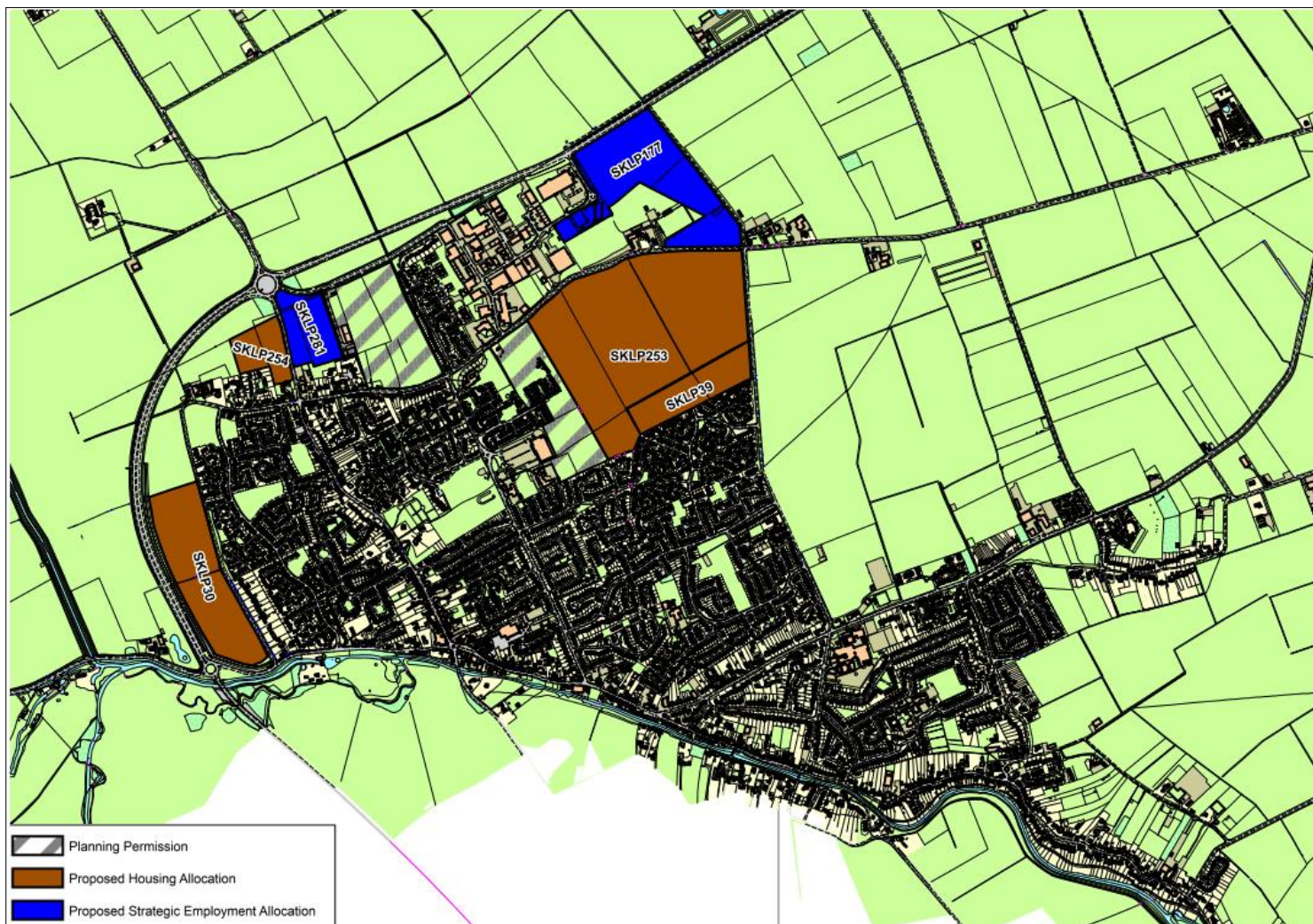
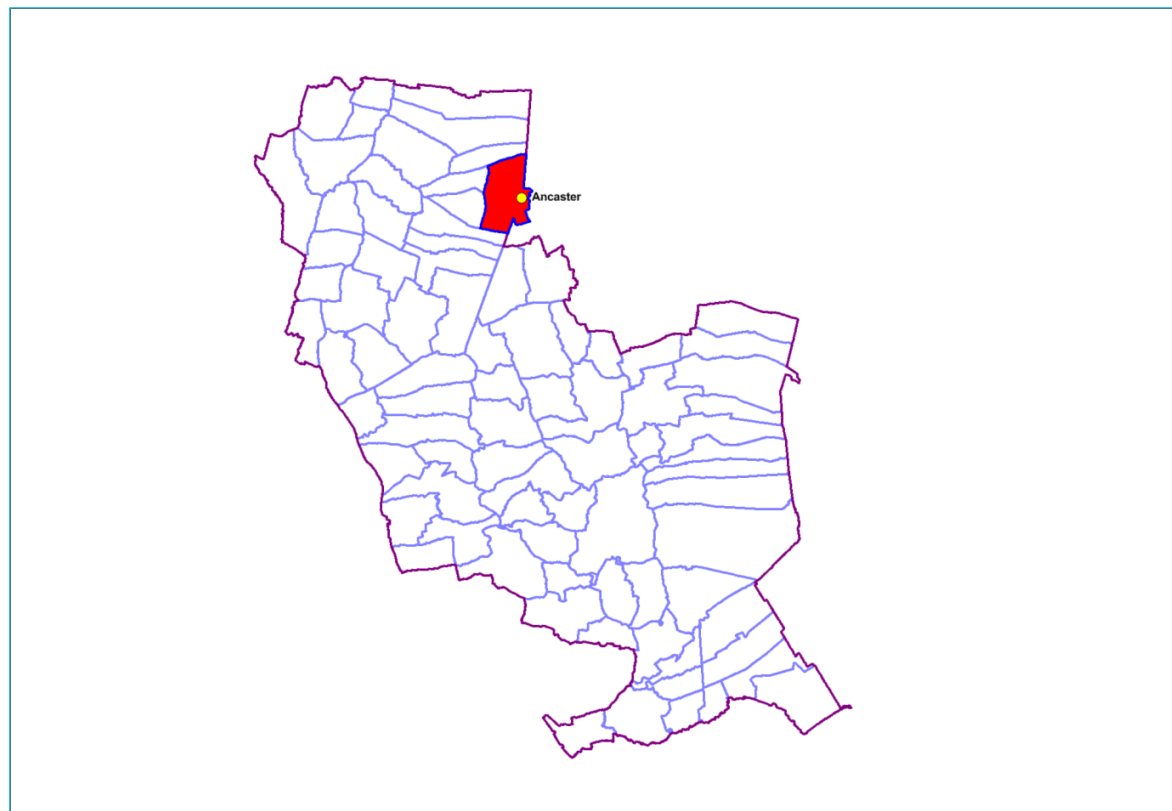


Figure 13 – The Deepings Allocation Map

# Larger Village Allocations

## Ancaster

Figure 14- Ancaster Location Map and Infographic



Population – 1647



47% of the population is in Full or Part time employment



Number of properties - (2011) 696 - primarily detached houses



Average age of the population is 41



10% of the population is retired

Source – Office of National Statistics 2011 Census Data - <https://www.ons.gov.uk/census/2011census>



The village of Ancaster is situated midway between Sleaford (8 miles) and Grantham (8 miles) on the A153 road at its junction with the B6403 (Ermine Street). North of the village, the B6403 (High Dike) is the dividing line between South and North Kesteven.

Ancaster has a primary school, butchers, co-operative shop, and small railway station on the Nottingham–Skegness line, a post office, and a petrol station. There is also a public house and a sports and social club associated with the playing field. West of the village on Willoughby Moor is a holiday park which supports local tourism opportunities. There are two nearby nature reserves, each an SSSI, where the tall thrift plant is found, this is unique to this area of the UK. This information was collected through the [village services audit](#) completed in November 2016.

The proposed allocations in Ancaster seeks to deliver 72 new homes through a lower density development of two sites to the South-East of the village. The provision of additional housing within Ancaster will support the viability of local services and facilities as well as providing housing which meets the needs of the local community.

#### **Ancaster: Residential Allocation**

##### **LV-H1 (North): Wilsford Lane(SKLP315)**

Indicative Unit Numbers: 35

Assumption Density: 16 Dwellings per hectare - lower density based on gateway location

The following development principles accompany this allocation:

- Landscape screening to Southern edge will be required so as to reduce the impact on views into the site from the open countryside.
- This site is located within a Site Specific Minerals Safeguarding Area and development could therefore impact upon minerals sites / infrastructure that already have planning permission. An assessment should be undertaken to demonstrate the proposed development would not be adversely affected by the mineral site (particularly in terms of noise/dust/traffic/ and visual impact), this assessment shall take place before considering a planning application or allocation for this site to ensure any mitigation measures are incorporated into the development proposal.
- This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.

### **Ancaster: Residential Allocation**

#### **LV-H1 (South): Wilsford Lane(SKLP211)**

Indicative Unit Numbers: 35

Assumption Density: 16 Dwellings per hectare - lower density based on gateway location and heritage features to the south.

The following development principles accompany this allocation:

- Landscape screening to Southern edge will be required so as to reduce the impact on views into the site from the open countryside.
- The condition of the Local Wildlife Site abutting Wilsford Lane shall not be negatively impacted by this development.
- This site is located within a Site Specific Minerals Safeguarding Area and development could therefore impact upon minerals sites / infrastructure that already have planning permission. An assessment shall be undertaken to demonstrate the proposed development would not be adversely affected by the mineral site (particularly in terms of noise/dust/traffic/ and visual impact), this assessment shall take place before considering a planning application or allocation for this site to ensure any mitigation measures are incorporated into the development proposal.
- This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.

Policies maps have been prepared and are contained within the [Policies Maps Appendix: 3](#). The policies maps depict all land allocations and other policy designations. The map below is provided for purely illustrative purposes, detailing current planning permissions in the context of proposed allocations.

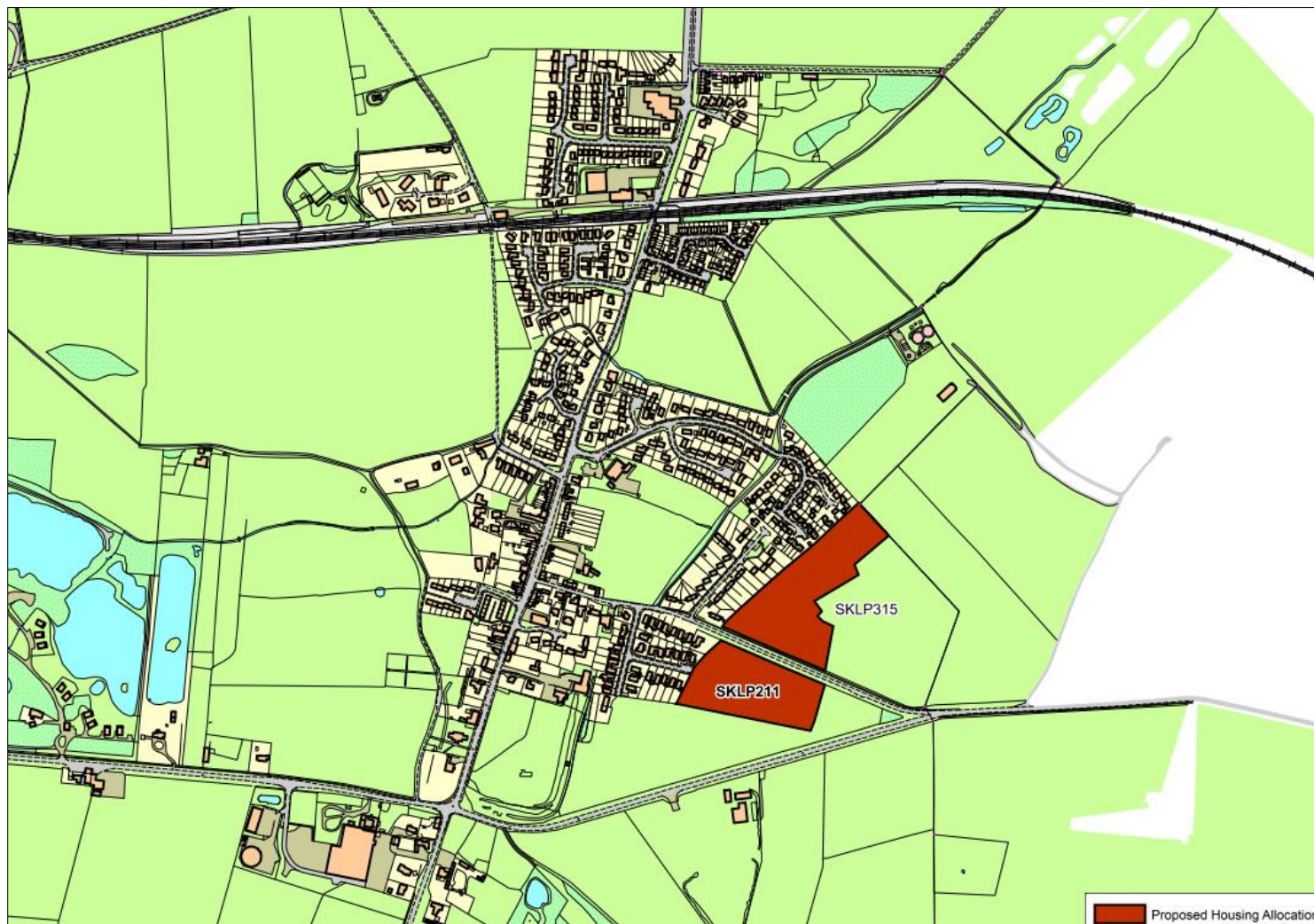
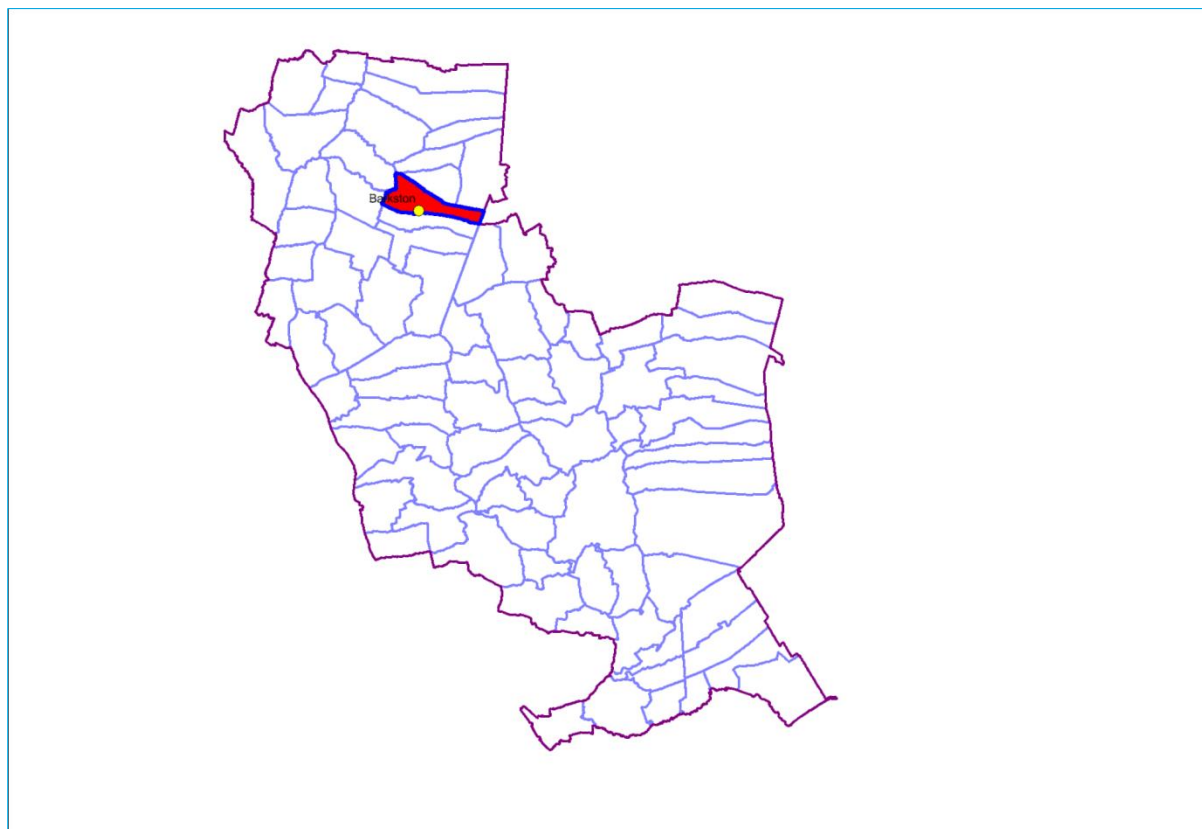


Figure 15- Ancaster Allocation Map

# Barkston

Figure 16- Barkston Location Map and Infographic Data



Population – 493



39% of the population is in Full or Part time employment



Number of properties - (2011) 235 - primarily detached houses



Average age of the population is 50



11% of the population is retired

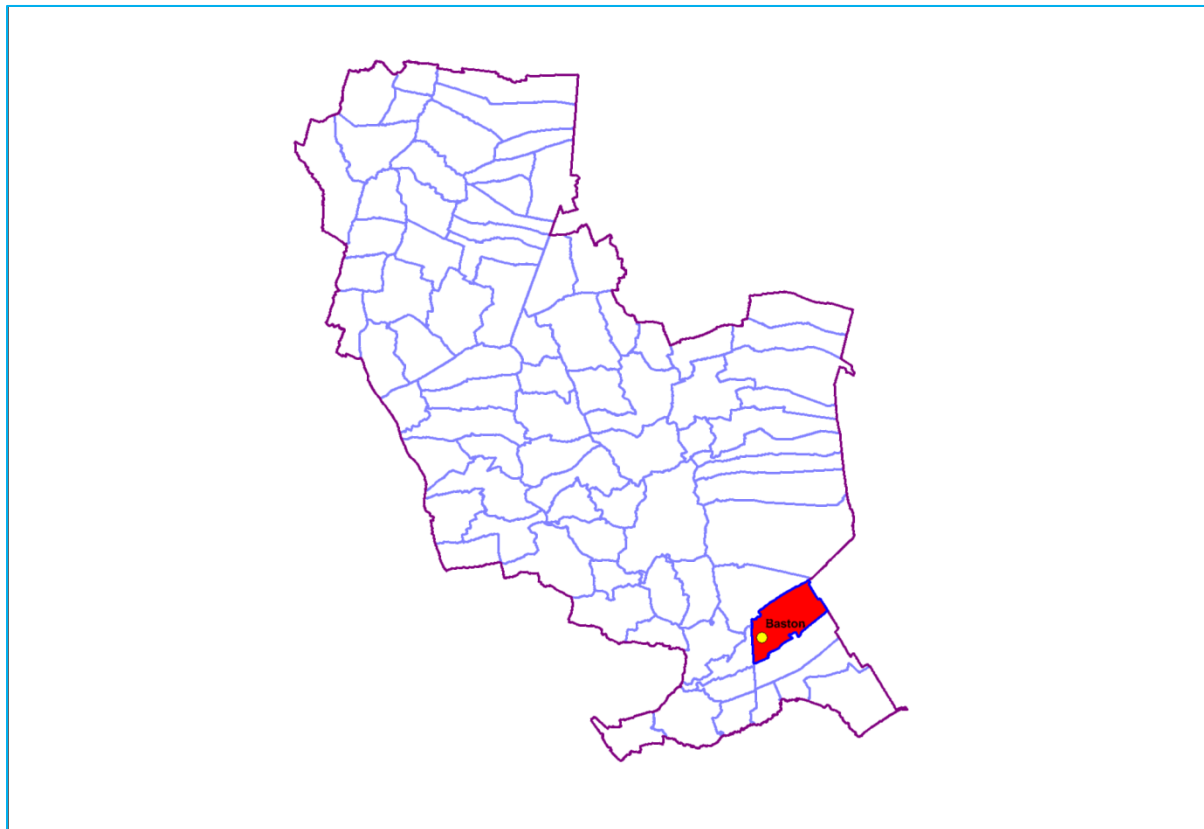
Source – Office of National Statistics 2011 Census Data - <https://www.ons.gov.uk/census/2011census>

The Village of Barkston is situated approximately 4 miles north from the market town of Grantham, and on the A607 road, just south of the A153 to Ancaster. Barkston has a primary school, local shop, village hall, public house, a mobile library and a mobile greengrocer. There is also a petrol station with a shop on the main road, and an adjacent hand car wash and mechanics garage. This information was collected through the [village services audit](#) completed in November 2016.

There are no proposed allocations in Barkston. Outcomes for settlement specific site assessments are contained within the [Site Assessment Background Report 2017](#). Barkston does also present with infrastructure pressures, the local primary school has limited capacity for new pupils and is located on a constrained site, making future expansion of the school challenging.

# Baston

Figure 17 Baston Location Map and Infographic data



Population – 1444



46% of the population is in full or Part time employment



Number of properties - (2011) 571 - primarily detached houses



Average age of the population is 43



11% of the population is retired

Source – Office of National Statistics 2011 Census Data - <https://www.ons.gov.uk/census/2011census>

The village of Baston is located on the edge of South Kesteven. It is 12 miles away from the city of Peterborough and 25 miles away from Grantham. The parish northern boundary lies on the River Glen, beyond which is Thurlby. To the south is Langtoft and in the west is Greatford.

Baston has a village shop with a post office, a village hall, a community centre and two public houses. There is also an independent school for children aged 3 to 18 years. Baston also has open space provision, including sports pitches and allotments. This information was collected through the [village services audit](#) completed in November 2016.

The proposed allocation in Baston seeks to deliver 39 new homes to the South of the village. The proposed allocation will relate to the recent development of Mayfield Gardens, both in terms of access and housing types provided.

### **Baston: Residential Allocation**

#### **LV-H2: Land off Mayfield Gardens (SKLP130)**

Indicative Unit Numbers: 39

Assumption Density: 30 dwellings per hectare – total area discounted by 28.2% to incorporate non-developable area and flood zone mitigation zone

The following development principles accompany this allocation:

- The area affected by flooding will not be developed.
- Landscape screening to the southern edge will be required so as to reduce the impact on views into the site from the open countryside.
- Access should be provided via Mayfield Gardens
- The development shall accommodate specialist housing needs through the provision of retirement housing, extra care or residential care housing.
- This site is located within a Site Specific Minerals Safeguarding Area and development could therefore impact upon minerals sites / infrastructure that already have planning permission. An assessment should be undertaken to demonstrate the proposed development would not be adversely affected by the mineral site (particularly in terms of noise/dust/traffic/ and visual impact), this assessment shall take place before considering a planning application or allocation for this site to ensure any mitigation measures are incorporated into the development proposal.



Policies maps have been prepared and are contained within the [Policies Maps Appendix: 3](#). The policies maps depict all land allocations and other policy designations. The map below is provided for purely illustrative purposes, detailing current planning permissions in the context of proposed allocations.

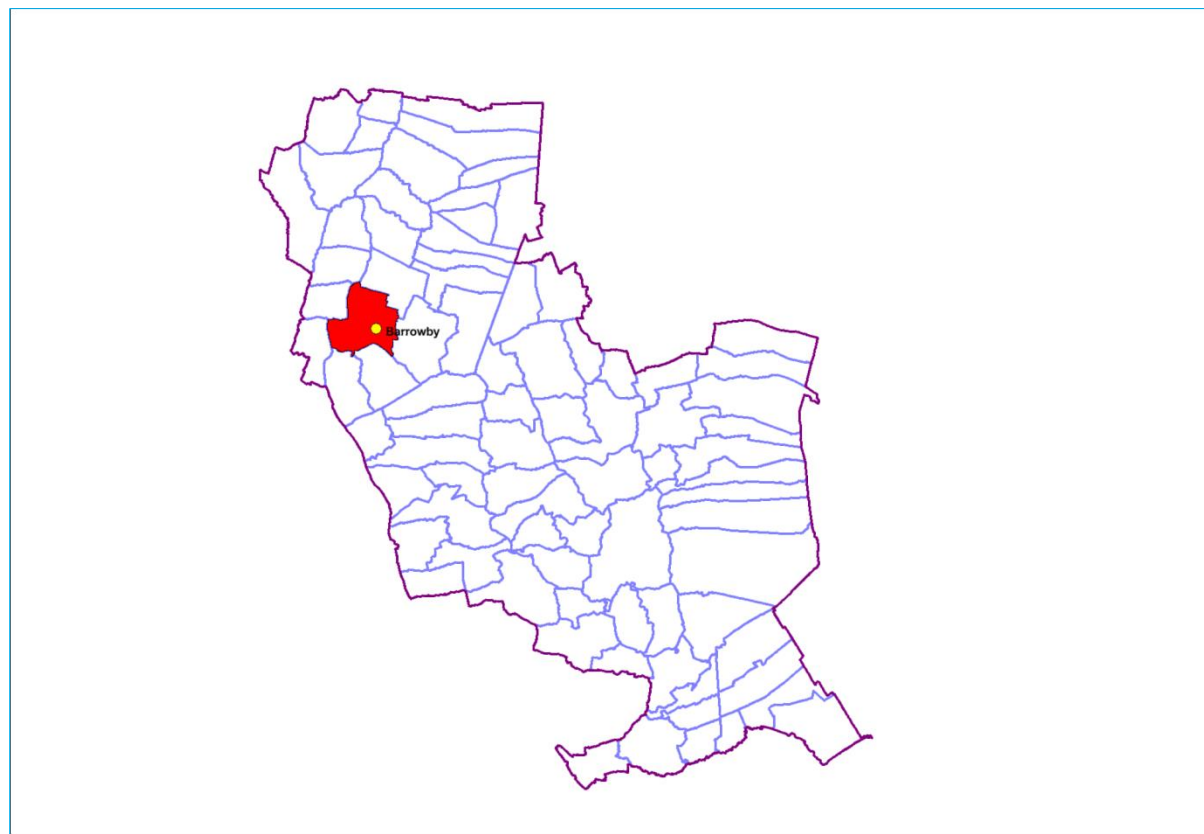


Figure 18 – Baston Allocation Map



# Barrowby

Figure 19- Barrowby Location Map and Infographic Data



Population – 1952



44% of the population is in Full or Part time employment



Number of properties - (2011) 840 - primarily detached houses



Average age of the population is 46



16% of the population is retired

Source – Office of National Statistics 2011 Census Data - <https://www.ons.gov.uk/census/2011census>

The village of Barrowby stands approximately 2 miles west of the town of Grantham, on the A52 road to Nottingham.

Barrowby has a Primary school/preschool, café, post office with general store, butchers shop, memorial hall and a public house. Sport is also popular to the village, having both junior and senior football clubs, plus a cricket team. The Parish Council, in conjunction with the Football Foundation, has built a new pavilion on Lowfield sports ground. This information was collected through the [village services audit](#) completed in November 2016.

The proposed allocation in Barrowby seeks to deliver 89 new homes to the South of the Village. Outcomes for settlement specific site assessments are contained within the Site Assessment Background Report 2017. The allocation of this site does not conflict with the Grantham Capacity and Limits to Growth Study and retains a separation distance from Grantham ensuring the character of Barrowby village will be maintained.

### **Barrowby: Residential Allocation**

#### **LV-H3: Low Road (SKLP36 and SKLP250)**

Indicative Unit Numbers: 89

Assumption Density: 30 dwellings per hectare

The following development principles accompany this allocation:

- A masterplan is required for the entire site. The two parts shall work together to bring forward a comprehensive access plan for the site.
- Additional treatment capacity is required at waste water treatment works and new discharge permits are required for water quality targets. This should be incorporated early on in the development of scheme specifics.
- The development proposal will incorporate a suitable boundary treatment for the southern edge.
- The phasing of the development shall occur in accordance with the Infrastructure Delivery Plan, with particular relevance to education and capacity at Barrowby Primary school.
- The development proposal shall provide suitable residential amenity buffers to the eastern edge in respect of the electricity pylons.
- Potential landscape impacts should be mitigated through high quality design and landscaping.

Policies maps have been prepared and are contained within the [Policies Maps Appendix: 3](#). The policies maps depict all land allocations and other policy designations. The map below is provided for purely illustrative purposes, detailing current planning permissions in the context of proposed allocations.

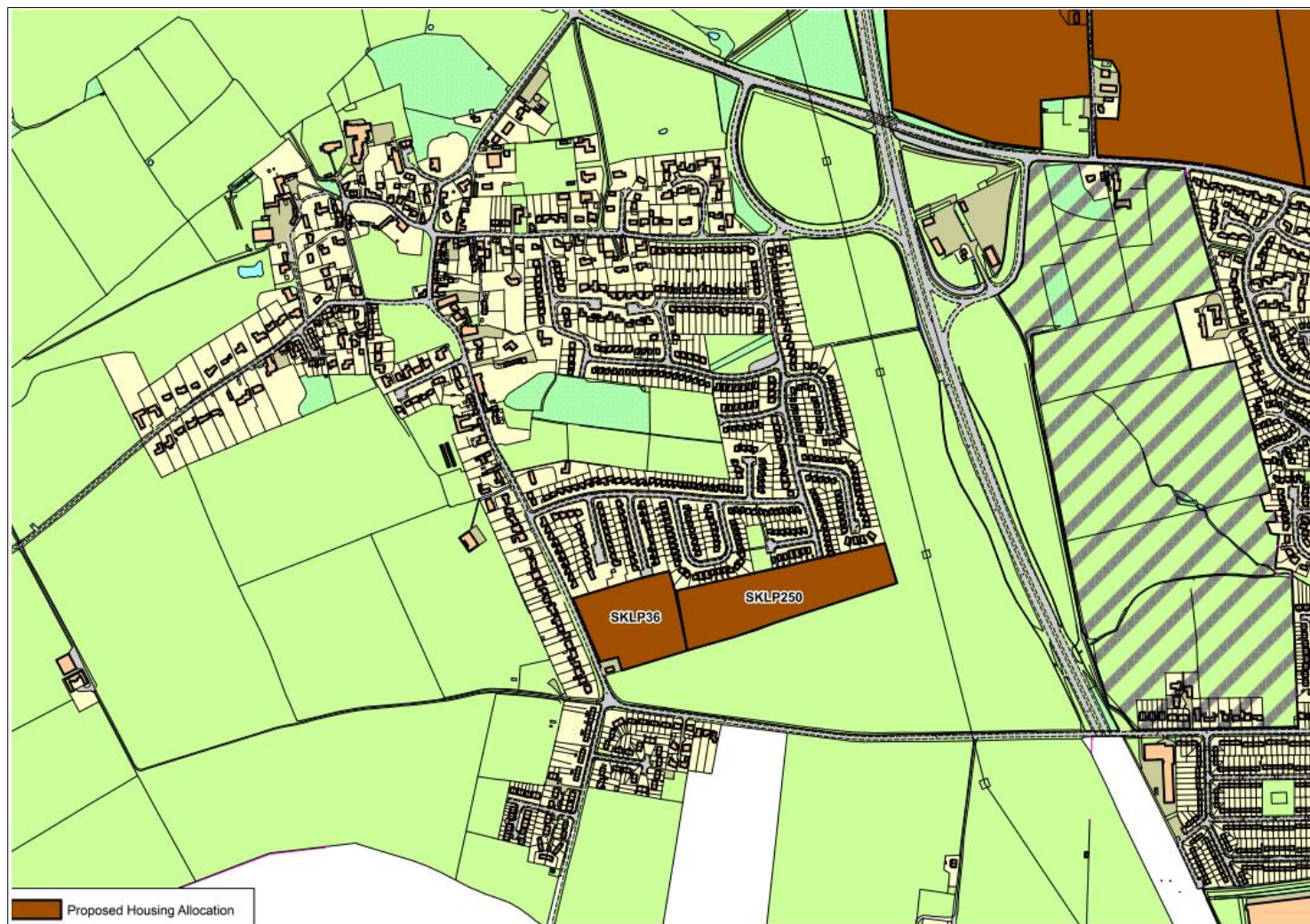
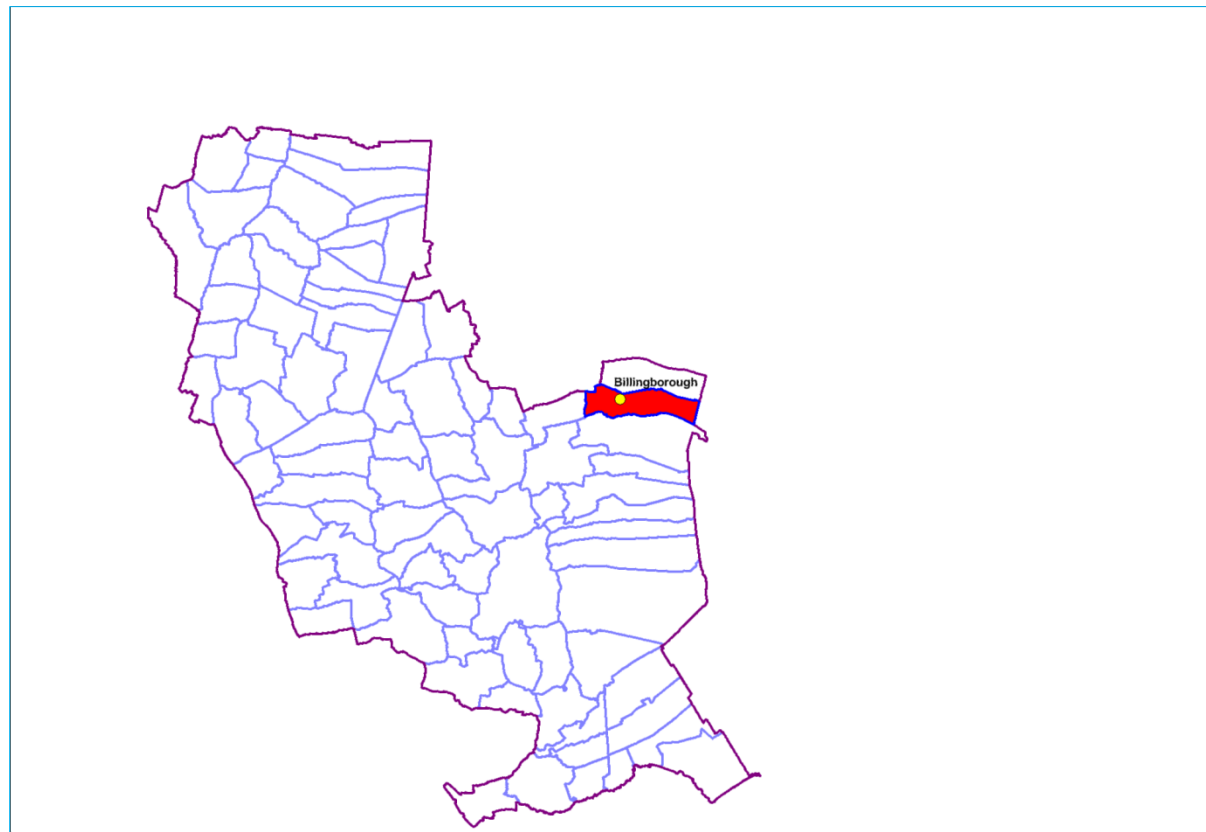


Figure 20 – Barrowby Allocation Map

# Billingborough

Figure 21- Billingborough Location Map and Infographic Data



Population – 1401



45% of the population is in Full or Part time employment



Number of properties - (2011) 591 - primarily detached houses



Average age of the population is 46



11% of the population is retired

Source – Office of National Statistics 2011 Census Data - <https://www.ons.gov.uk/census/2011census>

The village of Billingborough is situated approximately 10 miles north from Bourne and 10 miles south from Sleaford, it is on the B1177 between Horbling and Pointon just south of the A52.

Billingborough has an industrial past and retains an industrial estate as well as a manufacturer of down fillings for upholstery which serves an international market. The village has a pre-school, public house, a primary school, a post office, which incorporates a convenience store, a small supermarket, butchers shop and two takeaways. Further facilities in the village include a village hall, a motor repair services, two hairdressers, police and fire stations and various other small businesses. This information was collected through the [village services audit](#) completed in November 2016.

The proposed allocation in Billingborough – known as Grimers North, is for 23 new homes on a previously developed site within a prominent village location. The allocation promotes a currently vacant site for re-development, representing a logical extension to an adjacent site that already benefits from planning permission (Grimers South). Whilst the allocation is relatively modest in numbers this acknowledges the rate of recent permissions and completions within the village and the number of outstanding commitments arising from both unimplemented planning permissions and the previous allocation of the Former Aveland School ([Site Allocations and Policies DPD](#)).

#### **Billingborough: Residential Allocation**

##### **LV-H4: Former Grimers Transport Limited North (SKLP59)**

Indicative Unit Numbers: 23

Assumption Density: 20 dwellings per hectare

The following development principles accompany this allocation:

- The existing station shall be retained.
- Any on site contamination shall be remediated
- Appropriate on-site drainage shall be incorporated into the scheme.
- Impact on nearby heritage assets shall be considered and appropriately mitigated
- Suitable boundary treatment shall be incorporated into any scheme proposal.
- A pedestrian connection shall be provided to provide a through route from the estate to the west of the village high street.



Policies maps have been prepared and are contained within the [Policies Maps Appendix: 3](#). The policies maps depict all land allocations and other policy designations. The map below is provided for purely illustrative purposes, detailing current planning permissions in the context of proposed allocations.

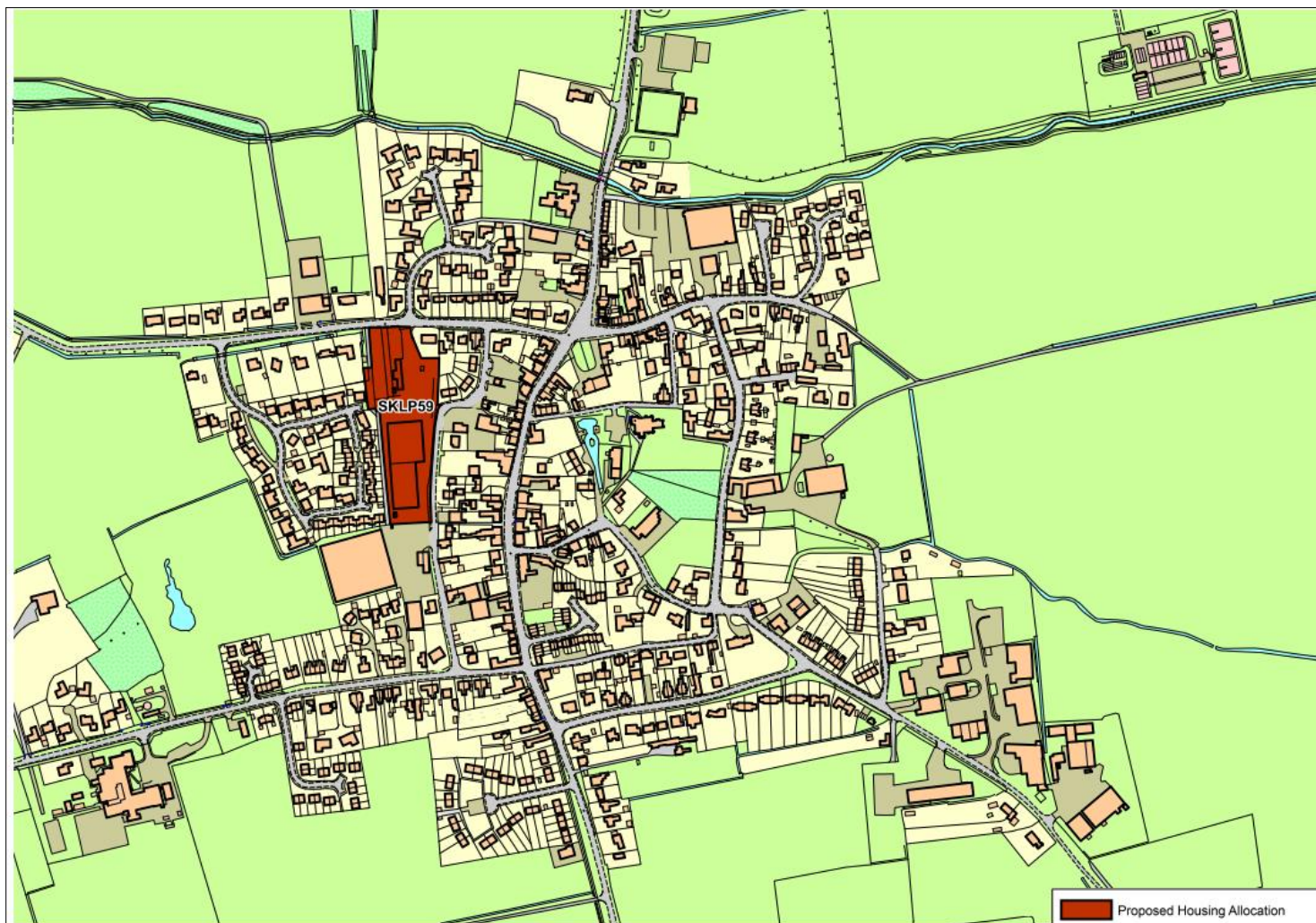
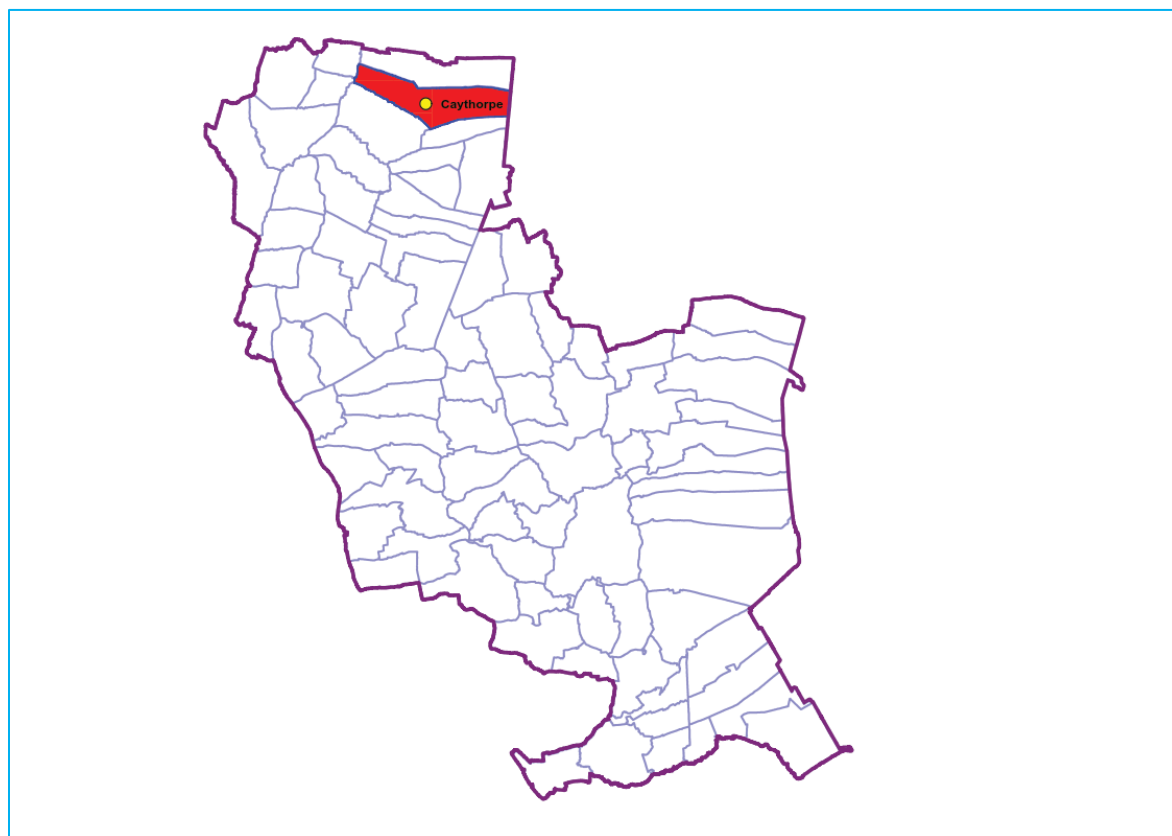


Figure 22 – Billingborough Allocation Map

# Caythorpe

Figure 23- Caythorpe Location Map and Infographic Data



Population – 1374



42% of the population is in Full or Part time employment



Number of properties - (2011) 552 - primarily detached houses



Average age of the population is 47



14% of the population is retired

Source – Office of National Statistics 2011 Census Data - <https://www.ons.gov.uk/census/2011census>

The village of Caythorpe is situated on the A607, approximately 3 miles south from Leadenham and 8 miles (13 km) north from Grantham.

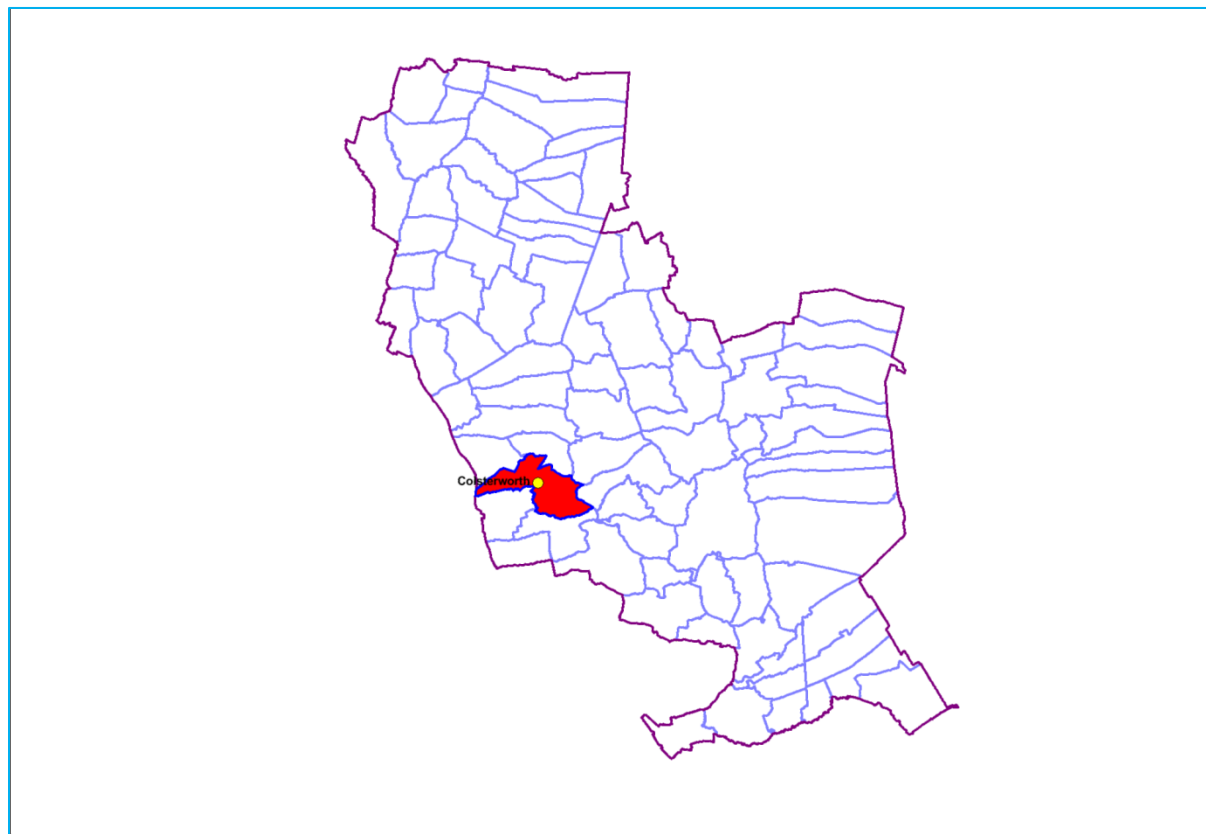
Caythorpe has a local village shop, a post office and a village hall. Caythorpe also has two public houses, a police office, a doctor's surgery and a mobile library, along with open space and recreational provision. This information was collected through the [village services audit](#) completed in November 2016.

No land was promoted in Caythorpe through either the Call for Sites process or subsequent Sites and Settlements consultation. If any subsequent development proposals emerge during the life of this plan then the [Points of the Compass analysis](#) shall be applied to guide this.



# Colsterworth

Figure 24- Colsterworth Location Map and Infographic Data



Population – 1713



45% of the population is in Full or Part time employment



Number of properties - (2011) 732 - primarily detached houses



Average age of the population is 45



12% of the population is retired

Source – Office of National Statistics 2011 Census Data - <https://www.ons.gov.uk/census/2011census>

The village of Colsterworth is located half a mile west of the A1, 7 miles south of Grantham, and 12 miles north-west of Stamford. Colsterworth is raised upon a slight limestone ridge, with the River Witham running below.

Colsterworth has a primary school, public house incorporating a restaurant along with a post office, surgery, and small supermarket. Other facilities in the village include sports and social club, a village hall, and social club. Further facilities include a doctor's surgery, police station, a number of small local businesses, and open play spaces with equipment. This information was collected through the [village services audit](#) completed in November 2016.

The proposed allocation in Colsterworth is for 70 new homes on a greenfield site that is well contained by the existing built form of the settlement. To serve the allocation a fourth arm to the adjacent roundabout would be required, this could provide an opportunity to enable a frontage development, continuing the developed edge of Bourne Road. Suitable and extensive boundary and noise attenuation treatments will be required on this allocation given its proximity to the A1.

#### Colsterworth: Residential Allocation

##### **LV-H5: Bourne Road (SKLP23)**

Indicative Unit Numbers: 70

Assumption Density: 25 dwellings per hectare to accommodate A1 buffer area.

The following development principles accompany this allocation:

- Pedestrian links, footways or cycleway connections into village from the site should be considered in the development proposal.
- Noise from the A1 entrance ramp to be suitably mitigated
- A 4<sup>th</sup> arm off the roundabout shall be provided in order to access the site
- Suitable boundary treatment and noise attenuation shall be provided along the A1 edge of the site.
- This site is situated within a Minerals Safeguarding Area, which seeks to safeguard the minerals resource in the ground for future potential working. The final allocation should therefore be accompanied by a Minerals Assessment.

Policies maps have been prepared and are contained within the [Policies Maps Appendix: 3](#). The policies maps depict all land allocations and other policy designations. The map below is provided for purely illustrative purposes, detailing current planning permissions in the context of proposed allocations.

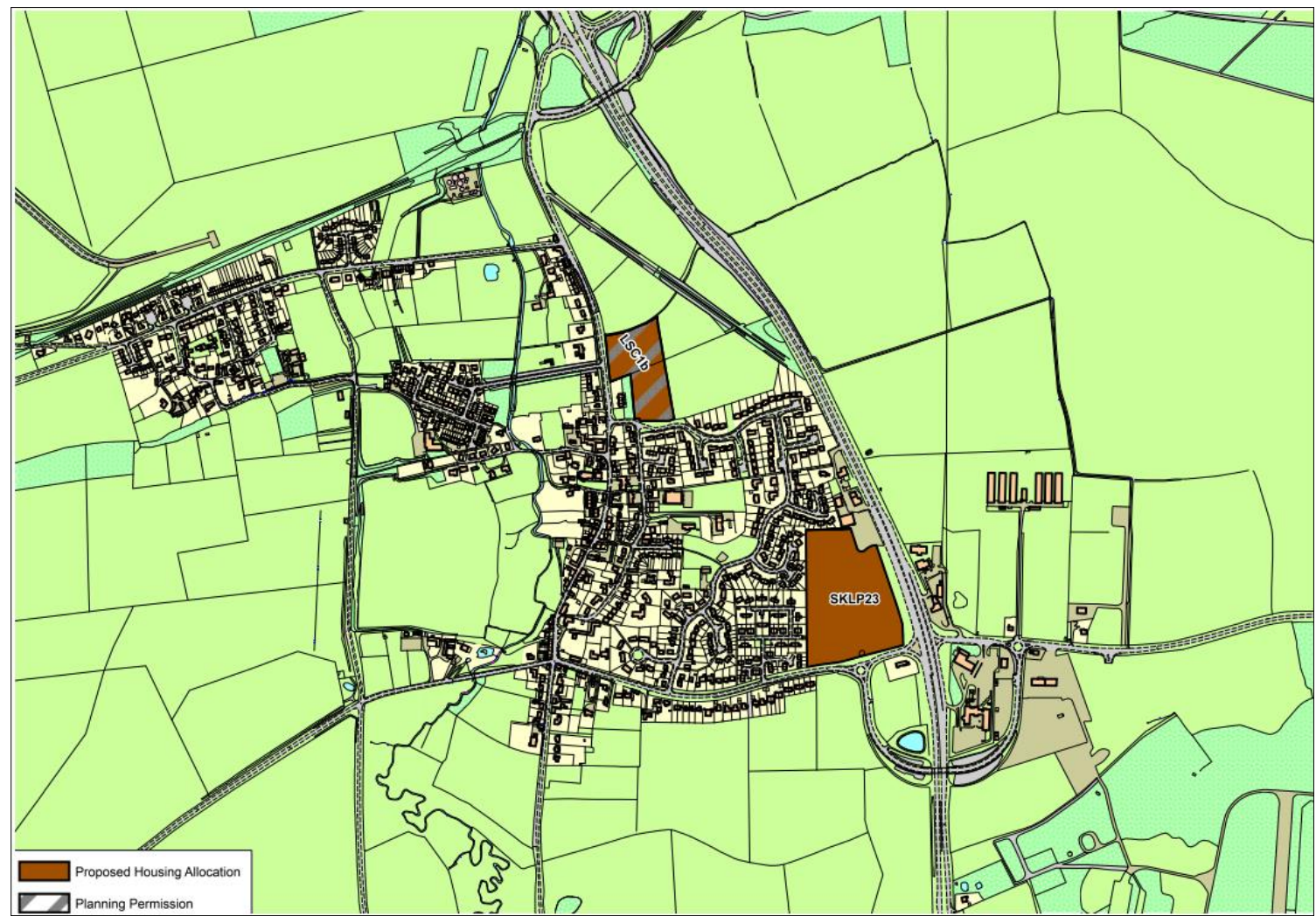
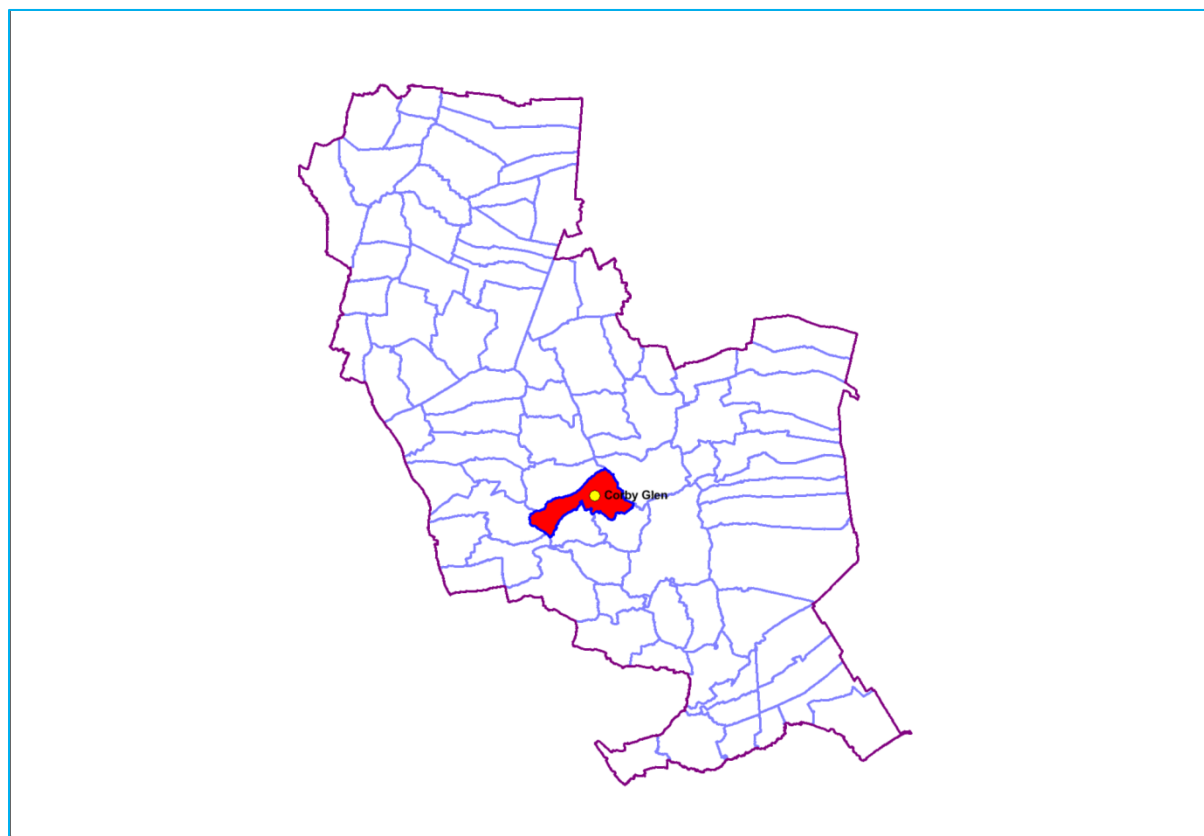


Figure 25 – Colsterworth Allocation Map

## Corby Glen

Figure 26 – Corby Glen Location Map and Infographic Data



Population – 1017



47% of the population is in Full or Part time employment



Number of properties - (2011) 418 - primarily detached houses



Average age of the population is 42



13% of the population is retired

Source – Office of National Statistics 2011 Census Data - <https://www.ons.gov.uk/census/2011census>

The village of Corby Glen is set in wooded countryside 12 miles south of Grantham and 15 miles north of Stamford with the village lying on the A151 Colsterworth to Bourne road. The River Glen flows through the village.

Corby Glen has two schools both a primary and a secondary, a playgroup, two village shops, and a post office, Other facilities include a mobile library, two doctor's surgeries, a fire station, two pubs and two village halls. This information was collected through the [village services audit](#) completed in November 2016.

The proposed allocation for Corby Glen is for around 250 new homes. This scale of allocation recognises the range of services and facilities available within the settlement and the opportunity that future development provides to support the viability of these services. The proposed allocation seeks in particular to promote the provision of family housing, as unlike any other larger village, Corby Glen benefits from the Charles Reed Academy (secondary school) being located within the village, and in close proximity to the proposed allocation. The secondary school is of significant importance not only to the village itself, but also to the surrounding hinterland that the school supports, and it is intended that future development, such as that proposed through the allocation supports and sustains the continuation of this essential service.

#### Corby Glen: Residential Allocation

##### **LV-H6: Swinstead Road / Bourne Road (SKLP4, SKLP320)**

Indicative Unit Numbers: 250

Assumption Density: 30 dwellings per hectare.

The following development principles accompany this allocation:

- A comprehensive masterplan is required for the entire site.
- An East-West connection (transport and pedestrian) should be provided by the development
- Pedestrian links, footways or cycleway connections into village, and adjacent playing fields from the site should be incorporated in the development proposal.
- The development shall accommodate specialist housing needs through the provision of good quality family housing that is both well designed and integrated into the development proposal.
- Landscape screening shall be provided along the northern edges of the site.
- This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.



Policies maps have been prepared and are contained within the [Policies Maps Appendix: 3](#). The policies maps depict all land allocations and other policy designations. The map below is provided for purely illustrative purposes, detailing current planning permissions in the context of proposed allocations.

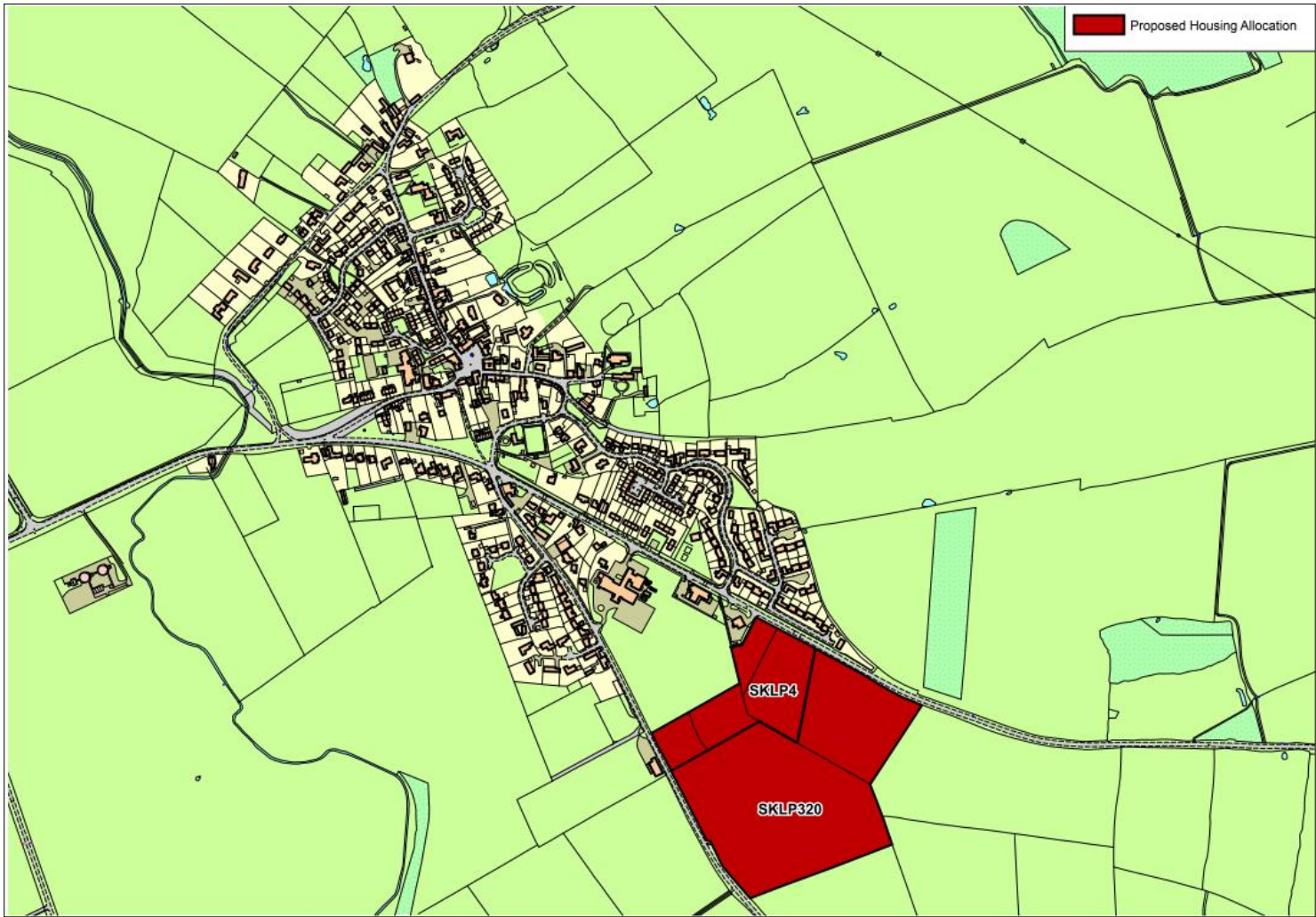
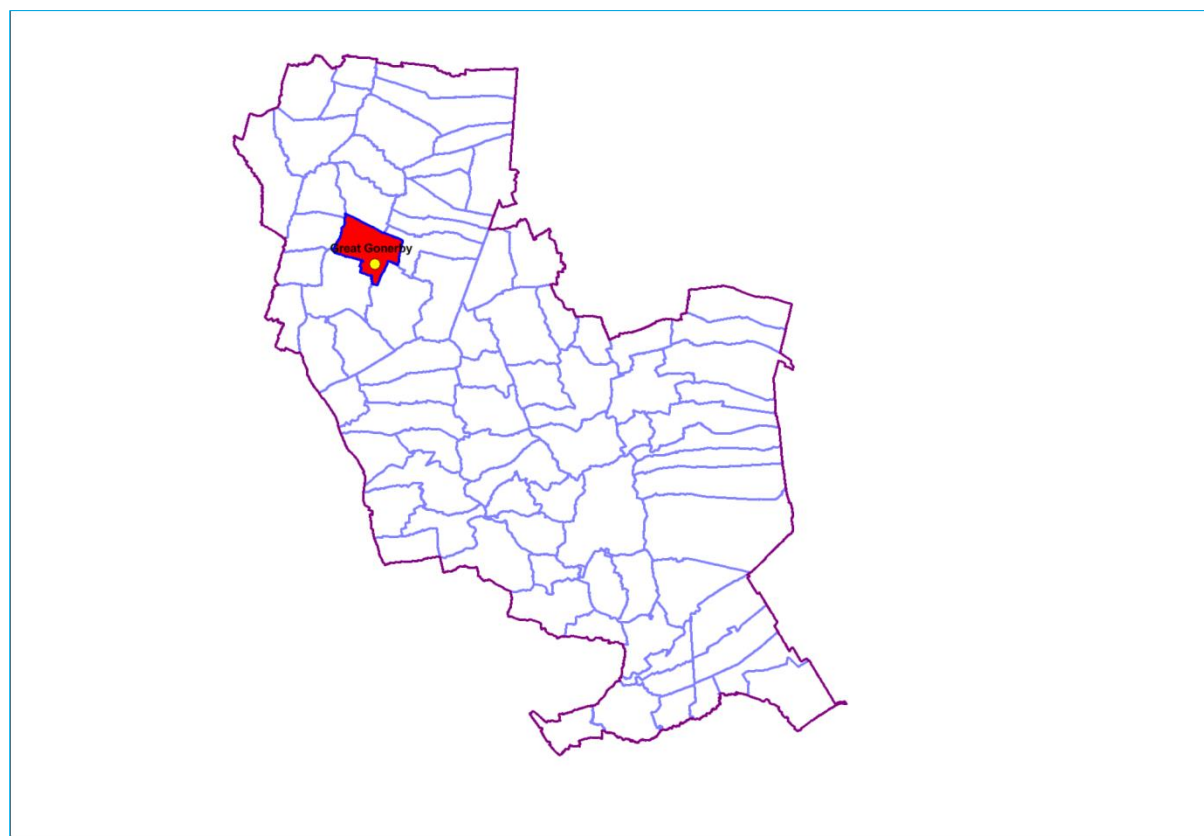


Figure 27 – Corby Glen Allocations Map

## Great Gonerby

Figure 28- Great Gonerby Location Map and Infographic Data



Population – 2200



43% of the population is in Full or Part time employment



Number of properties - (2011) 966 - primarily detached houses



Average age of the population is 45



15% of the population is retired

Source – Office of National Statistics 2011 Census Data - <https://www.ons.gov.uk/census/2011census>



The village of Great Gonerby is situated less than 1 mile north from Grantham. The village overlooks the Vale of Belvoir and is situated close to the A1.

Great Gonerby has a primary school, a village school, a playgroup, a grocery store and a post office/shop. Further facilities include a public house, a memorial hall, a social club and a playing field with play area and floodlit multi-sport facility; along with open spaces and equipped play areas. This information was collected through the [village services audit](#) completed in November 2016.

The proposed allocation for Great Gonerby is to continue promoting the previous allocation which accommodates 30 new homes on a less constrained site that is well located within the existing settlement.

#### Great Gonerby: Residential Allocation

##### **LV-H7: Eastthorpe Road (SKLP11)**

Indicative Unit Numbers: 30

Assumption Density: 30 dwellings per hectare.

The following development principles accompany this allocation:

- A public footpath runs through the site – this shall be retained and incorporated into the development where possible
- Suitable and appropriate screening shall be provided along the eastern and southern edges of the site.
- This site is a previous local plan allocation and therefore has been phased for the initial years of the plan period – should the site not come forward within this timeframe, alternative development sites will be considered in this settlement.
- The landscape surrounding the site is sensitive, to protect the landscape the site boundary will not extend any further east than that shown on the policies map.

Policies maps have been prepared and are contained within the [Policies Maps Appendix: 3](#). The policies maps depict all land allocations and other policy designations. The map below is provided for purely illustrative purposes, detailing current planning permissions in the context of proposed allocations.

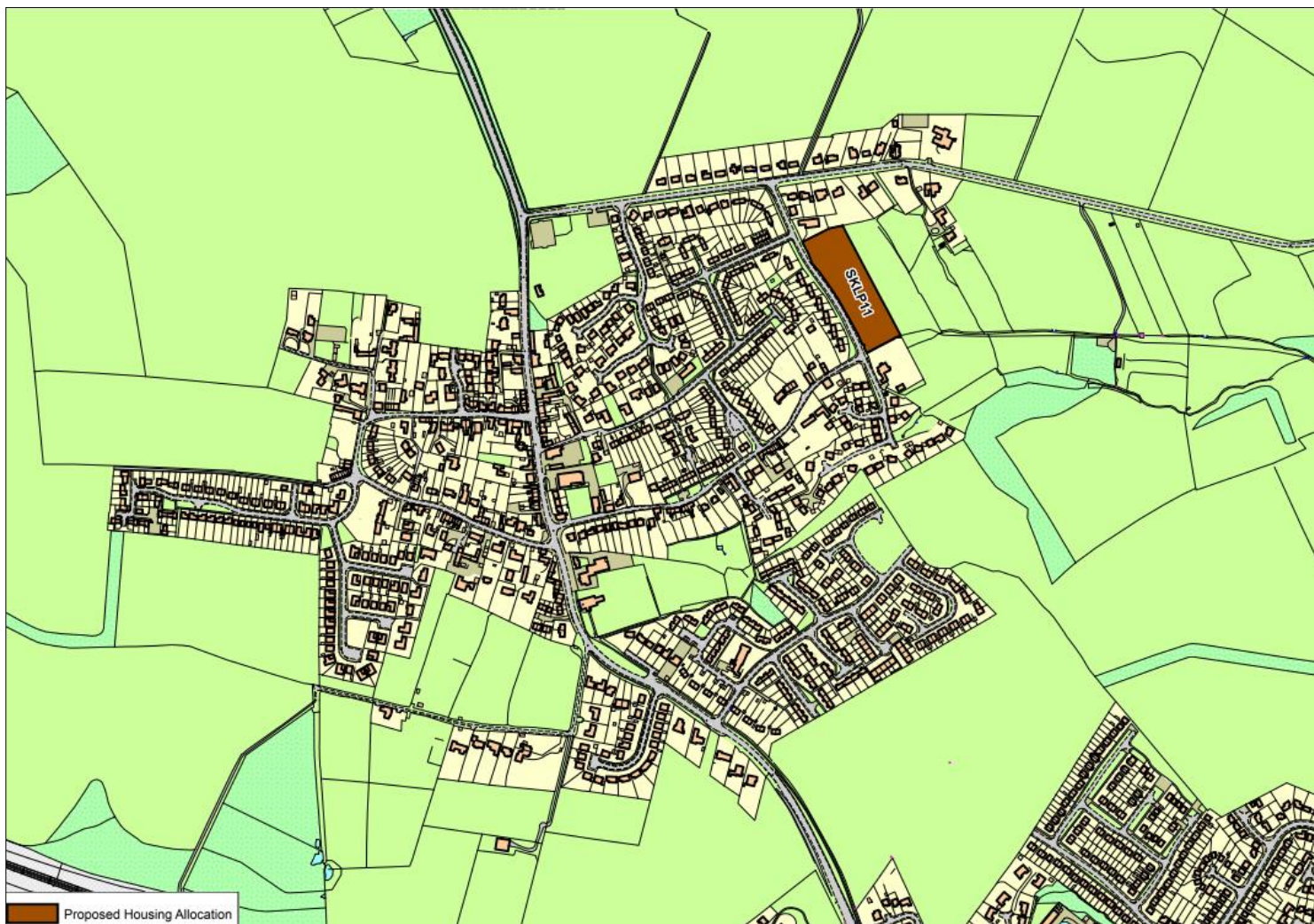
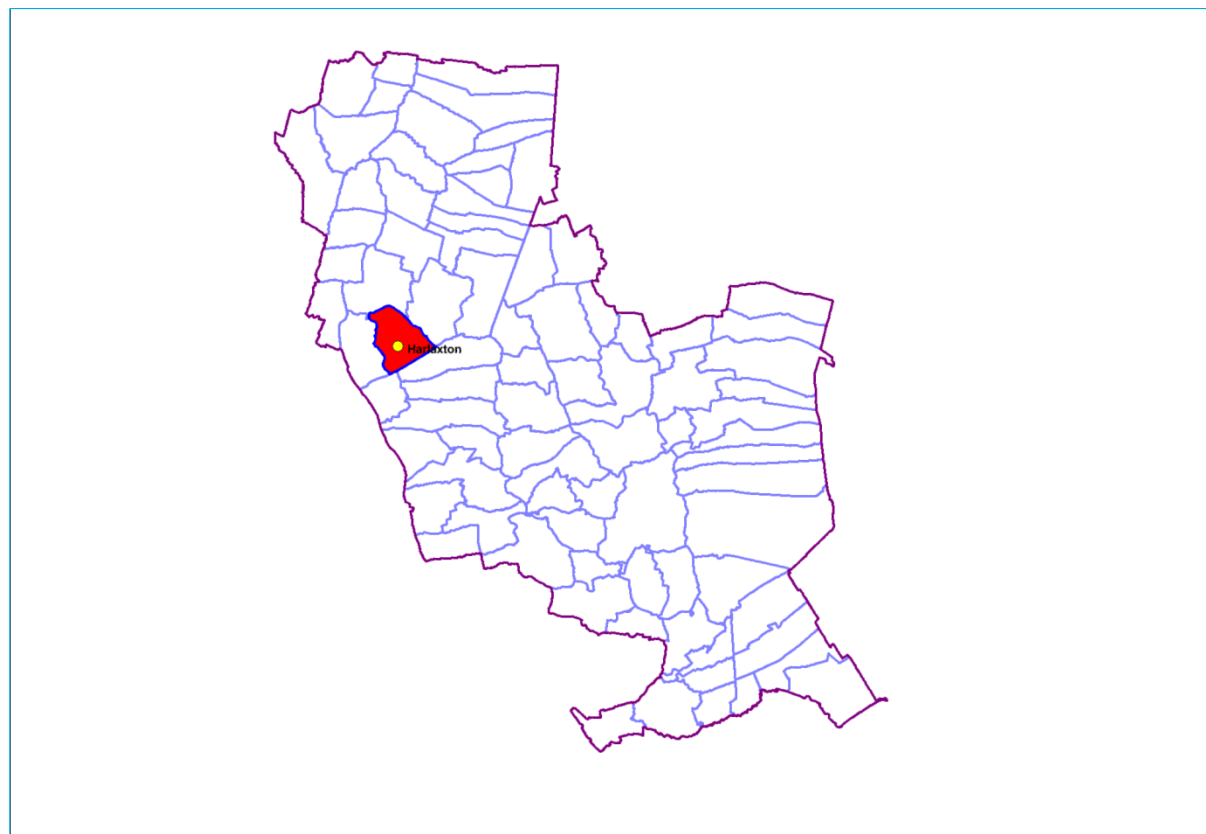


Figure 29- Great Gonerby Housing Allocation

# Harlaxton

Figure 30- Harlaxton Location Map and Infographic Data



Population – 782



44% of the population is in Full or Part time employment



Number of properties - (2011) 351 - primarily detached houses



Average age of the population is 49



11% of the population is retired

Source – Office of National Statistics 2011 Census Data - <https://www.ons.gov.uk/census/2011census>

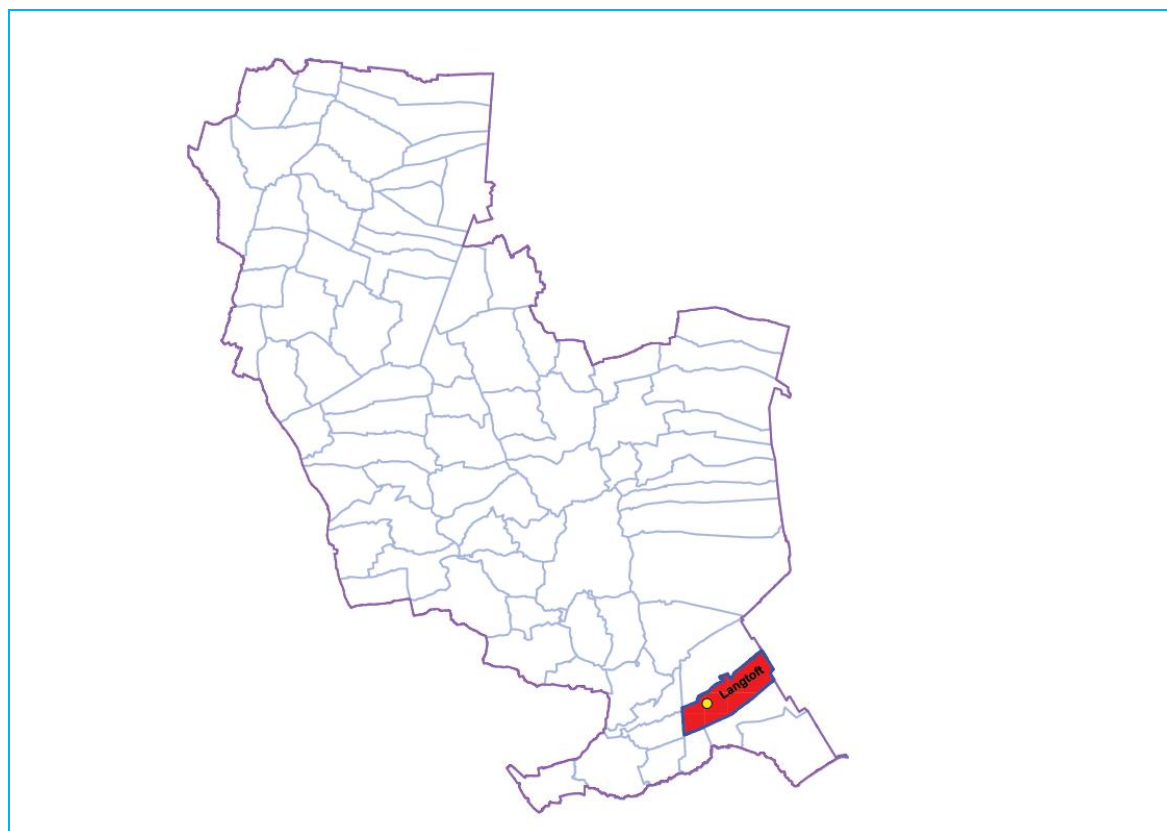
The village of Harlaxton lies on the edge of the Vale of Belvoir and just off the A607, 2 miles south-east from Grantham and 12 miles north-east from Melton Mowbray. It is home to Harlaxton Manor which is an important heritage asset and a grade 1 listed building.

Although close to amenities in Grantham, Harlaxton's facilities include a public house, post office within the local store, primary school, and doctor's surgery and village hall. There are also local sports clubs, alongside the open space provision. This information was collected through the [village services audit](#) completed in November 2016

There are no proposed allocations in Harlaxton. Outcomes for settlement specific site assessments are contained within the [Site Assessment Background Report 2017](#). Harlaxton does also present with infrastructure pressures, the local primary school is currently at full capacity and additional land is required to make future expansion of the school possible.

# Langtoft

Figure 31- Langtoft Location Map and Infographic Data



Population – 2045



52% of the population is in Full or Part time employment



Number of properties - (2011) 809 - primarily detached houses



Average age of the population is 40



11% of the population is retired

Source – Office of National Statistics 2011 Census Data - <https://www.ons.gov.uk/census/2011census>

The Village of Langtoft lies on the A15 road, about 10 miles (16 km) north from Peterborough and about 8 miles (13 km) east from Stamford, and on the edge of The Fens.

Langtoft has a part time post office and newsagent which includes a grocery store. There is also a primary school, a village hall and a mobile library. Langtoft also has open space provision in the form of allotments; sports fields and fully equipped children's play area. This information was collected through the [village services audit](#) completed in November 2016

The proposed allocation in Langtoft is for 35 new dwellings. This allocation makes good use of a previously developed site. The adjacent land may hold some ecological sensitivity and prior to development a full ecological review will be required in order to demonstrate that the development will not be harmful to any ecological interests. Having regard to the particular sensitivities of this site low density development is proposed.

#### Langtoft: Residential Allocation

##### **LV –H8: Former Gravel Works, Stowe Road (SKLP31 and SKLP33)**

Indicative Unit Numbers: 35

Assumption Density: 16 dwellings per hectare.

The following development principles accompany this allocation:

- A masterplan is required for the entire site.
- A phase 1 ecological survey is required prior to considering a planning application or allocation for this site to ensure any mitigation measures are incorporated into the development proposal.
- Suitable and appropriate screening shall be provided along the southern edge of the site.



Policies maps have been prepared and are contained within the [Policies Maps Appendix: 3](#). The policies maps depict all land allocations and other policy designations. The map below is provided for purely illustrative purposes, detailing current planning permissions in the context of proposed allocations.

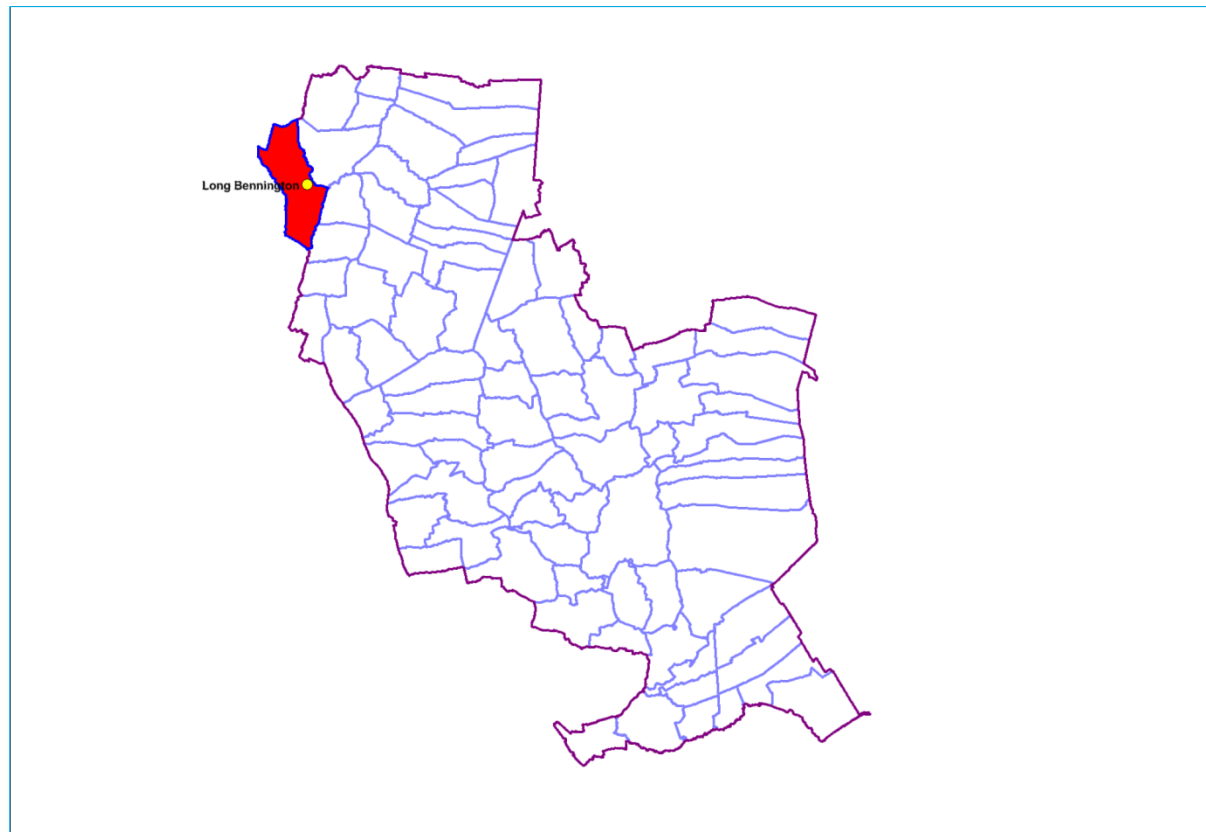


Figure 32- Langtoft Allocation Map



# Long Bennington

Figure 33- Long Bennington Location Map and Infographic Data



Population – 2018



43% of the population is in Full or Part time employment



Number of properties - (2011) 853 - primarily detached houses



Average age of the population is 46



16% of the population is retired

Source – Office of National Statistics 2011 Census Data - <https://www.ons.gov.uk/census/2011census>

The village of Long Bennington lies just off the A1 road, 7 miles north of Grantham and 5 miles south of Newark-on-Trent.

Long Bennington has a primary school, local shop, and village hall, post office combined with the local butchers, a doctor's surgery, and a rural police office, pre-school and mobile library. Long Bennington also has three public houses. This information was collected through the [village services audit](#) completed in November 2016.

The two allocations proposed for Long Bennington will offer 85 new dwellings. Whilst these allocations are relatively modest given the desirability of this village, this acknowledges both the suitability of sites promoted for development, as well as the rate of historical completions within the village and the number of outstanding commitments arising from both unimplemented planning permissions and the previous allocation to the north of the village - Land at Main Road, Long Bennington ([Site Allocations DPD](#)).

#### Long Bennington: Residential Allocation

##### **LV-H9: Main Road (South) (SKLP140)**

Indicative Unit Numbers: 55

Assumption Density: 30 dwellings per hectare.

The following development principles accompany this allocation:

- Noise impact from the A1 shall be considered and suitable mitigation provided
- Screening along the western and southern edges will be required

##### **LV-H10: Main Road (North) (SKLP132)**

Indicative Unit Numbers: 30

Assumption Density: 30 dwellings per hectare.

The following development principles accompany this allocation:

- Noise impact from the A1 shall be considered and suitable mitigation provided
- Screening along the western edge will be required
- The development shall accommodate specialist housing needs through the provision of retirement housing, extra care or residential care housing.

Policies maps have been prepared and are contained within the [Policies Maps Appendix: 3](#). The policies maps depict all land allocations and other policy designations. The map below is provided for purely illustrative purposes, detailing current planning permissions in the context of proposed allocations.

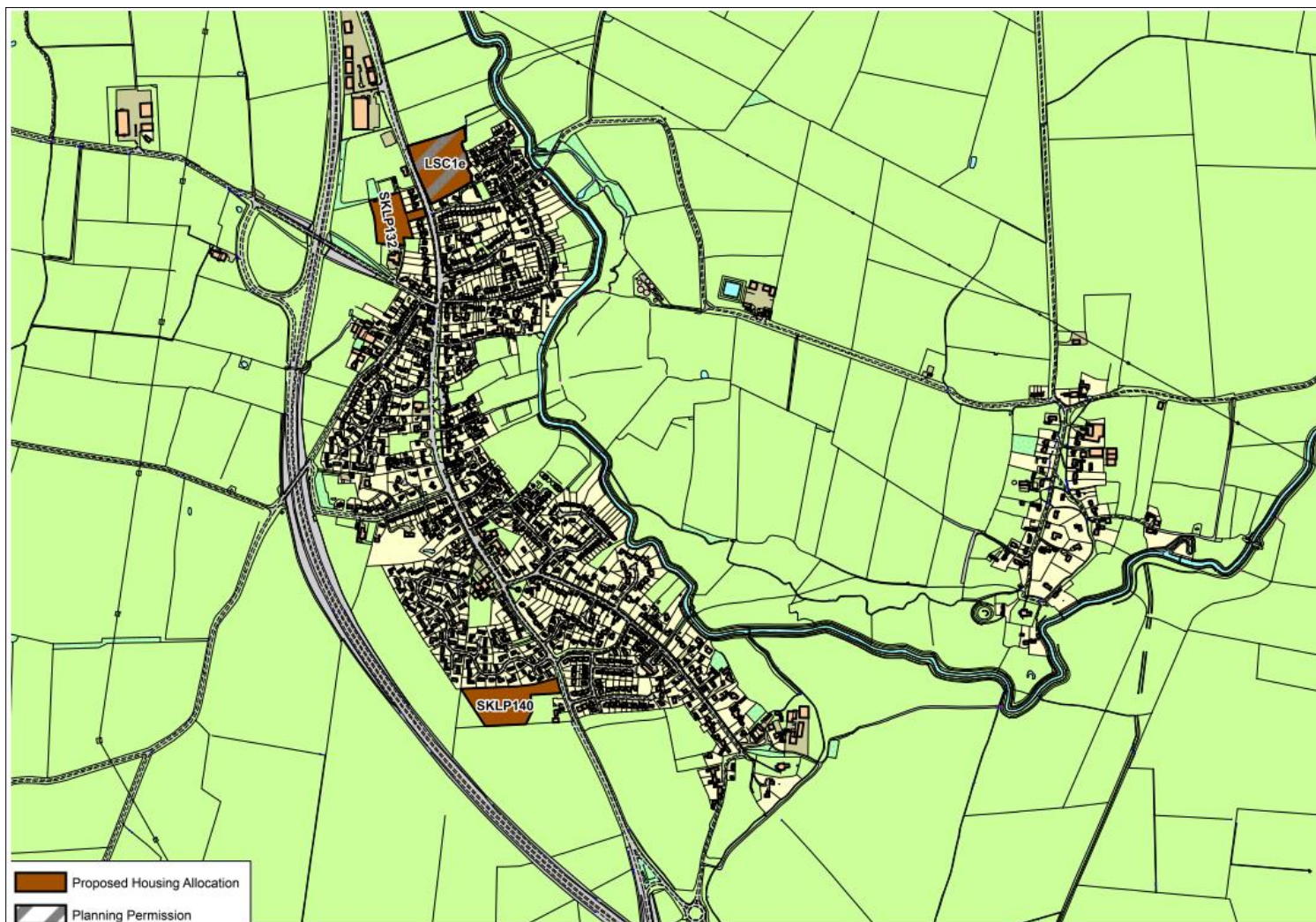
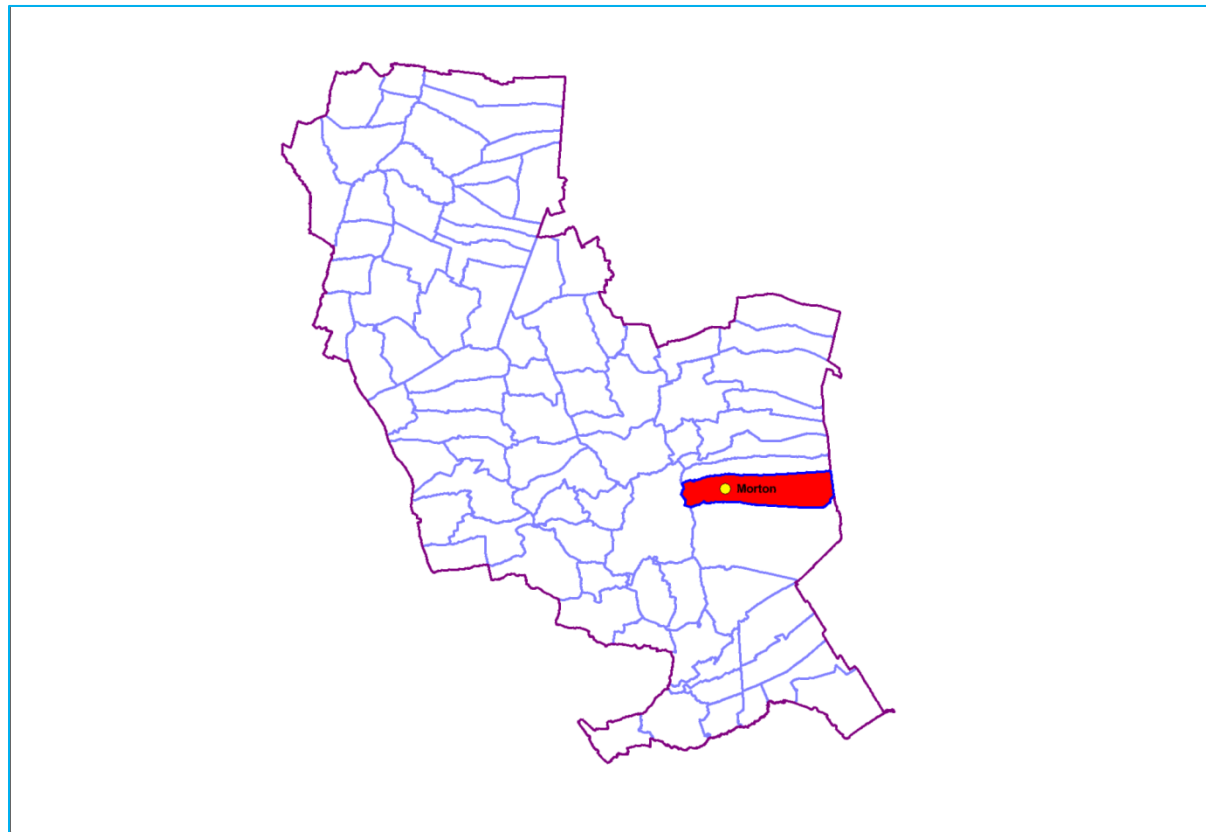


Figure 34- Long Bennington Allocation Map

# Morton

Figure 35- Morton Location Map and Infographic Data



Population – 2406



47% of the population is in Full or Part time employment



Number of properties - (2011) 995 - primarily detached houses



Average age of the population is 43



13% of the population is retired

Source – Office of National Statistics 2011 Census Data - <https://www.ons.gov.uk/census/2011census>

The village of Morton lies 2 miles north of Bourne, and 14 miles south-east of Grantham. The village is in two parts, on each side of the fen-edge road (the A15). To the fenward side is Morton and to the upland side is Hanthorpe.

Morton has a primary school, food shop, village hall, post office, a pubic house; pre-school, mobile library and a doctor's surgery. Additional facilities include open spaces and fully equipped play areas. This information was collected through the [village services audit](#) completed in November 2016

The proposed allocation for Morton is for 70 new dwellings on a site centrally located within the village. This site offers potential to improve and restore local features such as the adjacent barns and the developed edge to the north of the settlement mirroring the existing pattern of development to the west. Low density development is proposed for this allocation to ensure the sensitives of the conservation area and adjacent listed buildings are preserved.

#### Morton: Residential Allocation

##### **LV-H11: Folkingham Road (SKLP111)**

Indicative Unit Numbers: 70

Assumption Density: 25 dwellings per hectare to accommodate conservation area and adjacent listed buildings.

The following development principles accompany this allocation:

- Possible impact on the Conservation Area and adjacent listed buildings shall be considered and to mitigate possible harm a low-density residential scheme should be proposed.
- The listed barns along the frontage of the site should be incorporated in any development proposal for the site.
- On the northern edge of the site a suitable and sensitive boundary treatment will be provided to screen views of the development from the adjacent open countryside.
- To ensure the development achieves good, high quality design it would be expected that a design code will be prepared for the site.
- Access should be sought from High Street and not directly off the A15.
- Development of this site will need to be phased in accordance with the Infrastructure Delivery Plan so that necessary infrastructure requirements can be accommodated



Policies maps have been prepared and are contained within the [Policies Maps Appendix: 3](#). The policies maps depict all land allocations and other policy designations. The map below is provided for purely illustrative purposes, detailing current planning permissions in the context of proposed allocations.

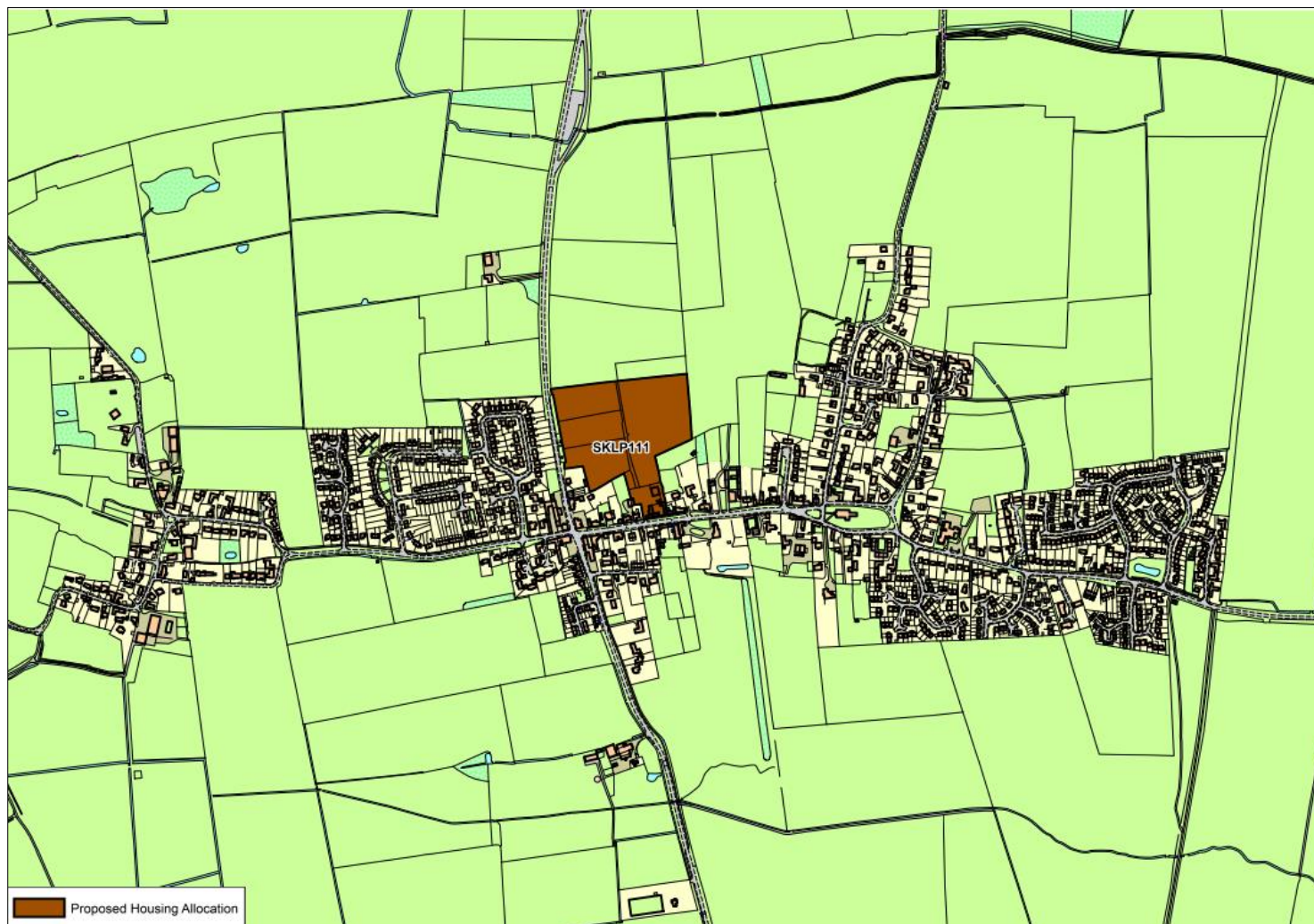
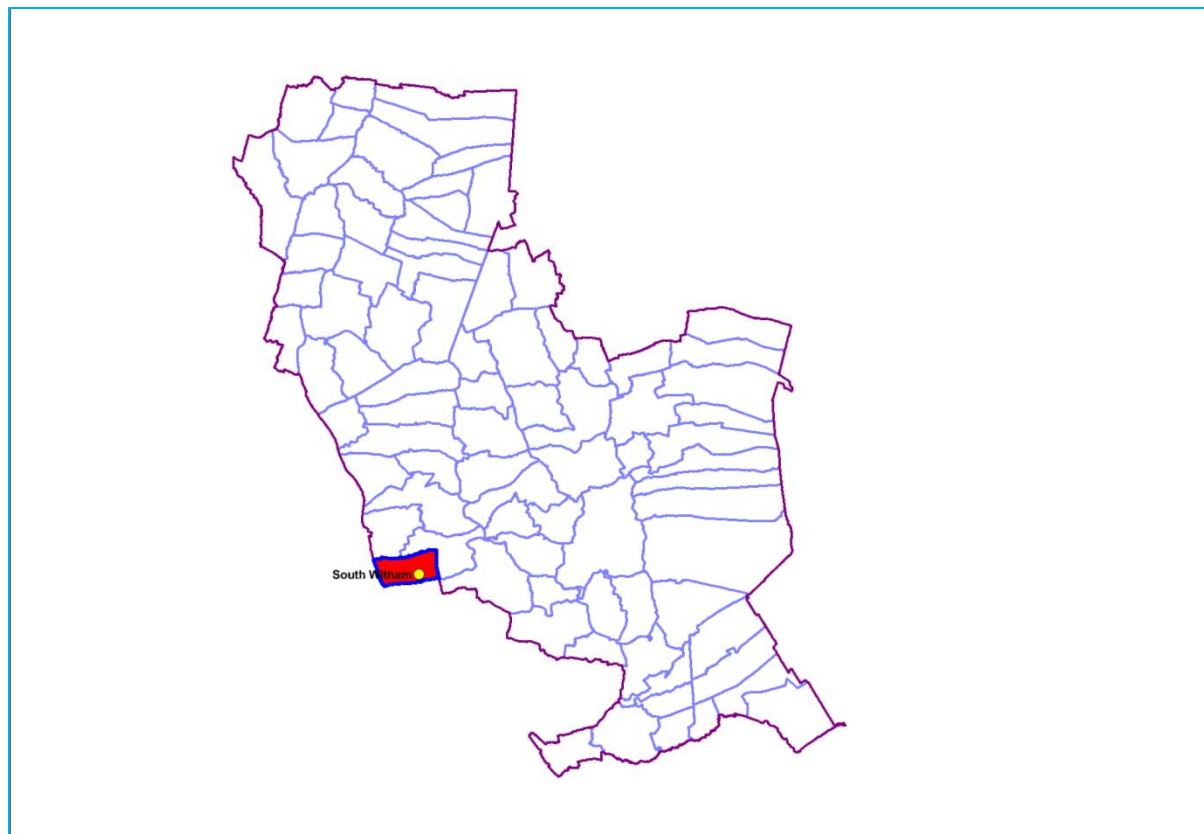


Figure 36 – Morton Allocation Map

## South Witham

Figure 37- South Witham Location Map and Infographic Data



Population – 1533



55% of the population is in Full or Part time employment



Number of properties - (2011) 677 - primarily detached houses



Average age of the population is 38



9% of the population is retired

Source – Office of National Statistics 2011 Census Data - <https://www.ons.gov.uk/census/2011census>



The village of South Witham is located 10 miles south of Grantham and 10 miles east of Melton Mowbray.

South Witham has a village hall, a primary school, two local shops, one with a post office, two public houses and a mobile library. Additional facilities include open spaces and recreational facilities. This information was collected through the [village services audit](#) completed in November 2016.

The proposed allocation for South Witham is for 59 dwellings on land partially previously developed. The allocation sits on the southern edge of the settlement and is bounded by the former railway line. The site also offers opportunities for two access points to serve future development. Suitable and extensive boundary and noise attenuation treatments will be required on this allocation given its location adjacent to South Witham (Breedon) quarry.

## South Witham: Residential Allocation

### **LV-H12: Thistleton Lane and Mill Lane (SKLP43, SKLP123)**

Indicative Unit Numbers: 59

Assumption Density: 30 dwellings per hectare.

The following development principles accompany this allocation:

- A comprehensive masterplan is required for the site.
- Reopening of redundant railway line as a pedestrian route should be considered in the development proposal.
- Priority will be given to the redevelopment of the previously developed land on this site.
- Development proposals should make good use of the two potential access points into the site
- On the western edge of the site a suitable and sensitive boundary treatment will be provided to screen views of the development from the adjacent open countryside.
- This site is located within a Site Specific Minerals Safeguarding Area and development could therefore impact upon minerals sites / infrastructure that already have planning permission. An assessment should be undertaken to demonstrate the proposed development would not be adversely affected by the mineral site (particularly in terms of noise/dust/traffic/ and visual impact), this assessment shall take place before considering a planning application or allocation for this site to ensure any mitigation measures are incorporated into the development proposal.
- This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.

Policies maps have been prepared and are contained within the [Policies Maps Appendix: 3](#). The policies maps depict all land allocations and other policy designations. The map below is provided for purely illustrative purposes, detailing current planning permissions in the context of proposed allocations.

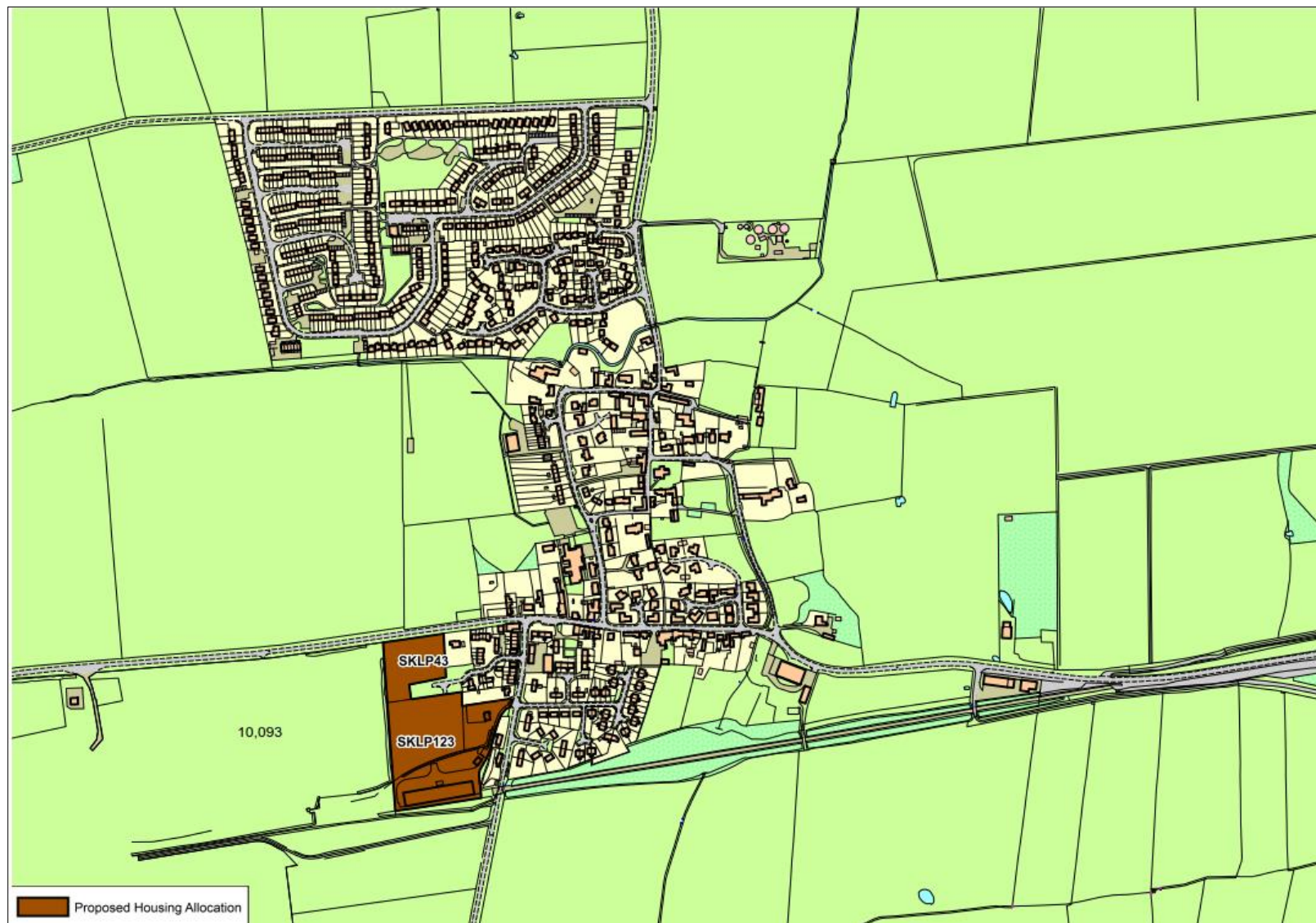
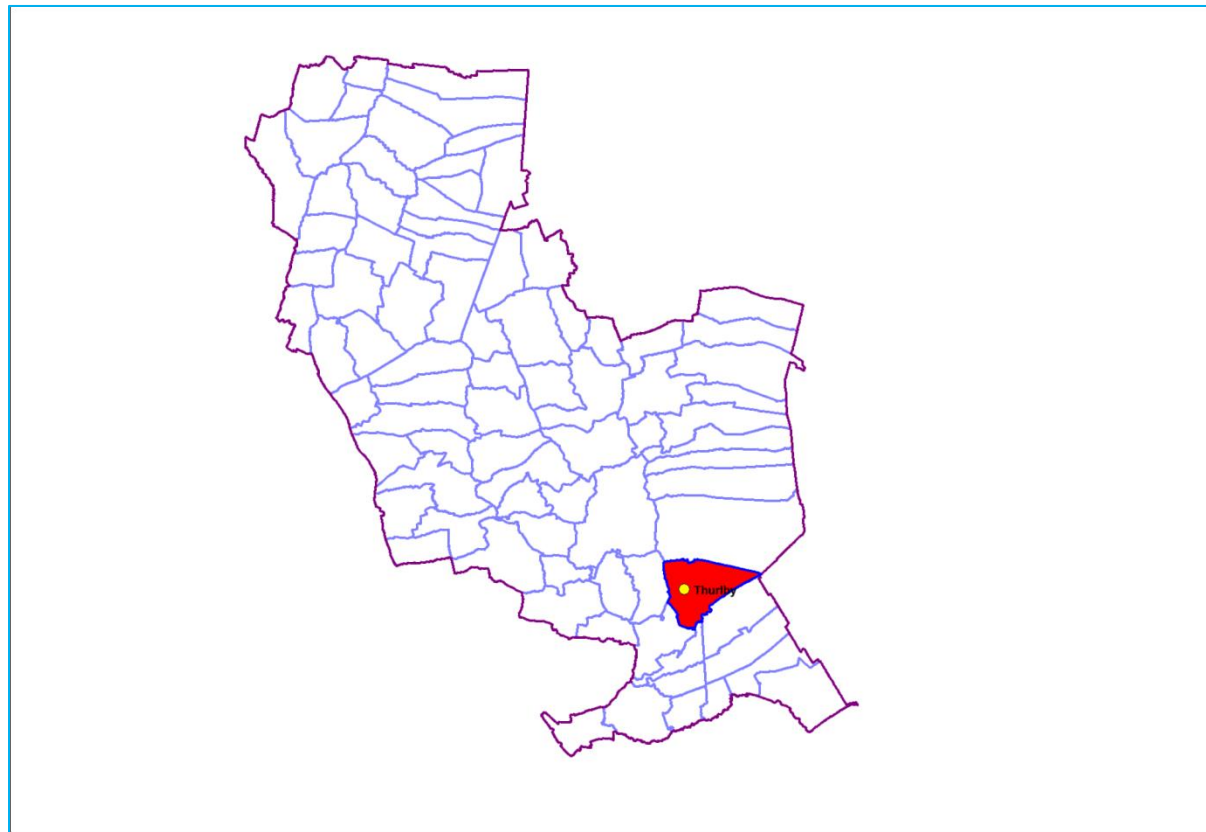


Figure 38- South Witham Allocation Map

# Thurlby

Figure 39- Thurlby Location Map and Infographic Data



Population – 2153



46% of the population is in full or Part time employment



Number of properties - (2011) 885 - primarily detached houses



Average age of the population is 49



15% of the population is retired

Source – Office of National Statistics 2011 Census Data - <https://www.ons.gov.uk/census/2011census>

The village of Thurlby lies just west of the A15 road, 2 miles south from the town of Bourne, on the edge of the Lincolnshire Fens.

Thurlby has a public house, a shop with a post office, and a veterinary practice. The primary school shares a site with the community hall and Lawrance Park. This information was collected through the [village services audit](#) completed in November 2016.

The proposed allocation for Thurlby is for 50 new dwellings on a previously developed site. Suitable and extensive boundary and noise attenuation treatments will be required on this allocation given its proximity to the A15.

#### Thurlby: Residential Allocation

##### **LV-H13: Part of Elm Farm Yard (SKLP16)**

Indicative Unit Numbers: 50

Assumption Density: 25 dwellings per hectare based on previously developed area.

The following development principles accompany this allocation:

- Priority will be given to the redevelopment of the previously developed land on this site.
- Access should not be sought from the A15
- On the southern and western edges of the site a suitable and sensitive boundary treatment will be provided to screen views of the development from the adjacent open countryside.



Policies maps have been prepared and are contained within the [Policies Maps Appendix: 3](#). The policies maps depict all land allocations and other policy designations. The map below is provided for purely illustrative purposes, detailing current planning permissions in the context of proposed allocations.

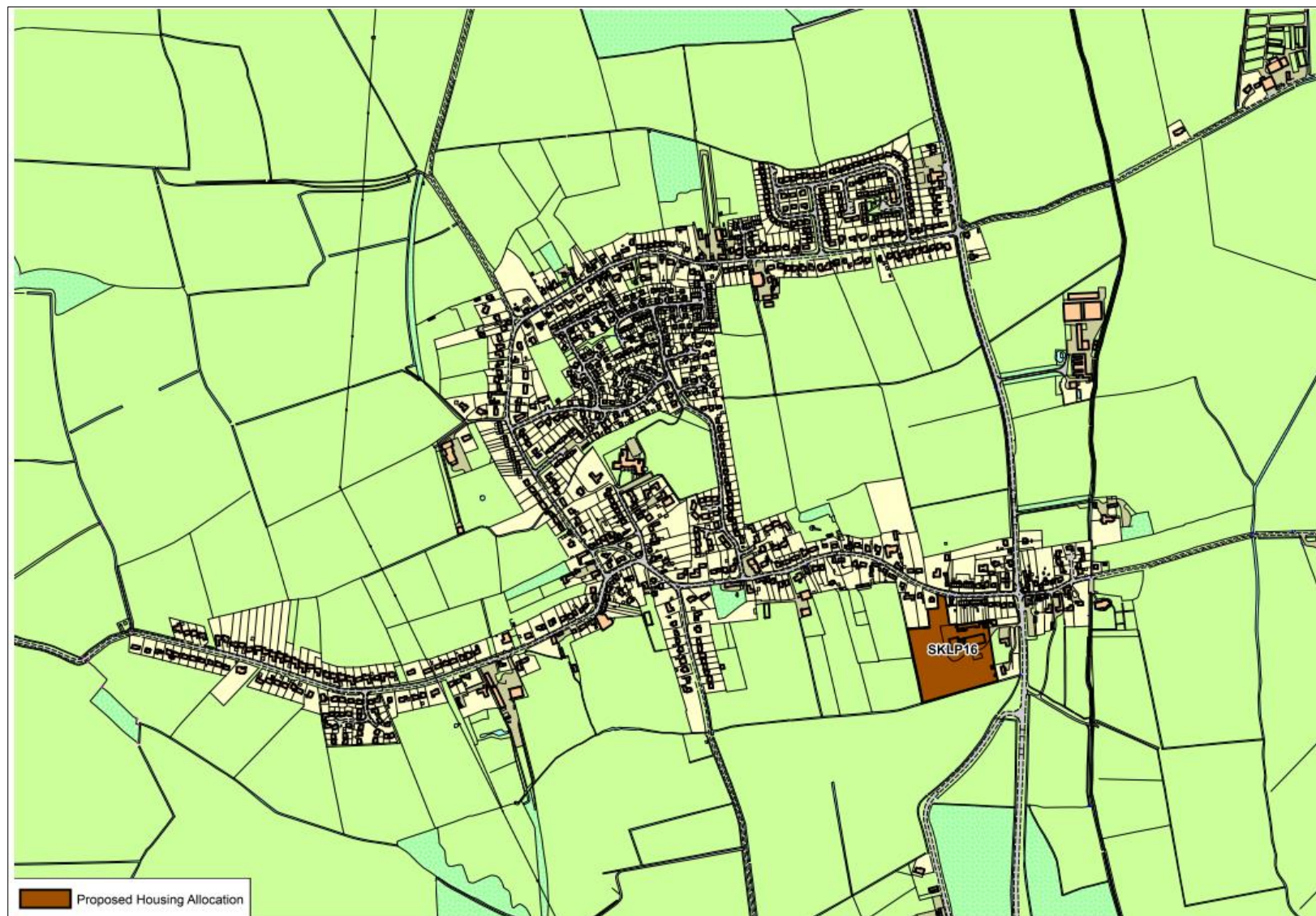


Figure 40 – Thurlby Allocation Map

## 5. Infrastructure and Developer Contributions

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Sustainable growth in South Kesteven will need to be supported by the provision of appropriate new and upgraded infrastructure in order to ensure the best possible impact on the economic and environmental well-being of the District. The effectiveness of the growth strategy in this Local Plan is underpinned by the delivery of the necessary and relevant infrastructure in the right location and at the right time. The term “infrastructure” relates to both utilities and the services and facilities which support people’s lifestyles. For example utilities include energy, telecommunications, water and sewerage, whilst services and facilities would include both social and physical provision such as transport, education, health, open space and leisure centres, as well as those provided by the market such as shops and public houses.

The type and scale of infrastructure required to support the development proposed in this local plan will depend on how development is distributed, as well as how existing and future residents choose to live their lives in the future.

The capacity of existing infrastructure and ability of that infrastructure either with or without new or expanded facilities has formed a fundamental part of formulating the spatial strategy and distribution of development in this Local Plan. An Infrastructure Delivery Plan (IDP) has been prepared to set out what, where and how infrastructure will be provided to deliver the spatial strategy. This is published alongside this Local Plan. The IDP will be updated on a regular basis and will set out the key elements of infrastructure, when these are programmed to be delivered and how they will be resourced. The main items of infrastructure covered in this plan will include:

- Transport – highways, bus, cycle, rail and pedestrian facilities, parking, (waterways) and overall travel management;
- Education – nursery and pre-school, primary, secondary and further education provision;
- Health – hospitals, health centres, GPs and public health;
- Leisure and Green Infrastructure (GI) – sports facilities, open space, and community/leisure facilities;
- Communications – enhanced broadband coverage and provision;
- Water and drainage – water supply, waste water, flood risk management and water quality;
- Energy – electricity, gas and renewable energy.



Consultation with utility and service providers responsible for the delivery of infrastructure and other services has been ongoing through the preparation of the Local Plan. Service providers usually have their own future plans and in general these are for different timeframes to the Local Plan. They often only plan for 3 to 5 years ahead. However where they are available these plans have provided information on currently known planned infrastructure proposals and likely new infrastructure needed to support the delivery of the levels of growth proposed. The Council will continue to proactively engage with service providers to continually update the evidence base on infrastructure provision and additional requirements as they become known.

It is not possible to identify the precise infrastructure requirements for the whole of the Local Plan period and the Council has sought to identify the critical infrastructure necessary to serve new development proposed during the plan period. The Infrastructure Delivery Schedule will be published alongside the Local Plan which will identify the critical infrastructure requirements, the timescales for delivery, together with an indication of the estimated costs, sources of funding and delivery partners. The Council recognizes that there is a risk that this infrastructure may not be provided and the schedule also considers the risk of major slippage in infrastructure delivery. Ongoing liaison with service providers and partners will allow this risk to be mitigated or addressed at an early stage.

Where known, the infrastructure required to order support the development of specific sites allocated in this Plan has been set out in the relevant site allocation.

The Council will monitor the provision of infrastructure, as set out in the Infrastructure Delivery Schedule, and report on the progress as appropriate.

The Infrastructure Delivery Schedule will provide the opportunity to appropriately align the work of partner organisations and service providers such as water and energy provision by utility companies, highways, education, and social services by Lincolnshire County Council and healthcare provision by local Clinical Commissioning Groups (CCGs) alongside the National Health Service England (NHS). The Council and partners will work with Local Enterprise Partnerships and the Homes and Communities Agency to secure both direct funding and recoverable finance for infrastructure projects. The Council will also work with infrastructure and service providers to align their strategies and investment plans to the Local Plan.

The policy below sets out the overarching framework for delivering infrastructure to support growth. Whilst every effort will be made to ensure the appropriate and timely provision of infrastructure, the following policy will be used to restrict development from being

commenced, or in certain cases, from being permitted, in the absence of proven essential infrastructure capacity or the appropriate means of mitigating a capacity issue.

The Council will work with partners to ensure that infrastructure will be in place at the right time to meet the needs of the District and to support the development strategy.

## Developer Contributions

Carefully considered and sensitive development offers substantial benefits to society. It provides homes, employment opportunities and the facilities and services required. It can also stimulate economic growth. However development of all scale impacts on the environment and existing infrastructure, and can place a burden on the community. The planning system exists to reconcile the benefits of a development against the costs it can impose.

The planning system currently provides for some of these burdens or costs to be addressed through planning obligations where the specific planning issues arising from a development proposal can be addressed on a site by site basis.

Developers will be expected to make up the necessary infrastructure provision required to support their development either through direct provision or by a contribution towards the overall cost of the provision of necessary infrastructure either alone or cumulatively with other developments. Various types of contribution will be used, including the following:

1. In-kind contributions and financial payments;
2. Phased payments and one-off payments;
3. Maintenance payments;
4. Pooled contributions; or
5. A combination of the above.

Contributions will be in the form of planning obligations secured in line with national statute and policy. Initially these will be secured through Section 106 (S106) developer contributions although the Council retains the option to consider the introduction of a Community Infrastructure Levy (CIL) or any replacement tariff once the outcome of the national review of CIL is known. Contributions payable by S106 or CIL will be in addition to any normally required from a developer to any utility company, internal drainage board or other statutory organization

Where it is likely that infrastructure will be funded via contributions from development, the Council will need to check that the contribution would meet the following tests for planning obligations, i.e. that they are:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and,
- fairly and reasonably related in scale and kind to the development.

New development cannot be used to fund an existing lack of infrastructure or address current shortfalls in provision, but is solely required to address the needs arising from new development.

Contributions payable by S106 will be in addition to any normally required from a developer to any utility company, internal drainage board or other statutory organisation.

### **ID1: Infrastructure For Growth**

All development proposals will be expected to demonstrate that there is, or will be, sufficient infrastructure capacity to support and meet the essential infrastructure requirements arising from the proposed development.

Where implementation of a development proposal will create a need to:

- provide additional or improved infrastructure and amenities; or
- would have an impact on the existing standard of infrastructure provided; or
- would exacerbate an existing deficiency in its provision

the developer will be expected to make up the necessary infrastructure provision for the local communities affected either by direct provision or through a proportionate contribution towards the overall cost of the provision of local and strategic infrastructure required by the development either alone or cumulatively with other developments.

Consideration will be given to the likely timing of infrastructure provision. As such, the delivery of development may need to be appropriately phased, either in time or geographically, to ensure the related provision of infrastructure in a timely manner.

In determining the nature and scale of any provision, the Council will have regard to viability considerations and site specific circumstances.

## Transport

The NPPF sets out the importance of sustainability in relation to transport, in particular the need to ensure developments that generate significant movements are located where the need for travel will be minimised and the use of sustainable travel can be maximised.

As South Kesteven is a predominantly rural area, it is not surprising that there is still, and inevitably will continue to be a heavy reliance on private car use. This does however mean that those without access to a private car can be isolated and have significant issues accessing employment, education and training as well as other services and facilities. The Local Transport Plan (LTP) sets out the overall strategy and delivery arrangements for transport across the whole of Lincolnshire, aiming to support growth, tackle congestion, improve accessibility, making roads safer and supporting the larger settlements of the County. The LTP and the Local Plan are aligned with each other's objectives. The Local Plan aims to support the development of a sustainable, efficient and safe transport system, increasing sustainable methods of travel, protect the environment and improve access to key services.

The 4<sup>th</sup> Lincolnshire LTP covering 2013/14 to 2022/23 sets out the following objectives for Lincolnshire:

1. Assist the sustainable economic growth of Lincolnshire, and the wider region, through improvements to the transport network;
2. Improve access to employment and key services by widening travel choices, especially for those without a car;
3. Make travel for all modes safer and , in particular, reduce the number and severity of road casualties;
4. Maintain the transport system to standards which allow safe and efficient movement of people and goods;
5. Protect and enhance the built and natural environment of the County by reducing the adverse impacts of traffic, including HGVs;
6. Improve the quality of public spaces for residents, workers and visitors by creating a safe, attractive and accessible environment;
7. Minimise carbon emissions from transport across the County.

The Transport Strategy for Grantham, as the main town and sub-regional centre for South Kesteven, sets out a range of local proposals to help tackle congestion and improve transport options. The 2014 review of this Transport Strategy identifies five key aims, namely:

- Making Grantham a better place in which to live, work and shop;
- Making alternative ways of travelling more attractive;

- Making the most of the railway station;
- Helping people get around the town more easily; and
- Catering for new developments.

To demonstrate how accessibility, mobility and transport related matters have been considered and taken into account in the development of proposals, one or more of the following should be submitted with planning applications, with the precise need dependent on the scale and nature of development:

- a parking or design and access statement (all proposals); and/ or
- a transport statement (typically required for developments of 50 - 80 dwellings); and/ or
- a transport assessment and travel plan (typically required for developments over 80 dwellings).

Advice on the level of detail required should be confirmed through early discussion with the local planning or highway authority.

## **ID2: Transport and Strategic Transport Infrastructure**

South Kesteven District Council and its delivery partners will support and promote an efficient and safe transport network which offers a range of transport choices for the movement of people and goods, reduces the need to travel by car and encourages use of alternatives, such as walking, cycling, and public transport.

New development will be required to contribute to transport improvements in line with appropriate evidence, including the Infrastructure Delivery Schedule, the Local Transport Plan and local transport strategies.

All new developments should demonstrate that they have applied the following principles:

1. Are located where travel can be minimised and the use of sustainable transport modes maximised;
2. Reduce additional travel demand through the use of measures such as travel planning, safe and convenient public transport, dedicated walking and cycling links and cycle storage/parking links and integration with existing infrastructure;
3. Seek to generate or support the level of demand required to improve, introduce or maintain public transport services, such as rail and bus services;
4. Do not unacceptably impact on the safety and movement of traffic on the highway network or that any such impacts can be mitigated through

appropriate improvements, including the provision of new or improved highway infrastructure; and

5. Ensure that appropriate vehicle, powered two wheeler and cycle parking provision is made for residents, visitors, employees, customers, deliveries and for people with impaired mobility

Compliance with the criteria of this policy should be demonstrated through the provision of a transport Statement/Assessment and/or a travel plan as appropriate.

## Communications

Access to broadband is a vital component of infrastructure in today's world. It is key to growing a sustainable local economy, vital for education and home working and an increasingly central part of community cohesion and resilience, particularly in rural areas.

Developers can 'future-proof' their developments by installing superfast broadband infrastructure. In addition to the reputational and wider economic benefits of ensuring that residents are able to access superfast broadband when they move into new developments, there is also the issue of avoiding the costs and frustrations to occupiers of future retrofitting, if the infrastructure is not fit for purpose.

The Government recognises that reliable broadband internet access is essential for homes throughout the country if they are to benefit from online services and for UK businesses to compete globally. It aims to achieve a transformation in the country's broadband access, with everyone in the UK able to access broadband speeds of at least 2 megabits per second (Mbps) and 95% of the UK receiving far greater speeds (superfast broadband) of at least 24Mbps by 2017. It is also exploring options to extend the benefits of superfast broadband to remaining areas.

The National Planning Policy Framework (NPPF) recognises the importance of infrastructure in delivering sustainable economic growth, and states that 'in preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband' (Paragraph 43).

Superfast broadband is now available to 95% homes and businesses in Lincolnshire. The Onlincolnshire project aims to provide most properties with superfast broadband by December 2016. There remain a number of pockets of the district which do not have access to superfast broadband, however a third phase will begin in 2017 to supply better connections to 9,000 'rural' or 'very rural' premises by December 2019 in an attempt to push superfast broadband coverage to up to 97 per cent of the county. This exceeds the national target of 95% of homes and businesses by 2017 set by the Department for Culture, Media and Sport, which helps fund the project.

The Government has worked with Openreach – BT's local access network business - and the Home Builders Federation (HBF) on an agreement which aims to deliver superfast broadband connectivity to new build residential properties in the UK. The new deal will see fibre based broadband offered to all new developments either for free (for developments of 30 dwellings



and over) or as part of a co-funded initiative (for developments of under 30 dwellings). As part of the agreement, Openreach is introducing an online planning tool for homebuilders. This will tell them whether properties in a given development can be connected to fibre for free, or if a contribution is needed from the developer to jointly fund the deployment of the local fibre network.

In order to guarantee a fixed fibre solution (which is more reliable than wireless) for superfast broadband of at least 30 Mbps, new developments must be served by either:

- i) fixed fibre to premises technology (FTTP); or
- ii) fixed fibre to cabinet technology (FTTC) which provides speeds of up to 80 megabits per second.

### **ID3: Broadband and Communications Infrastructure**

Proposals to enhance information communication networks, such as superfast broadband, will be supported across the district.

Proposals of 30 dwellings or more will be required to provide fixed fibre superfast broadband.

Proposals for residential development of less than 30 dwellings and commercial development will be required to provide fixed fibre broadband where this is technically feasible, subject to viability.

New developments must be served by either:

- i) Fibre to the Premises (FTTP) technology; or
- ii) Fibre to the Cabinet (FTTC) technology enabling access to broadband speeds of up to 80 megabits per second; or
- iii) any other emerging communication technology

# Appendix 1

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## Anticipated Residential Figures

The [Strategic Housing Market Assessment \(SHMA\) Update 2017](#) sets out an Objectively Assessed Housing Need (OAN) for South Kesteven of 625 dwellings per annum for the period 2011-36, equating to a total of 15,625 dwellings over the plan period. This is the minimum number of homes that the Local Plan needs to provide for. Additional land can be allocated in order to provide choice to the market and greater certainty to deliverability of the Plan.

The District has a known supply of 9,259 dwellings (known supply includes all sites with planning permission or previous allocations or designations). Between 1<sup>st</sup> April 2011 and up to 31<sup>st</sup> March 2016 there have been 2,949 residential completions. This means the Local Plan has to allocate enough sites to provide for a minimum of 3,417 additional dwellings by 2036.

The allocations proposed by the Local Plan could potentially exceed the minimum requirement for new housing by providing an additional 1,366 new homes which is 8.7% above the OAN ([shown in Table 1](#)).

The future release of the Prince William of Gloucester Barracks, coupled with additional development at Stamford North, outside the District boundary (but still meeting the Districts housing requirement), has the potential to increase this figure to 2,366 new homes, i.e. 15.1% above the OAN ([shown in Table 2](#)). However, it should be noted that both of these sites are unlikely to provide housing completions until later on in the Plan period and may not even contribute to the supply until the next Plan period.

Whilst the latest economic forecasts presented within the SHMA do not support an enhanced economic growth scenario for the District (an enhanced economic growth scenario would represent a 20% increase on the OAN), the local economy is growing and can be encouraged to grow further and faster through supporting the local housing market. This, in turn, will support local businesses growth, however, to achieve this, the resident population will need to service those businesses' needs.

Currently, if anticipated economic forecasts are realised against baseline demographic projections, the retired or of non-working age resident population of the District will significantly increase. This will leave the District with a population that is not sufficient to meet arising workforce demands and those businesses could leave the District for areas with a younger demographic. This could also act as a barrier to other businesses relocating to the District.

Whilst the Local Plan will make provision for enhancing the District's appeal to new households, it also has to meet the needs of its resident population. To do this a series of policies and allocations are proposed by the Local Plan, some allocations require the provision of specialist accommodation to meet changing household needs. The numbers arising from these allocations and how this corresponds to the District's OAN are set out in the tables below:

**Table 1: Residential Figures arising from proposed allocations – Scenario 1: 8.7% above OAN**

Towns	Total completions 2011-2016	Units with planning permission as at March 2016	Previous Allocations Commitments (without planning permission)	Known Supply (PP + PA Commit + Completions)	Capacity of Recommended Allocations to 2036	Known and Future Supply Totals	Known and Future Supply Totals (Limited Deliverability Factor applied/de- allocations)	Percentage of Total housing supply within the District
Grantham	921	1912	4850	7683	934	8617	8617	50.7
Bourne	839	978	0	1817	235	2052	2052	12
Stamford	303	579	77	959	1449	2408	2379	14
The Deepings	412	68	340	820	837	1657	1657	9.8
Larger Villages	341	279	60	680	817	1497	1497	8.8
Smaller Villages	133	116	N/A	249	540*	789	789	4.6
<b>TOTAL</b>	<b>2,949</b>	<b>3,932</b>	<b>5,327</b>	<b>12,208</b>	<b>4,812</b>	<b>17,020</b>	<b>16,991</b>	<b>100</b>

Table 1 above demonstrates the housing provision that could be realised from allocations proposed in the Local Plan, along with an allowance for the smaller villages. Previously, the Core Strategy was very restrictive on development in any settlement below the Local Service Centre category (now Larger Villages), however Local Plan policies [SP 3: Infill Development](#) and [SP 4: Edge of Settlement Development](#) will allow appropriate development within these smaller villages so that they can respond to specific local housing needs. \*A working assumption has been applied where the smaller villages potentially deliver 30 dwellings per annum over the period 2018-2036. In total this represents an additional 540 dwellings over the plan period. Whilst the plan period is 2011 to 2036, 2018 has been applied as the start date to these calculations as this is when the relevant policies could be expected to come into effect, i.e. following adoption of the new Local Plan. In Scenario 1 the Local Plan would make provision for 16,991 dwellings. This is 8.7% above the District's OAN and equates to 680 dwellings per annum. Coincidentally, the outgoing Local Plan's (Core Strategy) annual housing requirement from 2006 to 2026 was 680 dwellings also.

Scenario 1 incorporates an allowance for completions in the smaller villages. However, in this example no allowance has been made for the potential redevelopment of the Prince William of Gloucester Barracks during the plan period (nominally 500 dwellings) or from the development of the Quarry Farm site Stamford North (located in Rutland), counting towards South Kesteven's OAN (potentially 500 dwellings). Both of these sites are unlikely to provide housing completions until later on in the Plan period, and possibly may not even contribute to the supply until the next Plan period, however their respective effect on the Local Plan needs to be considered. Table 2 below sets out a second scenario (Scenario 2) where indicative figures associated with the initial release of these sites is coupled with proposed allocations, and the allowance for smaller settlements. In Scenario 2 the Local Plan would make provision for 17,991 dwellings. This is 15.1% above the District's OAN and equates to 720 dwellings per annum. This would represent a 5.5% increase on the Core Strategy's annual housing requirement.

**Table 2: Residential Figures arising from proposed allocations – Scenario 2: 15.1% above OAN**

<b>Towns</b>	<b>Total completions 2011-2016</b>	<b>Units with planning permission as at March 2016</b>	<b>Previous Allocations Commitments (without planning permission)</b>	<b>Known Supply (PP + PA Commit + Completions)</b>	<b>Capacity of Recommended Allocations to 2036</b>	<b>Known and Future Supply Totals</b>	<b>Known and Future Supply Totals (Limited Deliverability Factor applied/de-allocations)</b>	<b>Percentage of Total housing supply within the District</b>
Grantham	921	1912	4850	7683	934	8617	8617	47.9
<b>Grantham Barracks Allowance</b>	-	-	-	-	-	<b>500</b>	<b>500</b>	<b>(+2.8)</b> 50.7
Bourne	839	978	0	1817	235	2052	2052	11.3
Stamford	303	579	77	959	1449	2408	2379	13.2
<b>Stamford North (Rutland) Allowance</b>	-	-	-	-	-	<b>500</b>	<b>500</b>	<b>(+2.8)</b> 16
The Deepings	412	68	340	820	837	1657	1657	9.2
Larger Villages	341	279	60	680	817	1497	1497	8.3
Smaller Villages	133	116	N/A	249	540*	789	789	4.4
<b>TOTAL</b>	<b>2,949</b>	<b>3,932</b>	<b>5,327</b>	<b>12,208</b>	<b>4,812</b>	<b>18,020</b>	<b>17,991</b>	<b>100</b>

# Appendix 2

## Glossary

Phrase	Definition/Description
<b>Affordable Housing</b>	Includes affordable rented, social rented and intermediate housing (eg shared ownership. Provided to specified eligible households whose needs are not met by the market.
<b>Air Quality Management Areas</b>	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
<b>Ancient woodland</b>	An area that has been wooded continuously since at least 1600 AD.
<b>Archaeological interest</b>	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point.
<b>Best and most versatile agricultural land</b>	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
<b>Climate change adaptation</b>	Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities
<b>Climate change mitigation</b>	Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
<b>Conservation (for heritage policy)</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
<b>Community Infrastructure Levy (CIL)</b>	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
<b>Designated heritage asset</b>	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
<b>Development plan</b>	This includes adopted Local Plans, neighborhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
<b>Economic development</b>	Industrial, commercial retail and tourism development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).
<b>Environmental Impact Assessment</b>	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on

	the environment.
<b>Green infrastructure</b>	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
<b>The Greater Cambridge Greater Peterborough local enterprise partnerships (GCGPLEP)</b>	The Greater Cambridge Greater Peterborough Enterprise Partnership is focused on helping to drive forward sustainable economic growth—with local business, education providers, the third sector and the public sector working together to achieve this.
<b>Greater Lincolnshire Local Enterprise Partnership (GLLEP)</b>	The Greater Lincolnshire LEP works with the public and private sector within the Midlands to deliver sustainable economic growth. They help business sectors increase productivity and innovation, create new employment opportunities and develop infrastructure that supports economic growth.
<b>Greater Lincolnshire Nature Partnership (GLNP)</b>	A partnership which provides work streams that include the Geodiversity Strategy, the Lincolnshire Environmental Records Centre, Local Sites and the Nature Strategy. The strategic work streams involve working with people and organizations across four thematic areas: Farming with nature. Planning with nature .Enjoying nature. Being well with nature
<b>Heritage asset</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Hybrid applications</b>	A planning application that seeks outline planning permission for one part and full planning permission for another part of the same site.
<b>Historic environment</b>	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
<b>Larger Villages</b>	Larger Villages (formally Local Service Centres). The assessment of larger villages took the following into consideration, provision of: Primary school, food shop, public transport, village hall, post office, public house, open space, play space, doctor, police / fire, secondary school, other businesses.
<b>Local Development Order (LDO)</b>	An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.
<b>Local Enterprise Partnership (LEP)</b>	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
<b>Local Nature Partnership (LNP)</b>	A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.
<b>Local planning authority</b>	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning



	authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.
<b>Local Plan</b>	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
<b>Local wildlife Site (LWS)</b>	Are areas identified and selected locally for their nature conservation value. Their selection takes into account the most important, distinctive and threatened species and habitats
<b>Main town centre uses</b>	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
<b>Mineral Safeguarding Area</b>	An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilization by non-mineral development.
<b>Neighbourhood plans</b>	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
<b>National Planning Policy Guidance NPPG</b>	Published on 27 March 2012 and sets out the government's planning policies for England and how these are expected to be applied.
<b>Open space</b>	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
<b>Office of National Statistics (ONS)</b>	The UK's largest independent producer of official statistics and the recognised national statistical institute of the UK.
<b>Previously developed land or Brownfield land</b>	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
<b>Primary and secondary frontages</b>	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of

	uses such as restaurants, cinemas and businesses.
<b>Rural Exception Site</b>	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
<b>Special Areas of Conservation</b>	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
<b>Site of Special Scientific Interest (SSSI)</b>	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
<b>Site of Nature Conservation Interest (SNCI)</b>	Sites of substantive local nature conservation and geological value
<b>Strategic Housing Market Assessment. (SHMA)</b>	Provides detailed information about existing and future housing needs and demand, including the need for affordable housing and the mix of housing, to meet the needs of the community and forms part of the evidence base for the preparation of the new Local Plan.
<b>Supplementary planning documents (SPD)</b>	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
<b>Town centre</b>	Area defined on the local authority's proposal policy maps, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
<b>Transport assessment</b>	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
<b>Windfall sites</b>	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

## Use Classes

<b>A1 – Shops</b>	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes
<b>A2 - Financial and professional services</b>	Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops
<b>A3- Restaurants and cafés</b>	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
<b>A4- Drinking establishments</b>	Public houses, wine bars or other drinking establishments (but not night clubs).
<b>A5 - Hot food takeaways</b>	For the sale of hot food for consumption off the premises.
<b>B1 - Business</b>	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
<b>B2 - General industrial</b>	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
<b>B8 - Storage or distribution</b>	This class includes open air storage.
<b>C1 - Hotels</b>	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
<b>C2 - Residential institutions</b>	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
<b>C2A - Secure Residential Institution</b>	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
<b>C3 – Dwelling houses</b>	<p>3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.</p> <p>C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health</p>

	<p>problems.</p> <p>C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.</p>
<b>C4 - Houses in multiple occupation</b>	small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom
<b>D1- Non-residential institutions</b>	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.
<b>D2- Assembly and leisure</b>	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
<b>Sui Generis</b>	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

## Appendix 3

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### **Policies Maps** (standalone documents)

## Appendix 4

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### **Renewable Energy** (standalone document)

## ALTERNATIVE FORMATS AND LANGUAGES

South Kesteven has a rich and diverse culture - a community made up of people from different cultures, with differing backgrounds, beliefs or 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 on: 01476 40 60 80 - [communications@southkesteven.gov.uk](mailto:communications@southkesteven.gov.uk)

### **Large print, Braille, audio tape or computer disc**

This information can be made available in large print, Braille, on audio tape or computer disc. If you, or someone you know, might benefit from this service, please contact us.

### **繁體中文 / Cantonese**

本資料有繁體中文版，若你本人或你認識的甚麼人會受益於此版本，敬請聯絡我們。

### **Latviski / Latvian**

Šo informāciju var iegūt arī latviešu valodā. Ja Jums vai kādai no Jūsu paziņai šādi pakalpojumi nāktu par labu, lūdzu kontaktēties mūs.

### **Lietuviškai / Lithuanian**

Šią informaciją galite gauti lietuvių kalba. Prašome kreiptis į mus, jei jums arba jūsų pažįstamiems ši paslauga galėtų būti naudinga.

### **Polski / Polish**

Informacja ta może być dostępna w języku polskim. Jeżeli Państwo albo ktoś kogo Państwo znają, może z tej usługi skorzystać, proszę nas kontaktować.

### **Português / Portuguese**

Esta informação pode ser disponibilizada em português. Se você, ou alguém que conhecer, beneficiar com este serviço, por favor contacte-nos.







# South Kesteven Local Plan

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## Appendix 4: Renewable Energy



### **CONFIDENTIAL**

At this stage the Draft Local Plan needs to be a confidential document to allow informal feedback. The wider distribution or discussion of the Draft Plan outside of informal Member engagement activities is necessarily embargoed until the Consultation Draft and covering reports for Growth Overview and Scrutiny Committee and Cabinet are formally issued on the 15th/16th June 2017

# **South Kesteven Local Plan**

## ***Appendix 4: Renewable energy***

### **1 Introduction**

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1.1 Under the Town and Country Planning Act 1990, local planning authorities are responsible for considering renewable and low carbon energy development proposals.

1.2 Before commissioning any renewable energy generation scheme it is advisable to contact the Planning Department to seek advice and to submit a pre-application for consideration.

1.3 This Appendix sets out specific criteria to be used for development management purposes in the determination of planning applications for solar, biomass/anaerobic digestion and wind energy facilities. Criteria to be used for these forms of renewable energy are set out in the blue boxes within this Appendix.

1.4 Domestic and non-domestic micro-generation equipment which meets certain specific criteria may fall under *The Town and Country Planning (General Permitted Development) (England) Order 2015* :commonly referred to as 'permitted development rights'. As such, domestic and non-domestic wind turbine developments, active solar technology and biomass facilities which meet the specified criteria may not need planning permission.

1.5 The context to the Renewable Energy Policy in this Local Plan is provided by the National Planning Policy Framework (NPPF) 2012, the Planning Practice Guidance for Renewable and Low Carbon Energy 2015 and by Ministerial statements; in particular a Written Ministerial Statement made by the Secretary of State for Communities and Local Government on 18 June 2015.



## 2. Wind Turbines

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2.1 Wind turbines use energy from the wind to generate electricity. The amount of energy derived from a wind turbine depends on wind speed and the swept area of the blade (the greater the swept area, the more power the turbine will generate). Wind turbines are generally given planning permission for 25 years to reflect the normal life of the turbine, although re-powering (replacing with a new generation of turbines) can take place during this period or after this period has elapsed, subject to planning consent.

2.2 A turbine consists of the tower (which may be a pole, lattice or solid tubular tower), hub, blades, nacelle (housing the generator and gear box and forming the axis around which the blades turn) and a transformer which is typically located either within or adjacent to the base of the tower. Connection from the sub-station to the electricity distribution network (i.e. the grid) may be required depending on the size of the turbine and its intended purpose.

2.3 Turbines are rated according to their maximum electrical output in kilowatts (kW) or megawatts (MW). There are no universally accepted categories to describe the scale of individual wind turbines but installations tend to fall within four size bands. At the **micro-scale**, turbines range from 5W battery charging models up to around 2.5kW rooftop devices which provide a proportion of a building's electricity demand. **Small** scale turbines generally range up to around 50kW and **medium** scale turbines up to around 1MW. Most **large (commercial)** onshore wind turbines are currently being produced in the 1-3MW range. There can be considerable variations in turbine heights and outputs depending on the make and manufacture of the machine used. For the purpose of this Appendix the scale of turbine set out in Table 2.1 will be used.

**Table 2.1: Typical scales of individual wind turbines**

Typical Scales of Wind Turbines	Typical Turbine Output	Approximate Turbine Height to Blade tip
<b>Micro</b>	<b>Less than 2.5 KW</b>	<b>Usually less than 10m</b>
<b>Small</b>	<b>1.5 to 50 KW</b>	<b>Up to 30m</b>
<b>Medium</b>	<b>50 KW to 1MW</b>	<b>30m – 100m</b>
<b>Large</b>	<b>1-3 MW or over</b>	<b>Usually over 100m</b>

2.4 **Large, medium and even some small** turbines are usually connected to the national grid. Micro and some small scale turbines are deployed as single machines supplying specific buildings or developments (e.g. farm buildings, schools, small businesses, etc), although they can also be connected to the grid.

2.5 Wind turbines can be deployed singly, in small clusters, (2 – 5 turbines) or in larger groups as wind farms (typically 5 or more turbines). For the purpose of this Appendix, large scale wind energy developments are defined as comprising one or

more large scale wind turbines. Likewise medium scale wind energy developments are defined as comprising one or more medium scale wind turbines and small scale – one or more small scale wind turbines.

2.6 As moving structures, wind energy developments differ from other tall structures in the landscape. There are two main types of turbine – horizontal axis and vertical axis. The vast majority of machines are currently designed using a horizontal axis three-blade rotor system mounted on a steel mast. Two blade horizontal turbines are also available as well as vertical axis machines (Figure 2c) – although the latter two tend to be less common.

2.7 In addition to the wind turbines themselves, the infrastructure required for **large scale** wind energy developments typically includes:

- Road access to the site and on-site tracks able to accommodate Heavy Goods
- Vehicles (HGVs) carrying long, heavy and wide loads (for the turbine blades and construction cranes).
- A temporary construction compound and lay down area for the major components – i.e. for the towers and blades.
- A concrete foundation pad for each turbine.
- An area of hard standing next to each turbine to act as a base for cranes during turbine erection.
- Underground cables connecting the turbines (buried in trenches) to the substation.
- One or more anemometer mast to monitor wind direction and speed.
- A control building and a substation (which are sometimes located in the same building).

2.8 The substation will also need to be connected to the nearest suitable point on the national grid. The District Network Operator (DNO) (Western Power Distribution) is responsible for establishing the connection between the substation and the grid and this forms part of a separate consenting process. This connection could be routed via overhead cables on poles/steel pylons or more typically by underground cabling.

2.9 **Medium and some small scale** wind energy developments typically require:

- Road access to the site. On-site tracks may or may not be required depending on the size of the turbine(s).
- A concrete foundation pad for each turbine.
- A temporary area of hard standing next to each turbine (if cranes are needed to erect the turbine).
- A substation and underground cables if connected to the grid / or a battery storage system if off-grid.
- An anemometer mast (although this may not be required for smaller turbines).

2.10 It should be noted that wind turbines, regardless of their design are often not suitable in urban areas and/or any green space within those urban areas due to the separation distance required. In order for a turbine to operate efficiently it needs a 'clean' flow of air. Buildings create a great deal of turbulence and 'wind shear' that

hampers the electricity generation capacity of the turbine. Turbines also generate noise and in some cases shadow-flicker, and in an urban area it is likely that a turbine would be too close to other properties to be considered acceptable.

## **The planning issues**

2.11 Although wind turbines can be beneficial to some aspects of the environment through their ability to generate renewable energy there are also other negative considerations that need to be taken on board. A wind turbine is probably the most visually intrusive of all renewable energy technologies, mainly due to its height and movement of its blades. The siting of any wind turbine should be carefully chosen to minimise the impact on the landscape.

2.12 Choosing an appropriate siting can be hard as the need to minimise the impact on the landscape is often difficult to reconcile with the need to ensure an uninterrupted flow of wind to the turbine. The flow of wind to the turbine should be free from obstructions such as trees, buildings or hills in the prevailing wind direction to minimise turbulence. The problem arises as the best operational location for a wind turbine may be in a more exposed setting but this may be the worst location in terms of landscape impact.

2.13 This section only applies to wind turbine development which is subject to planning consent. In order to determine the acceptability or otherwise of a proposed wind energy development, it is necessary to have a clear understanding of the full range of potential impacts (positive and negative) that the development and its associated infrastructure can have. This section outlines the key planning issues associated with wind energy and provides criteria to be applied in line with Local Plan policy RE1 regarding the siting and design of developments within South Kesteven. The criteria covered are:

- Landscape and visual amenity
- Residential amenity
- Cumulative impact
- Ecology, Biodiversity and ornithology
- Historic Environment
- Hydrology
- Traffic and Transport
- Noise and Vibration
- Socio-economic and other impacts
- Shadow Flicker
- Aviation
- Telecommunications

- Agricultural land

2.14 Medium to large scale wind turbine proposals may be required to be accompanied by an Environmental Impact Assessment (EIA) under the EIA regulations. An EIA will assess the potential impact of the proposal on all identified relevant matters such as landscape biodiversity, telecommunications etc. The scope of an EIA will be established by the District Council and the applicant as part of a Scoping stage (where this is requested) before the EIA is prepared to ensure that all relevant matters are considered.

## **Landscape and Visual Amenity**

### Landscape and Visual Impact Assessment (LVIA)

2.15 Landscape and visual impact assessment (LVIA) is a key part of assessing the impact of proposed wind energy developments. LVIA shall be used to select sites, develop and refine the design of schemes and to identify measures to reduce adverse impacts. LVIA shall be undertaken in accordance with best practice guidelines published by the Landscape Institute and consider the potential key impacts listed above. The level of detail will be dependent upon the sensitivity of the site and the nature of the development and its potential effects but will need to consider impacts on landscape features, landscape character, landscape quality (with reference to landscape designations) and visual amenity as well as cumulative impacts. The LVIA will usually include a zone of theoretical visibility (ZTV) for both hub and tip heights, maps to show the location of viewpoints, maps to show the development in relation to landscape character areas and landscape designations, and photographs, wirelines and photomontages to illustrate changes in views. Any visualisations shall be undertaken in accordance with the latest best practice guidance, including Scottish National Heritage Visual Representations of Windfarms and Landscape Institute's Advice Note 01/11 or any guidance which supersedes it.

2.16 For smaller wind energy proposals that do not require an EIA, a landscape and visual assessment/appraisal shall still be undertaken but the level of information required shall reflect the sensitivity of the site and the potential effects of the scheme (including cumulative impact with any other turbines). Visualisations will be required for non-EIA wind energy proposals, unless it can be demonstrated that the scheme will not have an impact on landscape and visual amenity.

### **Wind Energy Criteria 1**

The Council requires that a LVIA is provided as part of an EIA for large wind energy developments. The required study area for the LVIA may vary depending on the size of development proposed (see Scottish Heritage Visual Representations of Windfarms and the Landscape Institute's Advice Note 01/11 (Photography and Photomontage in Landscape Visual Impact Assessment as a guide)). The LVIA shall cover all the points above. Information on landscape and visual impacts shall also be provided for non-EIA development. Visualisations should be based on photography with a 70/75 mm lens. The Council welcomes pre-application discussions with developers to agree the scope of LVIA required.

## Site selection

2.17 Careful site selection is the most effective way of minimising landscape and visual impacts. LVIA shall inform the layout and design of a wind energy development. Reference shall be made to the local landscape character to understand its potential sensitivities to wind energy development. The following siting principles shall be followed:

- when siting multiple turbines, aim to locate turbines on the most level part of a site or following contours to avoid a confusing variation of turbine heights;
- when siting multiple turbines ensure turbines do not span across marked changes in character on the ground, such as changes in topography (this may be less of an issue where changes in character are less readable on the ground);
- it is generally less distracting to see whole turbines (or a substantial part of a turbine) rather than blade tips only – this particularly relates to large scale turbines and may be a particular consideration for views from sensitive viewpoints or those frequented by a larger number of viewers;
- siting of turbines shall not prevent the understanding and appreciation of historic landmark features such as hilltop monuments or church spires and towers, which are such a key feature of the Lincolnshire landscape;
- consider siting turbines in locations in close proximity to industrial areas, infrastructure corridors or on brownfield sites;
- avoid overbearing or overwhelming visual impacts on residential properties or settlements;
- for large and medium scale wind energy development, avoid selecting sites on distinctive skylines such as well-known or distinctive hill ranges that are valued for their skyline form (e.g. Grantham Scarp), or where they would overwhelm important cultural or historic landmark features;
- significant impacts on key views from important viewpoints (including views which are integral to the character of conservation areas), popular tourist and scenic routes (including the public rights of way network, cycle and multi-use routes, and other recreational trails with permissive access), and settlements shall be minimized as far as possible.

### **Wind Energy Criteria 2**

The Council requires that site selection shall have regard to the local landscape character. The LVIA or landscape and visual assessment/appraisal shall show how the location takes into account local landscape character and addresses the points outlined in paragraph 2.17 above

## Layout and design of turbines

2.18 Alternative options shall be investigated to find the optimum layout and design of a wind energy development. All the elements of a typical wind farm need to be considered. The following layout and turbine design principles shall be considered and informed by the LVIA:

- when developing multiple turbines, ensure cluster size is in proportion with, and does not overwhelm, the scale of hills, ridges, woodlands and field size;
- ensure wind turbines respect the hierarchy of elements in the landscape and do not compete with, or create clutter when seen together with, other man-made landscape elements such as pylons or historic landmark features;
- in urban fringe or industrial contexts, ensure developments sit comfortably alongside existing buildings or structures, both in terms of scale and composition;
- ensure the layout and design of the development (i.e. turbine height, spacing etc.) relates to other wind energy developments in the same landscape character area to minimise cumulative impacts (this is more important the closer sites are together);
- the proportion of the rotor diameter to tower height shall be balanced - short blades on a tall tower or long blades on a short tower may look unbalanced. Aim for a ratio of approximately 1:1 for tower height: blade diameter for medium and large wind turbines;
- simple, pale grey coloured turbines will be most suitable for larger turbines (to reduce contrast with the sky and match existing turbines). However, in some cases darker colours are suitable for very small turbines to help them blend into their setting;
- use of coloured advertising banners on turbines must be avoided, particularly in rural areas
- ensure the size of single turbine schemes associated with buildings reflects the scale of the buildings. For example, a small scale turbine is more appropriate for farm buildings, while larger turbines may be appropriate adjacent to industrial buildings, larger businesses or larger community buildings.

## Layout and design of ancillary features

- minimise damage to hedges, flower rich verges, trees, historic bridges and gateposts as a result of road widening – repair and replace any features lost;
- minimise the length of new tracks introduced into the landscape, using existing routes wherever possible;
- ensure any new tracks follow contours, avoiding steep slopes or wet ground where possible, and following field boundaries or woodland edges where possible – in some cases this may result in slightly longer lengths of track being required;
- ensure that road widening and strengthening works for construction purposes are removed and land is re-vegetated after construction, so as to retain the rural appearance of rural areas;
- ensure the surface of maintenance tracks blend into the surrounding landscape;

- where possible, house transformers within the turbine towers to reduce their visual impacts;
- ensure substations and control buildings are carefully sited and generally avoid high or exposed locations – use existing buildings where possible, or existing and locally occurring vegetation to screen new buildings;
- ensure any ancillary features match the local vernacular (e.g. using locally occurring materials on substations, control buildings, and transformer cabins if not housed within the turbines);
- ensure on-site cables are buried underground to minimise impacts on landscape character and visual amenity - grid connections shall be underground wherever reasonably possible;
- if lighting is required on turbines for aviation purposes, use infra-red lighting where possible to minimise visual impacts at night ;
- Where impact to ecology and/or ornithology is unavoidable, mitigation should be implemented and the habitats concerned should be reinstated and, wherever possible, enhanced post construction.

### **Wind Energy Criteria 3**

The Council requires that the layout and design of turbines and ancillary features shall address the points outlined in paragraph 2.18 above.

### **Residential Visual Amenity**

2.19 The term ‘residential visual amenity’ refers to people’s living conditions, specifically their enjoyment of views from their house or garden. As outlined in the National Policy Statement for Renewable Energy Infrastructure (EN-3), residential amenity is also affected by noise, which is addressed later in this chapter. There is no published guidance, for England, on how impacts on residential visual amenity should be assessed. No individual has the right to a particular view per se and the visual effect of a wind farm does not have to be ‘unacceptably overbearing’, ‘oppressive’ or ‘unpleasantly overwhelming and unavoidably present in main views’ for there to be a material harm to residential visual amenity.

2.20 The following factors affect the impact of wind turbines on residential visual amenity:

- size and proximity: how large the turbines are and how far they are from the property in question is always a key factor;
- screening: where turbines are screened by vegetation or other buildings their impact might be lessened ( but also might be increased if for example only turbine tips of large and medium scale turbines are visible);
- orientation: direct views are considered more likely to cause harm than oblique ones (orientation can include the orientation of the windows of the house, the location and orientation of external amenity areas and the orientation of the approach to the house);
- number and spread of turbines: where the turbines occupy a significant proportion of the view, this increases the impact.



2.21 The size of the study area for the residential visual amenity study will depend on the size of the wind energy development, the scale of the turbines proposed and the siting of the wind energy development in relation to properties. A distance of at least 2km from a large or medium scale turbine development shall be used to 'capture' those properties where a potential impact on visual amenity could be so great as to materially affect living conditions. The study area should be agreed with the Planning Authority at the earliest opportunity.

#### **Wind Energy Criteria 4**

The Council requires that a residential visual amenity assessment, covering a study area of at least 2km from any turbine, shall be undertaken for large and medium scale wind energy developments (i.e. above 30m to blade tip), or for any scheme where their impact on residential visual amenity is seen by the Council to be an issue. The study area should be agreed with the Planning Authority.

#### Cumulative impacts

2.22 When designing a wind energy development it is important to consider how the scheme fits with other existing, consented and proposed schemes (within and outside South Kesteven) to minimise cumulative impacts. Cumulative impact assessment requires a proportionate approach, tailored to the scale of turbine and should be undertaken in accordance with Scottish Natural Heritage's Guidance 'Assessing the Cumulative Impact of Onshore Wind Energy Development' (2012).

2.23 The following principles must be followed:

- multiple developments shall not obscure distinctive landforms and shall be in scale with ridges and hills;
- if two or more wind energy developments are clearly visible in the same view and appear in the same landscape character area, they should appear of similar scale and design (including the proportion of rotor diameter to tower height), unless the existing design is considered inappropriate – the closer they are to each other the more important this is;
- consider views from settlements and avoid dominating a settlement with wind turbines at close quarters leading to an overbearing or overwhelming presence of turbines.

#### **Wind Energy Criteria 5**

The Council requires that a cumulative impact assessment, taking account of the points in paragraph 2.23 above, shall be undertaken. This shall consider wind energy developments that are under construction, consented or the subject of a valid planning application, or formally notified at the scoping stage. The study area for the cumulative assessment shall be proportionate to the size of the development and enable the assessment to focus on significant cumulative effects as required by the EIA Regulations. The study area will need to be agreed with the Planning Authority but may need to be up to 30km or 35km from the proposal for large scale developments

## **Ecology, Biodiversity and Ornithology**

2.24 Wind energy developments support the objective to reduce greenhouse gases and minimise the effects of climate change and potential changes to biodiversity globally and in the UK. They also have the potential to enhance or adversely affect biodiversity and nature conservation interests locally. The main ecological issues resulting from wind turbines, either individually or as larger groups, are associated with the site infrastructure – i.e. the access roads, construction compounds, and the operation of the turbines themselves. Small turbines are less likely to result in significant impacts on ecology or birds if they have been well sited. The construction and operation of wind energy developments may affect the ecological and ornithological interests in the following ways:

- loss of habitat and/or loss of plant or animal species during the construction phase;
- disturbance of habitats and/or species from construction and maintenance operations and the presence of turbines;
- mortality to bats/birds as a result of collision with turbine blades;
- indirect impacts on ecological receptors e.g. the impacts of altered hydrological regimes on habitats, increased pollution risk associated with accidental spillage of fuels and oils and dust emissions;
- opportunities for habitat management and enhancement.

2.25 South Kesteven includes significant areas of important and sensitive habitats, including calcareous grassland, ancient woodland, fens and reedbeds, which in turn support a range of scarce plant and animal species. The Local Plan policy ENV2 aims to “facilitate the conservation, enhancement and promotion of the biodiversity and geological interest of the natural environment throughout the District” and development proposals should avoid adverse impact on ecological and geological sites and where impact cannot be avoid, mitigation or compensation shall be sought.

2.26 There are a number of sites of nature conservation importance within South Kesteven District, including 31 Sites of Special Scientific Interest (SSSIs) and two Special Areas of Conservation (SACs) (Baston Fen and Grimsthorpe Park) as well as Local Wildlife Sites, Local Geographical Sites and other sites of high biodiversity value. Protection from inappropriate development for these features is provided by national guidance and local plan policies. Proposals for wind energy development will need to demonstrate that they would not adversely affect the conservation value/integrity of a designated site, or habitats of any species protected under the Wildlife and Countryside Act 1981, the Conservation and Habitats and Species Regulations 2010 (as amended) (the Habitats Regulations) or the Protection of Badgers Act 1992.

### **Ecological Impact Assessment (EcIA)**

2.27 An ecological impact assessment shall be completed for all large and medium scale wind energy developments. Small wind energy developments may also require an ecological assessment, depending on their proximity to designated sites, sensitive habitats, or features which may support protected species such as birds or bats, which are protected under the Wildlife & Countryside Act 1981.

2.28 Developers shall undertake an ecological impact assessment (EclA) in accordance with best practice guidelines published by the Institute of Ecology and Environmental Management and consider the potential key impacts listed above. Assessment of all scales of wind energy development shall consider impacts related to both the construction and operational stages of the development. The assessment of impacts of decommissioning will be controlled through the imposition of a planning condition on a planning permission.

2.29 The Institute of Ecology and Environmental Management (IEEM) Guidelines for Ecological Impact Assessment in the United Kingdom (IEEM, 2006) (referred to as the IEEM guidelines) shall form the basis of the ecological impact assessment. These guidelines set out a process of identifying the value of ecological receptors and then characterising the impacts that are predicted. In accordance with the IEEM guidelines, the initial action for any assessment of impacts is to determine which features shall be subject to detailed assessment. Ecological receptors of sufficient value, where impacts upon them may be significant in terms of either legislation or policy, shall be identified and be the subject of more detailed assessment.

2.30 Consultation shall be conducted with Natural England and the RSPB to inform the scope of the Ecological Impact Assessment for large and medium scale developments. Small schemes may need an assessment if there is a reasonable possibility of ecology being affected and this should be discussed and agreed with the South Kesteven Development Management team. The Lincolnshire Environmental Records Centre holds information on non-statutory sites not available elsewhere and should be contacted to provide information for assessments on the presence and siting of protected species within the vicinity of the proposed development. It may also be appropriate to contact local interest groups, such as the Lincolnshire Wildlife Trust and Lincolnshire Bird Group.

#### **Wind Energy Criteria 6**

The Council requires that an ecological impact assessment in accordance with the IEEM guidelines shall be undertaken for large and medium scale wind energy developments. Natural England, RSPB and the South Kesteven Development Management Team shall be consulted on the scope of the assessments required. Small wind energy proposals may also require an ecological assessment to ensure there are no sensitive features affected, the scope of which should be agreed with the South Kesteven Development Management Team.

#### **Biodiversity**

2.31 For sites of international nature conservation value – namely Baston Fen and Grimsthorpe Park SACs, wind energy schemes within their vicinity, which will depend on the qualifying interests of the site and the nature/scale of the development, will need to demonstrate that they will not adversely affect their ‘integrity’ and ‘qualifying features’. In accordance with the Habitats Regulations, an assessment may need to be carried out to determine if it would have a likely significant effect, alone or in combination with other plans or projects.

2.32 For national sites, wind energy schemes will need to demonstrate that they will not have a material adverse effect on a SSSI. Strict measures would be taken to ensure that harmful effects on SSSIs are avoided, minimised or mitigated against. For local sites wind energy schemes will need to demonstrate that they will not have a material adverse effect on a Local Wildlife Site, Site of Nature Conservation Importance or other county level designation. Strict measures should be taken to ensure that harmful effects on local sites are avoided, minimised or mitigated against.

2.33 In addition to international and national site designations there are a number of plant and animal species within South Kesteven (such as water voles, great crested newts, badgers etc) that are subject to special protection under the Habitats Regulations, the Wildlife and Countryside Act or their own legislation. Wind energy schemes will need to demonstrate that these are protected from adverse effects through the adoption of appropriate avoidance and mitigation measures.

2.34 It is also important for developers to consider the effects of development on non-designated sites and species. Government policy seeks to protect priority habitats and species identified in the UK Biodiversity Action Plan and any additionally identified in the Lincolnshire Biodiversity Action Plan and those identified as of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Many of these habitats and species extend outside protected sites, and consideration must be given to potential impacts when developing any scheme.

2.35 Areas where uncultivated peat wetlands are present are particularly sensitive to wind energy development and associated infrastructure including access routes, turbine installation, and drainage works associated with the construction process. Ancient woodlands and semi-natural grassland which are also present in South Kesteven and are sensitive habitats, are unlikely to be suitable for wind energy development. Wind farm developments in close proximity to ancient woodland where, particularly in the construction phase, there may be significant adverse effects particularly along the edge of the ancient woodland may also be unacceptable.

2.36 The ecological impact of a small wind turbine is generally expected to be minimal where care has been taken in siting and design.

#### **Wind Energy Criteria 7**

The Council requires that developers shall assess the effects of potential schemes, alone or cumulatively, on statutory and non-statutory designated nature conservation sites, habitats and species and identify measures to avoid, minimise or mitigate harm to them and secure their conservation and enhancement. Where a scheme, alone and in combination with other plans and projects, could have an impact on an internationally designated sites, developers must provide the local planning authority with enough information on the likely significant effects of the scheme to enable the local planning authority to complete an assessment in accordance with the Habitats Regulations.

## Birds

2.37 The issue of birds and wind turbine developments has been debated for more than a decade. Impacts can occur if turbines are located in a migration path, or where there are high concentrations of particular species such as areas where birds feed. Whilst most birds can be expected to take action to avoid obstacles, different species react in different ways. Scottish Natural Heritage and the British Wind Energy Association (now Renewable UK) (2006) (updated by Percival (2007)) produced detailed guidance on survey methods for assessing the potential impacts on birds from onshore wind farms. This guidance outlines how to determine: the potential loss of habitat as a result of infrastructure, displacement of birds due to disturbance to feeding and breeding grounds, and the potential risk of mortality due to collision with turbine blades. Such risks need to be assessed for any wind energy development where there is the potential for a significant impact to occur. Where appropriate consultation shall be undertaken with the RSPB and Natural England to determine the nature and scope of any bird surveys required. All required bird surveys shall be undertaken in accordance with guidance outlined above and care should be taken to ensure surveys are undertaken at appropriate times of the year to capture all impacts i.e. an area may be a breeding ground for one bird species but also a winter feeding ground for another. The cumulative impacts on birds must also be assessed in relation to other proposed, approved or operational wind energy schemes and other developments.

2.38 In relation to small scale wind energy developments, householders and installers should be aware that all bird nests are fully protected from damage, destruction or interference whilst in use or being built under The Wildlife & Countryside Act 1981 and it is not possible to move a nest or attempt to move a nesting bird to another site during the breeding season. With respect to migration routes, Renewables UK recommend that for small wind turbines of over 15m in height, details shall be requested of migration routes from the relevant statutory body (Natural England).

2.39 The RSPB has issued guidance on the specific sensitivities of endangered or rare bird species to wind farm development. The report also maps the most sensitive areas of the UK in terms of potential impacts of wind turbines on bird species.

2.40 Consideration should be given to the use of locally based specialists to undertake the required surveys.

### **Wind Energy Criteria 8**

The Council requires that an assessment of potential impacts on bird populations is undertaken for all developments where a potential impact may occur. Consultation shall be undertaken with Natural England and the RSPB to determine the scope of assessment required. All assessments shall be undertaken in accordance with the Guidance prepared by Scottish Natural Heritage and the British Wind Energy Association. The cumulative impacts on birds must also be assessed in relation to other proposed, approved or operational wind energy schemes /other developments.

## Bats

2.41 All bats and their places of shelter are protected under UK and European legislation. A bat survey will be required if the proposed development (of any scale) is in an area where bat activity is likely. Work will need to be carried out to establish roosts, flight lines, feeding areas, hibernation or swarming sites in the vicinity of a proposal.

2.42 A bat survey may also be required where turbines are proposed within 50m of a feature which may be used for commuting, foraging or roosting bats, such as hedgerows, woodland, rivers and water bodies. Bat surveys shall be completed with reference to the Bat Conservation Trust's guidance "Good practice guidelines for surveying onshore wind farms". For single turbine schemes (of all scales), Natural England's Technical Information Note TIN051 and TIN059 shall be used to inform the assessment. The cumulative impacts on bats must also be assessed in relation to other proposed, approved or operational wind energy schemes.

2.43 Consideration should be given to the use of locally based specialists to undertake the required surveys.

### **Wind Energy Criteria 9**

The Council requires that bat surveys are undertaken for all wind energy developments where bat activity is likely. The assessment shall follow the guidance provided by the Bat Conservation Trust and Natural England. The cumulative impacts on bats must also be assessed in relation to other proposed, approved or operational wind energy schemes and other developments.

## Minimising and mitigating impacts

2.44 Careful siting and design is the most appropriate means of minimising adverse impacts of wind energy development on biodiversity. This shall be informed by local ecological survey data as well as consultation with the Council and key consultees, as listed above. The following principles shall be applied when siting and designing wind energy developments, in order to reduce the likelihood and significance of any ecological impacts:

- wind energy developments shall be located on less sensitive habitats and impacts on sites which are designated for populations of bird species, or features that are likely to support bird or bat populations, such as woodlands, hedgerows, rivers and water bodies should be minimised;
- wind turbines shall be sited at least 50m away from linear features, except in the case of small turbines, in accordance with Natural England guidance;
- construction impacts shall be minimised through the micro-siting of development away from sensitive habitats and species using buffer protection zones, restoration of habitat edges adjacent to infrastructure, exclusion fencing and translocation programmes at construction areas;
- species-specific measures may also be applied during construction to mitigate impacts, such as covering excavation works, provision of escape ramps for



mammals, implementing speed limits onsite, protecting watercourses and maintaining hydrological regimes;

- impacts on birds shall be minimised by ensuring any vegetation and ground clearance works are undertaken outside of the breeding season (March-August);
- turbines shall be located within the development site avoiding areas of high flight activity, minimising the potential for 'bird strike';
- opportunities for habitat enhancement shall be identified where possible through the preparation of a habitat management plan.

The restoration and enhancement of surrounding habitats should be carefully considered so that sensitive species are not attracted into close proximity with turbines which may place them at risk of collision or barotrauma. Translocation of species should only be carried out as a last resort when no other options to avoid or mitigate harm are available.

#### **Wind Guidance Note 10**

Careful siting and design is the most effective way of minimising the impact of wind energy developments on ecology. The Council will require applicants to demonstrate how the development has been designed and sited to minimise impacts on ecology, and adherence to the other measures listed above in paragraph 2.44 where appropriate.

### **Historic Environment Considerations**

2.45 Heritage assets are a finite resource that, once damaged or destroyed, cannot be replaced. How assets are understood and appreciated within the landscape plays an important role in informing the understanding of their significance – and their potential sensitivity to development. Significance refers to 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. The National Planning Policy Framework (NPPF) requires applicants for planning permission to provide a description of the significance of any heritage assets affected, including any contribution made by their setting. This should be proportionate to the assets' importance and sufficient to understand the potential impact of the proposal on their significance. The NPPF highlights the priority given to the conservation of designated assets, which increases in proportion to their importance. Any harm or loss of significance therefore requires a clear and convincing justification.

2.46 The 'setting' of a heritage asset can be understood as the surroundings in which it is experienced. It has no fixed extent, and can change as the asset itself and its surroundings evolve. While all heritage assets can be considered to have a setting, it does not always make a positive contribution to the significance of the asset, and may currently include elements that detract from the understanding or appreciation of that significance. All landscapes in Britain have been shaped by human activities and are therefore historic to at least some degree. However, the extent to which the often multiple layers of history can be 'read' in the landscape varies significantly, and the sense of time-depth is an important aspect of the character of many parts of the District.



2.47 Wind turbines, as tall structures of unmistakeably modern character, have the potential to affect substantial change in the historic character of the landscape and create adverse effects on the setting of heritage assets. Similarly, the construction of turbines and ancillary infrastructure has the potential to physically damage heritage assets, most notably buried archaeological sites. Wind energy development may affect the historic environment in the following ways:

- direct physical impacts on assets, including buried archaeology, as a result of construction activity;
- impacts on setting of heritage assets, leading to adverse effects on their significance including:
- interruption of short and long distance views of heritage assets;
- interruption of key (generally visual) relationships between heritage assets that have a functional or symbolic link;
- changes in the perceived scale and visual prominence of heritage assets – for example historic church spires and towers;
- reduction in the ability to appreciate and understand heritage assets in the landscape (for example, reducing the legibility of the routes of Roman roads and importance of the limestone ridges as axes of communication and settlement);
- impacts on the historic character of the development site through loss of landscape features, such as field boundaries;
- impacts on the wider historic character of the landscape, reducing the legibility of ‘time-depth’ in the landscape (for example, views of the historic field, drain and settlement patterns in the Fens from the limestone ridges of the Southern Cliff);
- impacts on key views to, or from, important assets that aid the understanding and appreciation of assets, or where they make an important contribution to the wider character and quality of the view; and,
- cumulative impacts: the effects of one wind energy development in combination with other existing or proposed developments of the same type on the setting of assets, the historic character of the landscape or key views.

#### Historic landscape character

2.48 The rural landscape of South Kesteven retains a strongly historic character, particularly in proximity to the District’s towns and villages. The limestone-built villages of the Southern Cliff demonstrate the continuity of settlement in the area and the origins of the present landscape structure. Field patterns, particularly in the Trent Valley and around Grantham, retain an element of medieval character fossilised in later enclosures, while on the higher ground the regular pattern of later Parliamentary enclosures creates an equally distinctive – if more recent – historic character. To the east of the limestone scarp, the flat, sweeping fen landscape creates a striking historic and topographic counterpoint. In the Fen area there is much evidence of Iron Age and Roman and Medieval settlement and field patterns and the many phases of drainage, principally relating to 18th and 19th century activity, are clearly legible in the current landscape.

2.49 Heritage assets play an important role in defining a sense of place, providing landmarks and structuring elements in the landscape. Church spires are particularly important, rising above the gently rolling or flat topography, for example in the Trent/Belvoir Vales – such as Church of St. Peter Claypole and in the fen-edge settlements – for example, the Church of St. Andrew, Billingborough. Similarly, the relatively large number of designed landscapes makes an important contribution to historic character. Some, such as Belton House and Grimsthorpe Castle, are laid out with a series of designed views that are particularly sensitive to visual intrusion (see Belton House and Park Setting Study).

#### Heritage assets

2.50 South Kesteven contains a comparatively large number of designated heritage assets, comprising:

- 92 Scheduled Monuments;
- 110 Grade I, 195 Grade II\* and 1843 Grade II Listed Buildings;
- 2 Grade I, 3 Grade II\* and 5 Grade II Registered Parks and Gardens(9); and
- 47 Conservation Areas.

2.51 In addition, the District has a wide range of undesignated archaeological sites, historic buildings and smaller-scale designed landscapes that make an important contribution to the understanding and appreciation of the area's history, character and sense of place. Information on undesignated assets can be obtained from the Lincolnshire Historic Environment Record (HER).

#### Consultation and consents

2.52 Development likely to have physical impacts on a Scheduled Monument will require Scheduled Monument Consent from English Heritage. This is only granted in wholly exceptional cases. Developers shall seek advice on the historic environment of the area, its significance and sensitivity at the earliest opportunity. This is vital to ensure that assessments of likely impacts on the historic environment are appropriately informed, conducted to an agreed scope and are managed efficiently. Advice shall be sought from:

Lincolnshire County Council Historic Environment Record; the Heritage Trust of Lincolnshire (planning archaeology advisers to South Kesteven Council); English Heritage; Local history and heritage societies (South Kesteven District Council are able to provide details of these); and The National Trust.

2.53 Any assessment of impact on heritage assets – whether physical or related to effects on setting – must be guided by and focussed on the affected assets' heritage significance. Guidance on understanding the values that combine to contribute to heritage significance, and shall inform assessments, can be found in the English Heritage Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008).

#### Physical impacts

2.54 Physical impacts on heritage assets will usually be confined to the extent of the developed area, but can affect wider areas e.g. through the effect of interrupting drainage upon an archaeological site. The flexibility available in siting of turbines and

ancillary structures and the routing of access tracks provides opportunities to avoid damage and shall be optimised wherever possible. The depth of turbine foundations is also a key consideration.

#### **Wind Energy Criteria 11**

The Council will have a presumption in favour of preserving heritage assets intact and in situ.

2.55 In line with the NPPF, the ability to record evidence of our past will not be a factor in deciding whether loss or damage to assets will be permitted.

#### Non-physical impacts

2.56 Developers will be expected to provide detailed assessment of all assets within the proposed site in line with current best practice. Pre-application consultation with the Council's Development Management team and the Heritage Trust of Lincolnshire (the Council's archaeological adviser) is essential in ensuring an appropriate scope of works is agreed. This helps to provide certainty for developers, and ensures applications are submitted with appropriate levels of detail to inform decision-making.

#### **Wind Energy Criteria 12**

The Council requires that developers shall provide detailed assessment of all heritage assets within and close to the proposed site, including all heritage assets whose settings might be affected by the development, in line with current best practice. Pre-application consultation with the planning authority is essential in ensuring an appropriate scope for an assessment is agreed.

2.57 Information on relevant standards and requirements can be obtained from:

- NPPG – Conserving and Enhancing the Historic Environment
- Historic England – Historic Environment: Good Practice Advice in Planning Note 2 Managing Significance in Decision-Taking in the Historic Environment, 2015
- Historic England – Historic environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets, 2015
- Historic England (formerly English Heritage) – Seeing History in the View, 2011
- Institute for Archaeologists (IfA) Codes, Standards and Guidelines

2.58 The Council will generally expect assets with theoretical visibility of the proposed development within 5km to be assessed for potential impacts on their setting – although a flexible approach will be adopted in line with the proposed scale

and likely visibility of schemes. Large and medium scale wind energy developments may require an assessment within 10km radius for significant assets with particular sensitivity to visual impacts – such as designed landscapes with key structured views.

2.59 The sensitivity of assets' setting to specific wind energy proposals may be different to that for other types of development. Care shall therefore be exercised in applying the findings of generic or previous assessments. Similarly, impacts on setting will generally be reversible – if long term – therefore ensuring that sites are restored with regard to historic character after they are decommissioned is critical. Developers shall integrate any assessment of visual impacts on the setting of heritage assets with the process of landscape and visual impact assessment (LVIA). This will enable developers to efficiently select viewpoints (in consultation with the planning authority, their historic environment advisers and, where appropriate, English Heritage).

### **Wind Energy Criteria 13**

The Council will require heritage assets with theoretical visibility to or from the proposed development within 5km to be assessed for potential impacts, this to be applied flexibly in line with the proposed scale and likely visibility of the scheme, and within 10km radius for large and medium scale wind energy developments for significant heritage assets with particular sensitivity to visual impacts.

### Impacts on historic landscape character

2.60 Developers shall consult the Lincolnshire Historic Landscape Characterisation and the Historic Environment Record to ensure their proposals are informed by, and seek to conserve, the key characteristics of the District's landscapes. Detailed analysis of the historic character of the development site and wider environs (e.g. within the 5km study area) will be helpful in deciding a whether turbine development should proceed and, if so, in informing the detailed design of the development including the number, scale and disposition of the turbines. This will help to conserve key views and relationships that contribute to the appreciation and perception of the District's landscape history.

### **Wind Energy Criteria 14**

The Council requires that developers should consult the Lincolnshire Historic Landscape Characterisation and the Lincolnshire Historic Environment Record to ensure their proposals are informed by, and seek to conserve, the key characteristics of the District's historic landscapes.

### Site selection

2.61 Careful site selection is the most effective means of avoiding and mitigating potential effects on the historic environment. Wind farm design, and environmental assessment, shall be an iterative process, responding to sensitivities as they are identified. As noted above, the Historic Landscape Characterisation – along with designation and HER information – shall be key sources in understanding the baseline historic character and likely sensitivity of a likely site or area of search. The following siting principles shall be followed:

- avoid unacceptable harm to historic settlements, particularly in areas of open landscape character where views – and settings – are likely to be extensive;
- identify and avoid assets and historic landscapes with largely unaltered or intact settings;
- avoid unacceptable harm to areas with numerous heritage assets and high archaeological potential to reduce the likelihood of physical impacts;
- avoid unacceptable harm to areas with intricate and small-scale historic landscapes (such as well-preserved field patterns), and where historic features are the only scale reference;
- avoid unacceptable harm to undeveloped skylines visible from key heritage assets and key long distance views into heritage assets
- avoid unacceptable harm to designed and other significant views from and towards parks, gardens, designed landscapes and historic buildings – particularly those where visibility/extensive views were intrinsic to their function;
- use historic features as a scale reference when selecting turbine heights to reduce visual dominance in views;
- consider the potential for cumulative and in-combination effects on the settings of heritage assets;
- consider the potential for indirect impacts on the setting of heritage assets including noise and shadow flicker.

#### **Wind Guidance Note 15**

Careful site selection is the most effective means of avoiding and mitigating potential effects on the historic environment. Wind farm design shall be an iterative process, responding to sensitivities as they are identified. The Council requires that the siting principles outlined in paragraph 2.61 above shall be adhered to.

#### Layout and design of turbines

2.62 Alternative options shall be investigated to determine the optimal layout and design of a wind energy development. While technical considerations will necessarily influence preferred turbine and infrastructure locations, developers shall have regard to on-site and near-site heritage assets prioritising the avoidance of physical impacts. Turbines shall be placed to minimise interaction with assets' settings.

2.63 The recommendations made in the Landscape and Visual Amenity section of this guidance also apply to avoiding effects on the historic environment. In addition, the following principles shall be considered:

- site turbines to avoid physical impacts on heritage assets;
- preserve lines of sight that are important to the significance of heritage assets in proximity to the proposed development;
- ensure that turbine height relates to the hierarchy of elements in the landscape to ensure that visual prominence/dominance of historic features is maintained in key views;
- where the landscape has a particular structure created by historic features (e.g. linear field patterns), ensure that turbine layouts respect this to maintain the legibility of the underlying historic landscape;
- assessments and visualisations shall consider seasonal variations in visibility and visual impacts (e.g. from historic buildings screened by vegetation in summer only).

#### **Wind Energy Criteria 16**

The Council requires that when considering the layout and design of turbines, alternative options shall be investigated to determine the optimal layout and the layout and design of the wind energy development taking into account the principles listed in paragraphs 2.62 and 2.63 above.

#### Layout and design of ancillary features

2.64 The recommendations made in the Landscape and Visual Amenity section of this guidance also apply to avoiding effects on the historic environment. In addition, the following principles shall be considered for large and medium scale wind energy developments:

- ensure that access tracks respect, and where possible follow, the grain of historic field patterns and other land divisions;
- route cables and tracks to avoid or minimise physical impacts on archaeological sites and reduce visibility from heritage assets;
- consider the potential for temporary effects on setting and views relating to the location of construction compounds, roads and plant – where possible, the screening effect of existing vegetation shall be maximised;
- where possible, control buildings shall make use of local vernacular styles, proportions and palette of materials. However, in certain locations this may produce undesirable effects (e.g. where buildings are sparsely distributed or are technically unsuitable in form or character).

#### **Wind Energy Criteria 17**

The Council requires that developers shall take into account the principles listed in paragraph 2.64 above when considering the layout and design of ancillary features.

## Cumulative impacts

2.65 When designing a wind energy development it is important to consider how the scheme fits with other schemes under construction, consented, the subject of a valid planning application or formally notified at scoping stage (within and outside South Kesteven) to minimise cumulative impacts on the setting of heritage assets. The principles outlined in the Landscape and Visual Amenity chapter of this guidance are also relevant to the historic environment. In addition, developers shall consider:

- identifying other wind energy developments in the area, and assessing the potential for cumulative impacts on heritage assets and historic landscapes/character as part of the site selection process;
- views from historic towns, villages and assets and seek to avoid 'surrounding' or
- 'dominating' them with turbines at close quarters;
- the potential for clustering wind energy development in areas with lower historic environment sensitivity, where other constraints allow; or, continuing the existing pattern of development (e.g. associated with buildings) where this is considered appropriate.

### **Wind Energy Criteria 18**

The Council requires that a cumulative assessment of effects on the historic environment would be undertaken in parallel with that required for landscape and visual effects.

## **Hydrology**

2.66 The construction and decommissioning of wind turbines, either individually or as larger groups can have potential impacts on local watercourses, water bodies, groundwater and water supplies. Wind energy installations (particularly large and medium scale developments) have potential to impact the water environment in the following ways:

- increase run-off and flood risk at the site or nearby;
- generate pollution from construction and maintenance equipment;
- impede flow at watercourse crossings (e.g. where new access tracks are installed);
- change natural surface water drainage patterns;
- increase sedimentation of local water courses and drainage systems.
- interrupt the groundwater supplies to artesian wells and boreholes, which are the only source of water to many residents in the eastern part of the District.

2.67 As with other types of development, wind turbines (particularly wind farms) create a development footprint that increases the potential of flood risk and surface water runoff. The installation of turbines and particularly access tracks can obstruct and divert the natural drainage routes. Large scale developments can also cause considerable disturbance to the soil at the site. These soils can then be carried into nearby watercourses, causing increased sedimentation, which in turn affect water quality and lead to ecological impacts (if appropriate mitigation is not put in place).



Soil disturbance is also a concern where wind turbines are proposed on brownfield land, as there is a risk of releasing contamination from the soil into nearby water courses. The concrete foundations of large turbines, which are typically around 3.5metres in depth, can due to ground conditions exceed 10 metres in depth and potentially impede groundwater flows in areas where there are aquifer strata.

2.68 The National Planning Policy Framework highlights the need to consider when determining an application for development whether flood risk will be increased elsewhere and only consider development appropriate in areas at risk of flooding. Wind energy development is not precluded from Flood Zones 1, 2 or 3. The Environment Agency should be consulted in relation to all large and medium scale wind energy developments. For small scale proposals it should be consulted where certain criteria are met.

2.69 The main area of flood risk is the eastern parts of the District, where most of the low-lying fens are located in Flood Zone 3. There are two Main Rivers - the River Welland and the River Witham, as well as a number of secondary rivers which run through many of the market towns. In addition to the Environment Agency, local water provider Anglian Water shall be consulted on any major wind energy proposals.

2.70 Major wind energy developments have the potential to cause impacts on the water environment through the effects listed above. However, individual small scale turbines are unlikely to cause any significant impacts. National Policy Statement for Energy (EN-1) states that for major energy developments “the applicant shall undertake an assessment of the existing status of, and impacts of the proposed project on, water quality, water resources and physical characteristics of the water environment”. This assessment shall include a survey of water features, past land use and likely impacts of the wind turbines and associated infrastructure on groundwater recharge and water balance.

#### Impacts on watercourses and groundwater

2.71 In addition to the Environment Agency, the local drainage Board (where relevant) and the local water company shall be consulted by the developer to inform the assessment of any hydrological effect need to apply to the Environment Agency for a Flood Consent.

2.72 The potential risk posed to controlled waters from piling should be considered, particularly where the wind turbine(s) is located on brownfield land or is located over a vulnerable aquifer.

#### Flood zones

2.73 Whilst wind energy development is not excluded from land in Flood Zones 2 and 3, the more sensitive infrastructure associated with medium and large scale wind energy development, such as substations, shall be located in Flood Zone 1 where possible. Where this is not possible, applicants should consider the flood resilience of the development and in particular ensure that all sensitive electrical equipment is

installed above the predicted flood levels. This will ensure the development remains operational during flood events. If this is to be done by land raising greater than 100 sq m, an assessment of impacts on third parties from any displacement of flood water or interruption of flood flow routes will be required. The Environment Agency shall be consulted on this assessment.

### Drainage

2.74 To minimise any effects on drainage/flow routes resulting from construction of the wind energy development, land raising e.g. to support access roads, shall be minimal. Where land raising is proposed, the developer shall incorporate appropriate mitigation measures, which may include minimising impermeable areas or ensuring access roads are constructed using permeable materials where possible, in consultation with the Environment Agency, the Local Lead Flood Authority (Lincolnshire County Council) and Internal Drainage Boards.

### Contaminated land

2.75 Where wind energy development is proposed on a brownfield site, a Preliminary Risk Assessment to determine whether contaminated land is present shall be completed in consultation with South Kesteven District Council (Environmental Protection) and the Environment Agency. Documents to which the applicant shall refer when dealing with potential for contaminated land are listed below.

### Environmental Management Plan (EMP)

2.76 Increasingly in the UK the EIA process is being supplemented by the integration of an Environmental Management Plan (EMP). EMP specifically aims to manage the impacts during the construction phase of the development. The preparation of an Environmental Management Plan prior to construction/decommissioning can mitigate any potential risk to ground and surface water by including measures such as the use of silt traps, buffer zones from watercourses, attenuation ponds and other best practice pollution prevention practices.

### **Wind Energy Criteria 19**

Large and medium wind energy developments have the potential to affect hydrology and local water resources. The Council requires that developers shall undertake an assessment to determine the likelihood of hydrological effects, and the Environment Agency, the Local Lead Flood Authority, Local Drainage Board (where appropriate) and Local Water Company shall be consulted to inform this assessment. For developments requiring an EIA, an Environmental Management Plan shall be prepared prior to the commencement of any works.

### **Traffic and Transport**

2.77 Wind energy developments may have significant road transport requirements, depending on the nature and scale of the project. The construction (and decommissioning) of large and medium scale wind energy developments may affect

traffic and transport in the following ways, although these may largely be temporary and not permanent:

- generation of potentially large numbers of vehicle movements, bringing construction materials, plant, turbine components and the workforce to site;
- abnormal loads necessitating temporary traffic signals or diversions;
- need for temporary upgrades to junctions, widening carriageways, strengthening of minor bridges and/or road surfacing to cope with long, wide and heavy loads;
- construction of on-site access tracks;
- temporary effects on pedestrian and cyclist amenity;
- temporary effects on local air quality and emissions;
- temporary effects on pedestrian and highway safety.

2.78 In addition, developers shall consider:

- the potential for turbines to distract drivers if poorly located;
- minimum appropriate setback distances for turbines from the road network;
- removing temporary roadworks needed for construction and re-vegetating such areas in order to retain a rural character.

2.79 Small scale wind energy developments will have very minor transport requirements during construction and no transport implications in operation.

### Road Network

2.80 Although largely rural, much of the District is well-served by A-class roads, including the A1 trunk road. However, in more remote areas, narrow historic lanes and tracks present potential transport issues in relation to wind energy development. Lincolnshire County Council is the Highways Authority for South Kesteven, and shall be consulted with regard to traffic and transport assessment and necessary additional works. For developments potentially affecting, or necessitating abnormal loads on the A1 trunk road, the Highways Agency shall be consulted.

2.81 The following section provides guidance on key traffic and transport issues for large and medium scale wind energy developments.

2.82 Getting large scale wind turbine components and construction material to site effectively and with minimal impact requires careful route assessment, identification of likely 'pinch points' or obstructions and design of appropriate mitigation measures. Assessments, covering construction, operation and decommissioning phases, shall typically include:

Desk-based survey of:

- closest suitable sea-port, if turbines are to be delivered from overseas (to minimise road haulage distances, reduce impacts and cost);
- local road network to select potential route options;
- public transport services;
- available traffic, vehicle speed and accident data;
- junction capacity.

Route survey for:

- developing a preferred option;

- obstructions (e.g. overhanging trees, overhead lines, soft or embanked verges and buildings/walls adjacent to the route), 'pinch points' that vehicles may have difficulty negotiating and road profile issues that could cause grounding of low loaders (e.g. hump-backed bridges or rolling sections of country lanes);
- structural weakness: bridges, culverts, 'floating' roads constructed on peat substrate, poorly-surfaced sections of road.

'Swept path' analysis of proposed route:

- computer modelling of junctions, corners and, where necessary, narrow sections of road to determine whether low-loaders delivering turbine components can safely negotiate the route. Models indicate the likely track taken by vehicle wheels, and the area 'swept' by the overhanging vehicle body, trailer bed and turbine components.
- Traffic observations on likely route;

Modelling likely impacts:

- construction traffic vehicle movements, timing and distribution;
- abnormal load – necessary traffic controls, diversions and disruption;
- cumulative impacts with other developments using the same route;
- community and economic effects.

Proposed mitigation:

- junction reinforcement / redesign;
- road widening;
- cutting back of overhanging / protruding vegetation;
- traffic management plan.

2.83 Although assessment and modelling processes are generally robust, developers, turbine suppliers and their appointed specialist hauliers generally undertake a 'dry run' to replicate the delivery of the largest components to ensure no further issues emerge. Where appropriate, the Council will require developers to make provision for such tests through planning conditions / obligations.

2.84 While it is acknowledged that some aspects of the construction phase, and attendant traffic and transport effects, may be subject to change (e.g. sources of aggregates and concrete, exact turbine dimensions), the Council will expect developers to provide assessments based on a reasonable 'worst case' scenario. Planning conditions will be used to ensure that any gaps in the assessment are filled appropriately prior to the commencement of construction.

### **Wind Energy Criteria 20**

The Council requires that developers take account of guidance on Transport Assessment available from the Department of Transport. Developers are advised to consult with the Highways Agency and Lincolnshire Council, as Highway Authority, at the earliest opportunity.

### Site selection

2.85 Accessibility is an important factor in site selection. However, areas with the best wind resource are often in relatively remote locations and dependent on rural

roads for access. Developers shall consider the following principles in selecting sites:

- consider locations in close proximity to existing industrial and commercial development, close to main transport corridors. Accessibility is likely to be better, and may combine with lower levels of environmental sensitivity;
- where possible, use the shortest possible route on unclassified and fragile rural roads

Reducing the need for upgrading and widening as far as possible;

- where possible, avoid settlements – particularly the narrow main streets of historic towns;
- minimise impacts on key local resources, public transport links and communities;
- undertake early consultation with the Highways Agency, Highways Authority and the police to understand the key sensitivities of the road network in the District;
- avoid siting turbines where motorists need to pay particular attention to driving such as the immediate vicinity of road junctions, sharp or unexpected bends and crossings for pedestrians and cyclists. The associated road network should be reviewed with particular attention being paid to the complexity of junctions, traffic flows and the possible presence of short headways between vehicles. Information on existing 'accident black-spots' can be obtained from the police service.

### **Wind Energy Criteria 21**

The Council requires that the site selection process for large and medium scale wind energy developments shall address the points outlined in paragraph 2.85 above.

#### Minimum set back distance

2.86 The Highways Agency recommends a set-back distance from the nearest highway boundary of at least turbine height + 50m for commercial scale turbines. This will satisfactorily address concern relating to the following issues:

- structural collapse;
- icing and 'ice-throw' (turbines equipped with appropriate vibration and climate sensors prevent this issue – evidence of this technology in the proposed turbines shall be submitted).

2.87 The Highway Agency also recommends a minimum separation distance of the turbine height plus 10% for small scale turbines.

### **Wind Energy Criteria 22**

The Council requires that the recommended separation distances between turbines and highways proposed by the Highways Agency of the turbine height plus 50m for commercial scale turbines and the turbine height plus 10% for small scale turbines shall be adhered to by developers. It is recommended that the same separation distances shall be applied to railway lines and overhead power lines, unless otherwise agreed with the appropriate authorities.

## Design and Restoration of construction road works

2.88 Care should be taken in the design of temporary road and access works for construction traffic to ensure that the character of rural areas is maintained – this means avoiding the use of concrete kerbs as far as possible and the use of ‘bled edges’. The delivery of large turbine components to sites can require the widening and strengthening of local public roads, and accesses to sites and site roads. Such works in hard materials can have a detrimental impact upon the rural environment. These works should be removed and the land restored to its former state once the site is operational.

## **Noise and Vibration**

2.89 The potential noise and vibration effects associated with wind energy installations include those associated with both construction and operation. The key considerations are as follows:

- impacts of construction and decommissioning noise, including construction plant and associated traffic;
- impacts of aerodynamic and mechanical noise from operational turbines;
- potential for cumulative noise as a result of multiple wind farms.

2.90 All construction activity, including that associated with renewable energy developments, will inevitably generate a certain amount of noise. Developers shall ensure that appropriate control measures are incorporated in their proposal to minimise disturbance to neighbouring land uses, for example by following good practice construction guidance. The nature of works and distances involved in the construction of a wind farm are unlikely to cause significant impacts relating to vibration. Occasional momentary vibration can arise when heavy vehicles pass dwellings at very short separation distances.

2.91 DEFRA has issued a report entitled Wind Farm Noise Statutory Nuisance Complaint Methodology (Contract no. NANR 277 prepared by Aecom). Although this is primarily a guide for people affected by wind turbines after they have been constructed, it is a useful reference source for the planning of wind turbine developments in order to avoid nuisance situations.

2.92 Once operational, there are two types of noise associated with wind turbines:

1. Aerodynamic noise, which is produced by rotating blades moving through the air. This noise is usually only perceived at low wind speeds, as with higher wind speeds the noise of the wind often masks any noise emitted by the turbines. The noise impact of a wind energy installation is therefore determined by assessing the level of noise caused by the turbines, measured against the background noise which occurs at nearby residential dwellings or other receptors. Potential impacts associated with aerodynamic noise include.

Amplitude modulation is the modulation of the level of broadband noise emitted by a turbine at blade passing frequency. This normally gives rise to

the characteristic 'swish' noise. Under certain conditions the nature of the noise changes to what is often referred to as excess amplitude modulation (EAM). EAM is generally recognised as being when the swish of the turbine blades changes to a more pronounced thumping or banging noise. EAM is highly intrusive and can be experienced at receptor locations over 1.5km from turbines. It should be considered as being additional to the normal turbine noise and its occurrence at any particular site cannot at present be predicted with a high degree of certainty although it tends to be associated with high wind shear conditions that occur typically during the night and large wind turbines. Wind shear (vertical shear) can be described as the change in wind speed with height caused by a combination of ground roughness and atmospheric stability. Wind speed differs with height and high wind shear is the condition when the wind speed at the upper heights is much higher than at lower ones. Low wind shear is when the wind speeds at the upper and lower heights are similar. In addition to the vertical shear there can also be a change in wind direction with height known as horizontal shear or 'twist'. Under high (vertical) wind shear conditions, the higher wind speeds at the heights where modern turbine rotors are positioned results in high power generation and hence high noise output. Meanwhile, due to the high wind shear conditions there are much lower wind speeds near ground level which means there is less background noise than expected to mask the noise. Additionally, the high differential wind speeds between the top and bottom of a turbine rotor and increased horizontal shear are implicated in the incidence of amplitude modulation. As a result turbine noise intrusion is most likely to occur under high wind shear conditions.

2. Mechanical noise, which is emitted by the turbine gear box or generator. Modern turbines are designed to minimise mechanical noise, however the noise level can vary greatly between different machines.

2.93 Vibration is a separate consideration from noise. There is no doubt that large turbines can potentially cause vibration through the ground or through the walls of nearby buildings.

#### Noise impact assessment

2.94 Where there is potential for a wind energy development to result in noise or vibration impacts which affect residential properties, or other sensitive receptors, the applicant must undertake a noise impact assessment. In the UK, it is stated in National Policy Statement EN3 on Renewable Energy (2011) that the ETSU guidance Assessment and Rating of Noise from Wind Farms (ETSU-R-97) (1996) shall be used to assess the potential noise effects associated with large and medium scale wind turbines, although many people consider that ETSU does not take account of the adverse health impacts of low frequency noise.

2.95 The Institute of Acoustics published a "Good Practice Guide to the application of ETSU-R-97 for wind turbine noise assessment" in May 2013. The Guide supplements ETSU-R-97 providing guidance on the technical issues relating to ETSU-R-97 noise assessment procedures.



2.96 In order to carry out a noise assessment in line with the ETSU Guidance, the following steps are required:

- specify the number and locations of the wind turbines;
- identify the locations of the nearest, or most noise sensitive, neighbours; developers shall ensure that permission is obtained from the selected sites and that residents are provided with a complete description of the wind monitoring process;
- measure the background noise levels as a function of site wind speed at the nearest neighbours, or a representative sample of the nearest neighbours. Developers shall ensure adequate wind shielding of the microphones and shall install weather stations alongside sound recording equipment, thereby minimising potential contamination of the data by rainfall. Developers shall ensure that background noise levels are taken across the year and not just limited to a one or two week period during one season only. Developers shall send the results to South Kesteven District Council as evidence of baseline data and ensure that residents are provided with copies prior to the equipment being dismantled;
- determine the day time and night time noise limits from the measured background noise levels at the nearest neighbours;
- specify the type and noise emission characteristics of the wind turbines;
- calculate noise emission levels due to the operation of the turbines on the proposed development as well as the contribution to cumulative noise emission levels from other nearby wind farms as a function of site wind speed at the nearest neighbours;
- compare the calculated wind farm noise emission levels with the derived noise limits and assess in the light of planning requirements.

2.97 For all large and medium scale wind developments (or smaller developments if requested by South Kesteven District Council) a noise assessment will be required, and in order to be considered acceptable, the predicted noise levels at receptor points (e.g. residential dwellings) shall be within the ETSU-R-97 recommended noise limits, once mitigation measures have been applied. Noise assessments by windfarm developers must consider wind sheer when estimating the likely noise impact on nearby residents. The level of noise considered acceptable is dependent on the background noise levels recorded in the vicinity of the receptors, e.g. residential dwellings. Developers shall provide the planning authority with all data taken as part of the wind monitoring. This will ensure transparency and provide the authority with a baseline upon which the assessments are undertaken.

2.98 Guidance on undertaking noise assessments for small scale wind turbines is contained in Guidance prepared by Renewables UK, Small Wind Planning Guidance: A Good Practice Guide (November 2011).

#### Amplitude modulation and wind sheer

2.99 To date there is no nationally agreed guidance on the assessment of 'amplitude modulation', and the Institute of Acoustics states that it is not able to recommend methods of assessment or prediction of potential amplitude modulation due to the lack of available evidence (IOA, 2012). However, the IOA is in the process of consulting on a potential suitable approach to assessing Amplitude Modulation,

which shall be referred to when available. Until this guidance is published, the ETSU guidance will remain the appropriate approach to noise assessment of wind energy proposals but developers shall demonstrate that neither Amplitude Modulation nor wind sheer will cause nuisance to residences and livestock.

### Vibration

2.100 The potential negative impact of vibration to nearby receptors shall be assessed and shown to be not unduly burdensome by developers by reference to comparable developments and other available information.

### Mitigation

2.101 Where construction noise has been identified as a likely concern, consideration shall be given to mitigation measures such as:  
restricting general hours of working to avoid sensitive periods such as evenings and weekends; locating temporary site compounds as far as practically possible from neighbouring residential dwellings and other 'sensitive receptors';  
fitting construction plant with appropriate noise control equipment, for example, silencers, mufflers and acoustic hoods;  
using site terrain and material stockpiles to screen work locations providing a site contact number for local residents to use in the event of any particular concerns.

2.102 Where operational noise is predicted to occur at nearby residential dwellings or other receptors, the most appropriate form of mitigation, if the development is still to proceed, is the iterative design of the wind farm or relocation of the wind turbine(s) to achieve an acceptable noise impact on nearby residents and other receptors.

## **Wind Energy Criteria 23**

Wind turbines have potential to cause noise impacts at nearby properties and also vibration. The Council requires that developers shall specify the precise details (make, model, drawings) of the turbines proposed. In order to determine whether noise impacts are acceptable in light of existing background noise levels, applicants are required to undertake a noise impact assessment in line with the ETSU Guidance, to support planning applications for large and medium scale wind energy developments (and also small developments if requested by South Kesteven District Council).

Due to the uncertainties over the prediction of excess Amplitude Modulation noise components, the Council will seek to impose appropriate conditions to ensure adequate protection from Amplitude Modulation to nearby residents.

Potential negative impacts of vibration shall be assessed by developers by reference to comparable developments and other available information.

## **Socio-economic and other impacts**

2.103 Wind turbines have potential to create a range of positive and negative socio-economic effects, depending on the location, siting and design of the development. The main socio-economic considerations are outlined below.

### Local economy and employment

2.104 The National Policy Statement for Renewable Energy Infrastructure (EN-3) highlights the positive contribution of wind energy installations to the local economy. Medium and large scale wind energy installations can contribute both in terms of offering a lucrative diversification option for farmers and landowners, and also through job creation, particularly during construction (operational turbines create very few, if any, local jobs and some are operated principally by the internet).

### Recreation and Tourism

2.105 Potential impacts on recreation and tourism are a key consideration in the location and design of medium and large scale wind turbines. They can affect views, and change the character of the landscape in which many rural recreation activities such as bird watching, angling and walking take place.

2.106 Medium and large scale wind energy installations have the potential to affect tourism in the local area, and can cause both positive and negative effects. Potential negative effects include restricting the use of the countryside, particularly during construction, and changing views from a popular tourism site nearby. Positive effects have been attributed to visitor centres co-located with some of the first large turbines in the country. However, this is very unlikely to be the case for current or future development.

2.107 The District attracts valuable tourism, particularly to Stamford, Grimsthorpe Castle and Belvoir Castle, Belton House and along the Grantham Canal, as well as tourism related to golf and coarse fishing. The Core Strategy highlights the intention to promote tourism within rural areas of the District, in order to facilitate sustainable rural diversification. Tourism contributes £156 million per annum to South Kesteven's economy.

2.108 South Kesteven includes extensive areas of countryside which are popular destinations for walking, cycling horse riding and fishing. There is an extensive network of public rights of way and bridleways across the District, and National Cycle Network routes through Grantham and Stamford. There is a number of historic parks and gardens in the District and an extensive network of accessible woodland between Grantham and Bourne.

### Local economy and employment

2.109 For large wind energy development, the Council will require developers to undertake an assessment to accurately quantify the potential employment which will be created by the wind energy development. This shall include an assessment where possible of the potential for local job markets to benefit from the job creation

associated with the development. Other economic activity associated with the proposal, e.g. procurement of resources and construction contracts and investment in the local area shall also be outlined in the assessment.

### Recreation

2.110 To determine the potential impact on recreation in the locality, prospective wind energy developers must consult a range of recreational groups, through questionnaires and/or consultation workshops. These recreational users may include, but are not limited to: walkers, horse riders, mountain bikers, 4X4 off-road users, bird watchers and anglers. The feedback received from these user groups shall inform the design and layout of the proposed development to minimise any impact on existing use of the area. For small scale wind energy development, targeted consultation specific to the immediate locality of the proposed turbines(s) is considered appropriate.

2.111 There is no statutory minimum separation between a wind turbine and public right of way or bridleways. The PPS22 Companion guide recommends that the total height of the turbine (to blade tip) is considered an acceptable separation distance from public rights of way (this is called the ‘falling over’ measurement) with the minimum distance often being taken to be that the turbine blades do not overhang a public right of way. In the case of bridleways, the PPS22 Companion Guide refers to a 200 metre exclusion zone around bridle paths to avoid frightening horses suggested by the British Horse Society (BHS) but that some negotiation should be undertaken if this is difficult to achieve. The BHS published advice on bridleways and wind farms in 2013, which states that as a starting point when assessing a site and its potential layout a separation distance of four times the overall turbine height should be applied for National Trails and Ride UK routes, as these are likely to be used by equestrians unfamiliar with turbines, and a distance of three times overall height from all other routes, including roads, with a minimum distance of 200m advised in the PPS22 Companion Guide being seen as the minimum, where it is shown in a particular case that this would be acceptable.

### Tourism

2.112 For medium and large scale wind energy installations, any potential direct and indirect impact on tourism shall be identified and assessed by prospective wind energy developers. Where adverse impacts are identified, mitigation shall be proposed to minimise these impacts, and could include:

- amendments to the location/layout of the wind turbines to reduce impacts on views from tourist destinations (see Landscape and Visual Amenity section for more details)
- amendments to the location/layout of the wind turbines to avoid locations which attract significant tourism.

### Sports Facilities

2.113 Wind turbines located on playing fields or located near to playing fields and other sports facilities can have an impact on the ability to play sport at that site.

Where relevant, this should be assessed using the guidance published by Sport England on the impact of wind turbines on sports facilities.

### **Wind Energy Criteria 24**

The Council requires that developers shall complete an assessment of social and economic impacts for all large and medium scale wind energy proposals. Where recreational impacts are possible, the relevant user groups shall be consulted, and the developer shall indicate how the design and layout of turbines has been designed to minimise impacts on recreation and tourism. Wind turbines shall be located at a distance equivalent to at least the height of the turbine from any rights of way. In the case of bridleways a distance of three times the overall height of any turbine should be the starting point with a minimum separation distance of 200m where this would be difficult to achieve.

### **Shadow Flicker**

2.114 In sunny conditions, rotating wind turbine blades can cast an intermittent shadow. When experienced through a narrow window opening, this can, under certain conditions, cause a phenomenon known as 'shadow flicker'. This can not only cause a nuisance to nearby residents but also in some cases has been known to aggravate medical problems, for example, migraine and epilepsy. A definition and explanation of shadow flicker is given in the Companion Guide to Planning Policy Statement 22 (ODPM, 2004).

2.115 Paragraph 73 of the Technical Annex on Wind (Onshore) to the Companion Guide states that that:

"Under certain combinations of geographical position and time of day, the sun may pass behind the rotors of a wind turbine and cast a shadow over neighbouring properties. When the blades rotate, the shadow flicks on and off; the effect is known as 'shadow flicker'. It only occurs inside buildings where the flicker appears through a narrow window opening. The seasonal duration of this effect can be calculated from the geometry of the machine and the latitude of the site. Although problems caused by shadow flicker are rare, for sites where existing development may be subject to this problem, applicants for planning permission for wind turbine installations should provide an analysis to quantify the effect. A single window in a single building is likely to be affected for a few minutes at certain times of the day during short periods of the year".

2.116 As outlined in National Policy Statement 3: Renewable Energy Infrastructure, the likelihood of shadow flicker occurring will depend on a number of factors, including:

- the direction of the residence relative to the turbine(s);
- the distance from the turbine(s);
- the turbine hub-height and rotor diameter;
- the time of year;
- the proportion of daylight hours in which the turbines operate;

- the frequency of bright sunshine and cloudless skies (particularly at low elevations above the horizon); and
- the prevailing wind direction.

2.117 In Britain, the potential shadow flicker area is limited to within 130 degrees either side of north for each turbine (ODPM, 2004). In addition, shadow flicker effects have been proven to occur only within ten rotor diameters(19) (ODPM, 2004, DECC 2011). Therefore, if a turbine has a rotor diameter of 80m, shadow flicker will not occur beyond 800m from the turbine.

2.118 Shadow flicker can be caused by small, medium and large scale wind turbines. Under the terms of the Feed-in Tariff eligibility, small wind systems must be certified under the Microgeneration Certification Scheme (MCS) and the installation must also be carried out by an installer who is MCS certified. MCS standard MIS 3003 defines in detail the correct method to assess shadow flicker for small scale wind energy installations and if there are neighbouring properties within the range in which shadow flicker could be an issue, the applicant shall provide evidence of the calculation to demonstrate compliance to the standard.

2.119 The potential for adverse shadow flicker effects can be avoided by ensuring that wind turbines are located at least 10 rotor diameters away from occupied buildings. Where wind turbines are proposed within 10 rotor diameters of an existing occupied building, a shadow flicker assessment shall be carried out by the applicant.

2.120 Where shadow flicker effects are predicted on properties within 10 rotor diameters of a turbine, mitigation measures that shall be considered include:

- changing the location of turbines within the selected site;
- screening affected properties through tree/ shrub planting or the use of blinds;
- shutting down the turbines during periods when shadow flicker is predicted to occur.

2.121 There are no guidelines or criteria regarding the acceptable frequency and duration of shadow flicker. Some countries have taken the approach of quantifying acceptable limits, for example, in Northern Ireland, Best Practice Guidance to PPS18: Renewable Energy (Department for the Environment, 2009) states that: “Shadow flicker at neighbouring offices and dwellings within 500m shall not exceed 30 hours per year or 30 minutes per day”.

2.122 However, a DECC study of shadow flicker evidence examined the limits that have been set in countries including Germany, Denmark and the Netherlands and found that there is considerable variation. The study highlights the difficulties associated with quantifying acceptable levels of shadow flicker duration due to latitudinal variations affecting impacts and the potential for wind energy developments to be rejected on the basis of shadow flicker where mitigation measures could provide a complete solution to the issue. As such, for the purposes of this guidance, it was not considered appropriate to select and apply a quantifiable limit for what constitutes acceptable shadow flicker occurrence. The significance of impacts of proposed wind energy developments shall be considered on a case by case basis.

## **Wind Energy Criteria 25**

The Council requires that where large and medium scale developments are located within ten rotor diameters away from potentially affected properties, the possible shadow flicker effects will be investigated and appropriate mitigation measures shall be put in place to reduce or eliminate the effects of shadow flicker to an acceptable level. For small scale developments the application of this requirement will be at the reasonable discretion of South Kesteven District Council.

### **Aviation**

2.123 Wind turbines have the potential to affect aviation through interference with ground-based air traffic control radar and aircraft landing systems, and through creating an additional collision risk for low flying aircraft. With respect to ground-based aircraft tracking radar, rotating wind turbine blades present a moving target to the radar beam which can either be mistaken for an aircraft or create 'clutter' which interferes with the radar's ability to track aircraft in the same sector. The proliferation of wind turbines can have a significant cumulative effect on the safety and efficiency of aircraft tracking. For ground-based radar to be affected, it must be in line of sight of the wind turbine blades.

2.124 Whilst there are no commercial airports within South Kesteven, there are a number of RAF air bases in the District and nearby (e.g. RAF Barkston Heath). There is also a number of private aircraft landing areas. Discussions with the consultees listed below shall inform the location and design of wind installations.

2.125 In line with Civil Aviation Authority (CAA) policy, the CAA's Directorate of Airspace Policy (DAP), the Ministry of Defence (MoD Defence Estates), and the National Air Traffic Services (NATS) shall be consulted on wind turbine proposals at an early stage in the planning process; together with the owners/operators of all private landing areas. Consultation with the CAA, MOD and DAP shall be conducted using a standard Renewables UK (formerly BWEA) proforma (see below), which is submitted to the MoD who consults its various departments, as well as with the CAA. NATS should be consulted separately, preferably to its e-mail address.

2.126 The majority of small wind energy developments may not affect radar/aviation assets or cause any physical obstruction to aircraft on account of their small scale. However it is best practice to consult the MOD, CAA and NATS if a proposed turbine is 11 metres to blade tip or taller, and has a rotor diameter of two metres or more. Further information is available from the NATS FAQ document on its website. Other tools that may assist in identifying potential aviation issues with a proposed development include the RESTATS Website and NATS website.

2.127 As stated in the UK Government's National Policy Statement on Energy (2011): "Assessment of aviation or other defence interests should include potential impacts of the project upon the operation of communications, navigation and surveillance (CNS) infrastructure, flight patterns, other defence assets and aerodrome operational procedures. It should also assess the cumulative effects of the project with other relevant projects in relation to aviation and defence".



2.128 Where significant impacts on aircraft or radar are identified, these may potentially be mitigated by alterations to the planned turbine height and/or the exact location and spacing of turbines on a site or through technical mitigation. Developers must submit clear evidence that CAA, MoD and NATS have been involved in the siting and design of proposed wind development.

2.129 Any structure of 150 metres or more must be lit in accordance with the Air Navigation Order and should be appropriately marked. If an aviation stakeholder (including the MOD) made a request for the lighting of a structure below 150 metres in height it is likely that the CAA would support such a request, particularly if the request falls under Section 47 of the Aviation Act. It is the responsibility of the aviation stakeholder requesting aviation warning lighting to define the technical specification of such lighting. Where possible, infra-red lighting should be used to minimise visual impacts at night. Although infra-red lighting may satisfy MOD requirements it is unlikely to satisfy civil aviation requirements.

#### **Wind Energy Criteria 26**

The Council requires that consultation shall be undertaken with NATS for all wind turbine applications and with the CAA, MOD, East Midlands Airport and the owners/operators of private landing areas for all proposed wind turbines 11m to blade tip or taller. Developers shall seek to address any potential impacts on aviation interests prior to a planning application being submitted.

#### **Telecommunications**

2.130 Wind turbines have the potential to interfere with telecommunications and broadcast links through physical obstruction or the reflection of signals. Key impacts which shall be considered include:

- Interference with the reception of terrestrial television and radio services at residences in the surrounding area; and
- Interference with point-to-point transmission links operated by telecommunications service providers in the area, including mobile phone and data services.

2.131 Interference with the reception of terrestrial television services can cause a pale shadow or shadows to appear to the right of the main picture on a viewer's television screen, known as 'ghosting'. However, digital signals are much better at coping with signal reflections, and digital television pictures do not suffer from this problem. The operation of the terrestrial television network is also dependent upon Rebroadcast Links, i.e. radio dish links that typically connect the main television transmitters with the outlying relay stations. If a dish link is broken by an intervening tall structure, like a wind turbine, then this could have an effect on the local operation of the television broadcast network.

2.132 Interference with the telecommunications links can reduce signal availability in some areas, as a result of the wind turbines creating a physical barrier to fixed link signals. Turbines can also affect mobile phone signals especially when located near to transmitters/receivers (static installations). This can be a particular problem in rural areas where broadband services are critical to the infrastructure.

2.133 Scattering of signals mainly affects terrestrial TV and radio broadcasts. A wind turbine development can affect terrestrial television reception up to 5km from the wind farm. Terrestrial television transmissions for domestic reception within the UK are the joint responsibility of the BBC and OFCOM. The BBC can provide an online approximate assessment of populations that may suffer interference from a wind farm at a specified location (See BBC wind farm assessment tool). However in the case of large scale wind farm proposals it may also be appropriate to undertake an on-site assessment of potential impacts.

2.134 It is understood that turbines under 15 metres in height and those that do not have metal blades are unlikely to cause significant effects on television signals.

2.135 Interruption to telecommunications can be caused where turbines physically block fixed link signals and mobile phone signals. The developer must take steps to identify any line of signals that cross a potential site. Links crossing the site shall be identified by consultation with OFCOM and telecommunications providers, who will check whether any part of the wind farm site falls within 0.5 – 1.0km (depending on the signal frequency) of the path of a fixed link or a mobile phone transmitter/receiver. If a link or transmitter/receiver is identified, OFCOM will instruct the developer to contact the appropriate operator. Developers must also contact any local utility companies and emergency services who depend upon any telecommunications coverage in the area.

### Mitigation

2.136 Where site investigations reveal a likely impact on domestic radio or TV reception, various solutions are possible including upgrading of domestic aerials or delivery of the signal by other means, for example by cable or satellite. A member of the Confederation of Aerial Industries Ltd should be able to advise on technical solutions.

2.137 Where fixed links or mobile phone transmitters/receivers are potentially affected by a proposed wind development, a detailed investigation of the likely impact must be undertaken. It is often possible to mitigate impacts by careful siting of individual turbines within a site so that turbine blades avoid a buffer zone, typically 100m either side of the signal path. Failing this, it may be necessary for the developer to fund the re-routing of the signal around the turbine(s).

### **Wind Energy Criteria 27**

The Council requires that for all wind energy schemes (except micro-generation schemes) developers must undertake consultation with the BBC, OFCOM and identified telecommunications operators to identify the potential for any television, radio or telecommunication links (including mobile phone signals) to be affected. Where potential impacts are identified, appropriate mitigation measures must be put in place to eliminate or substantially to reduce the impacts.

## Impact on agricultural land

2.138 Farming and the agro-food industry are key parts of the South Kesteven economy as they are for much of Lincolnshire. There should be no need to have to choose between productive farmland and wind power generation as there are other places where wind power generation can take place. Large scale wind energy schemes are to be allowed anywhere they should first and foremost be on derelict or brownfield land. After that they should preferably be on poor agricultural land defined as MAFF Grade 4 or 5. The NPPF, Planning Practice Guidance and the Ministerial Statement quoted above make it clear that permission should only rarely be given on 'Best and Most Versatile Agricultural Land' defined as MAFF Grades 1, 2 and 3A all of which are capable of growing a variety of arable and food crops. This is important when there is a rapidly increasing national population and a declining percentage of food grown in the UK

2.139 South Kesteven has a relatively dry climate and good soils which makes much of its farmland suitable for growing grain and food crops. In South Kesteven Grade 1, 2 and 3A land should be reserved for agricultural use. Much of the rest of South Kesteven's farmland is Grade 3b which is still defined as *"moderate quality agricultural land - Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year"*.

It should be borne in mind that other parts of England do not have this rich farming asset and therefore may be more suitable for large scale ground mounted solar energy generation.

### Wind Energy Criterial 28

The Council requires that any proposals in this District on agricultural land for wind turbines will:

- first be required to carry out an extensive search for derelict or brownfield sites – these could for example be former industrial sites, old quarries or former airfields. This test should not necessarily be confined to the District, in line the Wherstead appeal decision;
- second be required to carry out a search for poorer agricultural sites ie of Grades 4 and 5 . This test should also not necessarily be confined to the District;
- third be required to prove the MAFF agricultural grade classification for the proposed site and if it is Grade 3 whether or not it is Grade 3A or 3B. As there is no national mapping of these sub divisions, this will require a site survey using trial holes/augers produced by a qualified expert; and
- fourth, be required to prove why the site has to be located close to a particular power grid line and that there is spare capacity in that grid line.

The fact that land may have been left idle or fallow is no reason in its favour for removal from an assumed agricultural use. The Council will often ask an independent expert to verify the conclusion of a soil test report. Verification that land is Grade 3B will not in itself necessarily lead to consent. The argument that wind energy proposals are necessary for farm diversification will carry little weight as good farmland is a pure resource not just related to the present management of it. The Council will closely scrutinise any proposal that argues continued agricultural use of

a wind energy site as a deciding factor in its consent as it has seen little convincing evidence of this as a mitigating factor.

If a proposal includes the development of the best and most versatile agricultural land, where possible, wind energy developments shall be sited so as to minimise the impact on agricultural operations during its operation and also during associated installation, maintenance and decommissioning works (including the establishment of access tracks for example). As such, where opportunity exists:

- i) Proposals should be sited at the periphery of fields rather than in central positions; or
- ii) Where it is not possible to locate on the periphery, due to physical constraints or another material consideration rendering such positioning unviable, the development should be sited in a strategic position which avoids unnecessary disruption to agricultural operations.
- c) At the end of the operational life of the installation, all equipment should be removed in its entirety and the land restored to its former use.

## **The Application Process**

2.140 This section covers: the different consenting mechanisms for wind energy developments;

describes the circumstances under which Environmental Impact Assessment (EIA) is required and signposts further information on its procedures; outlines when a Habitats regulation Assessment may be required and the key issues that should be considered; provides a summary of who to consult and when during the development process; and outlines the role of planning conditions and planning obligations.

### Consenting Mechanisms

2.141 Developers of wind turbines or wind farms of less than 50MW capacity will need to apply for planning permission to South Kesteven District Council under the Town and Country Planning Act 1990. Micro-scale turbines (i.e. typically below 2.5kW) which are sited on buildings, or within their proximity can be installed under Permitted Development Rights (i.e. they do not require planning permission), as long as specified limits and conditions are met. Key criteria are set out below:

#### *Permitted Development Criteria for Micro-scale Wind Turbines*

For domestic building mounted turbines, the criteria include:

- The house is detached; or the building is detached if it is in the grounds of a dwelling house or block of flats;
- The turbine must comply with Micro-generation Certificate Scheme (MCS) Planning standards;
- Only one turbine is permitted;
- There is no other wind turbine or air source heat pump on the site;
- The top of the turbine blade is no more than 3 metres above the top of the house (excluding the chimney) or 15 metres above the ground, whichever is the lesser;
- The lowest part of the turbine is at least 5 metres from the edge of the householder's property;
- The turbine's swept area must not exceed 3.8sqm;

- The site must not be designated as a Scheduled Monument, a Listed Building, nor an area designated for the enhancement and protection of natural beauty and amenity of the countryside;
- The site must not be aviation or defence safeguarded land;
- If in a Conservation Area, the turbine must not be sited on a wall or roof slope which fronts a highway.

*For domestic stand-alone pole-mounted turbines, the criteria include:*

- The turbine must be located within the curtilage of a house or block of flats;
- The turbine must comply with MCS Planning standards;
- Only one turbine is permitted;
- There is no other wind turbine or air source heat pump on the site;
- The top of the turbine blade is no more than 11.1 metres above the ground;
- All of the turbine is at least 5 metres above the ground;
- All of the turbine is at least 1.1 times the height of the turbine away from the edge of the householder property;
- The turbine's swept area must not exceed 3.8sqm;
- The site must not be designated as a Scheduled Monument, a Listed Building, nor an area designated for the enhancement and protection of natural beauty and amenity of the countryside;
- The site must not be aviation or defence safeguarded land;
- If in a Conservation Area, the turbine must not be nearer to any highway which bounds the curtilage than the part of the house or block of flats which is nearest to that highway.

2.142 This summary is not fully comprehensive and reference must be made to the detailed criteria set out in the Town and Country Planning (General Permitted Development) (England) Order 2015).

### Grid Connection

2.143 As outlined above, the District Network Operator (DNO) (Western Power Distribution) is responsible for establishing the connection between the substation and the grid and this forms part of a separate consenting process. The works required to connect a wind turbine development to the local electricity distribution network can either form permitted development, require the submission of a separate planning application for permission, or an application for consent to the Secretary of State for Energy and Climate Change under Section 37 of the Electricity Act 1989.

2.144 Developers must however provide information on the proposed route and method for the grid connection to the proposed wind energy development with their planning application for turbines (even if they do not require consent for the grid connection from South Kesteven District Council) and as part of any EIA. It is also recommended that the EIA (if required) shall undertake a scoping assessment of the potential impacts of the proposed grid connection route to identify if it likely to have any significant environmental effects.

## Environmental Impact Assessment (EIA)

2.145 Certain wind energy development proposals require Environmental Impact Assessment (EIA) under EIA Regulations which implement the EU's Environmental Impact Assessment Directive 85/337/EEC as amended by 97/11/EC and 2003/35/EC. Individual wind turbines and windfarms are listed under Schedule 2.3(i) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. For Schedule 2 developments, if requested, the Council will provide a 'Screening Opinion' on the need for EIA, based on consideration of whether the project is likely to give rise to significant environmental effects. The EIA Circular 2/99 states that significant effects are more likely for developments which:

- are of more than local importance;
- are in particularly vulnerable or sensitive locations;
- have unusually complex and potentially hazardous environmental effects.

2.146 In judging the likelihood of significant effects, the Council will also have regard to the thresholds and criteria set out in the Regulations. Schedule 2 of the EIA regulations states that EIA may be required for the installation of more than two turbines or the hub height of any turbine or height of any other structure exceeds 15 metres. If this threshold is not met, EIA will not normally be required, although it may still be necessary for development in an environmentally 'sensitive area' or when directed by the Secretary of State. If the proposed development exceeds the threshold, it does not mean that an EIA is automatically required. This is a matter for further consideration by the Local Authority with reference to the additional guidance set out in Circular 2/99.

2.147 The National Planning Policy Guidance provides guidance on the EIA regulations states that the likelihood that a proposed wind farm development will have significant effects will generally depend upon the scale of the development, its visual impact, and potential noise impacts. It goes on to state that EIA is more likely to be required for commercial developments of five or more turbines, or more than 5MW of new generating capacity. Further information on the procedural requirements for EIA, including how to prepare an Environmental Statement is available in the DCLG publication Environmental Impact Assessment: A Guide to Procedures (2000) and the Institute of Environmental Management and Assessment: Guidelines for Environmental Impact Assessment (2004).

2.148 It is clear that a number of small wind system developments may fall below the criteria for an EIA. Consultation shall be undertaken with the South Kesteven District Council at the earliest opportunity to clarify if EIA is required or not. Even if an EIA is not required, in all cases some environmental assessment will be necessary to assess whether there are any issues. Assessments that are still likely to be required include a landscape appraisal of the potential landscape and visual impacts of the proposal and ecological surveys to determine the habitats and presence of any protected species using the site. This list is not exhaustive as the level of assessment required will be proportional to the impacts anticipated to arise from the development proposals.

## Rochdale Envelope

2.149 The 'Rochdale Envelope' is an acknowledged way of dealing with an application comprising EIA development where details of a project have not been resolved at the time when the application is submitted. In the case of wind turbine developments this may relate to the proposed height of the turbine (s) i.e. the maximum and minimum height to blade tip and nacelle (hub) and their exact location etc. It is for the planning authority to determine what degree of flexibility can be permitted in each particular case having regard to the specific facts of the application. It is essential however that sufficient information is provided to enable the main or the likely significant effects on the environment to be assessed and the mitigation measures described. If an assessment concludes that a particular effect falls within a fairly wide range, a 'worse case' approach should be adopted and this should feed through into the proposed mitigation measures.

## Design and Access Statements

2.150 A Design and Access Statement must accompany a planning application and explain the design thinking behind an application, in order to demonstrate and justify how the proposed design or use is appropriate to its surrounding area. In the context of wind energy developments, it is important that this Statement details the design strategy for the location and layout of the proposed development.

2.151 The statement shall also show how the accessibility of the development has been considered to ensure that it is as inclusive as possible. The statement shall clearly illustrate the process behind the development of the proposal and shall not be just a description or list of technical specifications. It is not a substitute for drawings and other information required as part of the planning application or EIA (where appropriate) itself. Further guidance on preparing Design and Access Statements is contained on South Kesteven District Council's website.

## Habitats Regulations Assessment (HRA)

2.152 Habitats Regulations Assessment (HRA) refers to the assessment required under the 'Habitats Regulations'(6) of the potential effects of a plan or project on one or more European nature conservation sites, including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs):

SPAs are classified under the European Council Directive 'on the conservation of wild birds' (79/409/EEC; 'Birds Directive') for the protection of wild birds and their habitats (including particularly rare and vulnerable species listed in Annex 1 of the Birds Directive, and migratory species).

SACs are designated under the Habitats Directive and target particular habitats (and/or species identified as being of European importance).

2.153 It is also Government policy that potential SPAs (pSPAs), candidate SACs (cSACs)

And Ramsar sites should be included within the assessment. Ramsar sites support internationally important wetland habitats and are listed under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (Ramsar Convention, 1971).



2.154 For ease of reference during HRA, these three designations are collectively referred to as European sites, despite Ramsar designations being at the wider international level.

2.155 The overall purpose of the HRA is to conclude whether or not a project (e.g. a wind energy proposal) or plan would adversely affect the integrity of the site in question. This is judged in terms of the implications of the project or plan for a site's 'qualifying features' (i.e. those Annex 1 habitats, Annex II species, and Annex I bird populations for which it has been designated). Significantly, HRA is based on the precautionary principle - where uncertainty or doubt remains, an adverse impact must be assumed.

2.156 There are two identified European sites within the district that could potentially be affected by development – Baston Fen SAC and Grimsthorpe SAC. Baston Fen consists of a 2km long main drain which retains a high population of Spined loach - *Cobitistaenia*. The Grimsthorpe SAC comprises around 0.35ha of the Grimsthorpe Estate and is the most northerly outpost for the wild flower early gentian - *Gentianella anglica*.

2.157 In line with good practice in HRA, sites that fall within a buffer of 10-15km of a Local Authority boundary shall be considered for assessment, in addition to those within the district. A further two European sites were identified within this buffer area around South Kesteven – Rutland Water SPA and Ramsar site and Barnack Hills and Holes SAC. These sites are designated for their important populations of wintering wildfowl and orchid-rich grassland respectively.

2.158 Wind energy developments could have a range of impacts on the various qualifying features of these SACs, SPAs and Ramsar sites, including: physical loss or damage to habitat as a result of the development of the wind farm site and associated infrastructure such as access tracks; non-physical disturbance from noise, vibration and water pollution – this is particularly likely to occur during the construction and decommissioning phases of a wind farm development and may be associated with construction vehicle movements as well as on-site activities; and biological disturbance, for example the direct mortality of qualifying bird species as a result of bird strike from wind turbines.

2.159 If a proposed wind energy development has the potential to have a significant impact on the integrity of any of the European Sites, consultation must be undertaken with Natural England and South Kesteven to 'screen' the proposal. If any impacts cannot be screened out, it is necessary to undertake the more detailed appropriate assessment stage, which can involve identifying mitigation measures for any potential impacts identified. The third stage of the process involves undertaking an assessment where no alternatives exist and adverse impacts remain taking into account mitigation. It is necessary to identify 'imperative reasons of overriding public interest' (IROPI) and this stage should be avoided if at all possible as the test of IROPI and the requirements for compensation are extremely onerous.

## Consultation

2.160 There is a statutory duty to carry out pre-application consultation under the Localism Act Section 122 and the Development Management Order (section 3 and 4). Prior to submitting an application, wind energy developers should hold appropriate pre-application discussions with South Kesteven District Council's Development Management Team. During this pre-application period, developers of at least large and medium scale developments should consult with the statutory consultation bodies, the general public (for example by attending parish council meetings and via public exhibitions) and relevant non-statutory stakeholders, in order to identify potential areas of concern and address them at an early stage in the project planning process. Developers shall discuss relevant consultees further with the Development Management Team.

2.161 Once the Council's Development Management Team has received and validated an application, it will publicise and consult on the application. The statutory consultation bodies are set out by Government within the Town and Country Planning (General Development Procedure) Orders.

### **Wind Energy Criteria 29**

The Council requires that planning applications for large and medium scale developments should be submitted together with a statement of community involvement setting out how the community has been consulted on a proposal and what the outcome of this consultation was. This should include reference to the comments made through consultation and how the submitted proposal has sought to address concerns, or where agreement has not been reached on matters arising from consultation. The submission of a statement of community involvement for small scale developments will be at the discretion of the Planning Authority

## Planning Conditions

2.162 The purpose of planning conditions is to control development and to enable development which would otherwise be refused permission to go ahead. Certain conditions are also required by legislation (e.g. conditions putting a time limit on planning permission). Planning conditions are imposed by the local planning authority – i.e. South Kesteven District Council. The National Planning Policy Framework (NPPF) (para 206) requires planning conditions to be:  
necessary; relevant to planning; relevant to the development to be permitted; enforceable;  
precise; and reasonable in all other respects.

2.163 More detailed guidance on planning conditions for onshore wind energy development is available from the Department for Business, Enterprise and Regulatory Reform (BERR)'s Onshore Wind Energy Planning Conditions Guidance Note (2007).

2.164 Typical conditions that may be used for wind energy developments include:

- control of transport movements e.g. routing, times of delivery during construction;

- management requirements, e.g. preparation, agreement and implementation of an
- Environmental Management Plan prior to construction commencing;
- limit construction activity to certain (specified) times of year to avoid any identified impacts on breeding, passage or wintering birds;
- watching brief – i.e. need for ecologist to be present prior to and/or during construction to safeguard environmental interests on site;
- an archaeological scheme of works - i.e. programme of archaeological work in accordance with a written scheme of investigation;
- design and materials of ancillary buildings, housing sub-stations, fencing and construction roads and areas;
- size of turbines permitted (with reference to height and rotor diameter);
- colour and finish of turbines;
- noise limits at nearest properties (this may also cover amplitude modulation, wind shear and vibration concerns);
- monitoring requirements during operation, e.g. for noise levels, protected species monitoring etc;
- control of the decommissioning and removal of turbines for large and medium scale turbines ( requiring that the turbines and foundations are removed after a specified time period – typically 25 years or when they fall into disuse);
- the restoration and after use of the site;.
- the restoration of temporary construction roads and work areas; and
- notification to Defence Geographic Centre (for developments 21.3 metres in height, or greater, above ground level) of the location(s), height(s) and lighting status of the structure, the estimated and actual dates of construction and the maximum height of any construction equipment to be used.

2.165 The Council welcomes early discussion to establish planning conditions that may be relevant.

#### Planning Obligations (S106 Agreements)

2.166 Planning obligations, also known as Section 106 (s.106) agreements, are private agreements negotiated between a developer and a local planning authority or unilateral undertakings by a developer to an local planning authority, which are intended to make acceptable, development which would otherwise be unacceptable in planning terms. It is a fundamental principle of the planning system that planning decisions must be decided according to the relevant planning issues and in accordance with the development plan.

2.167 To be valid, the National Planning Policy Framework (NPPF) (para 204) and the Community Infrastructure Levy Regulations require that a planning obligation be:

- “necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Planning obligations should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.”

2.168 Planning obligations may take various forms, for example:

- they may prescribe the nature of development, e.g. providing additional infrastructure such as widened temporary access roads;
- they may compensate for loss or damage, e.g. contribute to compensatory open space or habitat lost to the proposed development;
- they may mitigate a development's impacts, e.g. correcting TV interference caused by wind turbines.

2.169 Where relevant, in the case of habitat management proposals for example, an agreement shall include appropriate management provisions, and allow for monitoring of both the impacts and the effectiveness of any mitigation or compensation measures, with scope to amend the provisions as necessary.

2.170 Contributions may either be in kind or in the form of a financial contribution. The impacts of a proposed development may extend beyond the immediate development site and planning obligations are more flexible than planning conditions in that they can be used to mitigate or compensate for these off site impacts.

2.171 The Council welcomes early discussion to establish any planning obligations that may be relevant.

### 3 Solar Technologies

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3.1 Solar power can be split into two distinct categories:

- Solar Photovoltaic PV
- Solar hot water collectors - both types are discussed below.

3.2 Solar PV - Solar electricity systems capture the sun's energy using photovoltaic (PV) cells. The cells convert the sunlight into electricity, which can be used to run appliances and lighting. Solar PV cells are usually attached to the roofs or walls of a building, but can also be free standing within a designated area i.e. Solar Farm. Solar PV cells can also take the form of roof tiles. Each cell is made of one of two layers of a semi conducting material, most commonly silicon. When sunlight shines on the cells it creates an electric field across the layers. Solar cells do not need constant direct sunlight, and will still produce energy on even overcast days. However, the stronger the sunshine, the more electricity is produced. Similarly, the larger the area covered with solar cells, the more electricity is produced. In order to operate most efficiently, solar PV cells should face as close to due south as possible to maximise the hours of sunlight they will receive during the day. In the UK it is recommended that panels should be mounted at an angle of about 30° to 40° from the horizontal although, practically, the existing roof pitch often governs the angle. Any site chosen should be as free from shadow as possible. Trees, other buildings, chimneys, and even TV aerials can overshadow solar cells and reduce their efficiency. Solar PV cells are heavy, and if mounted on a building, you must be sure that the roof or walls are capable of taking the extra weight.

3.3 Solar Hot Water Collectors - Solar hot water systems use energy from the sun to heat water. Basically, a thermal fluid (water and anti-freeze) is pumped through the solar collector and heated. This hot fluid runs through a coil inside an insulated hot water tank and heats the water inside it. The hot water is then stored in the insulated tank ready to be used. There are two main designs of collectors used in the UK.

These are either:

- Evacuated tube collectors, or
- Flat plate collectors.

3.4 The most common type is an evacuated tube collector. These feature a series of tubes, which due to their cylindrical design can receive direct sunlight for a longer proportion of the day as part of them will usually be pointing at the sun. However flat plate collectors are easier to maintain, protrude less from a roof, and are cheaper. As with solar PV panels, solar hot water collectors ideally need to be installed on a south facing roof at an angle of around 30° to 40° from the horizontal for maximum efficiency. Any sitting chosen should be as free from shadow as possible. Trees, other buildings, chimneys, and even TV aerials can overshadow solar cells and

reduce their efficiency. Proximity to the hot water tank is important to minimise heat loss between the collector and the tank.

3.5 Tracker solar installations (those which move to follow the daily movement of the sun) may have additional impacts compared to static installations. All policies apply to both static and tracker installations: the criteria of each policy, where applicable, will be duly taken on board in relation to the specifics of a proposal.

3.6 Whilst the majority of the criteria within this section are applicable to all installations, some policies are only applicable to certain installations, such as ground mounted solar installations only. Where this is the case it is clearly indicated within the policies. Whilst general guidance on solar photovoltaic energy generation is set out in current Planning Policy Guidance (18 June 2015) this may well change over the period of the Local Plan and the following section covers how the Council will encourage and test proposals for all photovoltaic energy generation and transmission that require planning permission.

3.7 As with all forms of renewable energy if a local community comes forward with a serious proposal for solar energy generation of sufficient size to require planning permission this will greatly assist and favour the consideration of planning permission. However it will not obviate the tests that need to be applied as there could be adverse impacts upon particular sections of the community or heritage or landscape assets or upon adjacent communities.

### **Domestic proposals above the permitted development level**

3.8 At present solar panels can be installed on the roofs of domestic properties or outbuildings or within their curtilage up to 9 square metres in area under permitted development regulations subject to detailed provisions under those regulations. However, if the site is within a conservation Area, a World Heritage Site or is on a Listed Building then permission may be required. Proposals that exceed the size limit are considered on their merits and/or harmful effects according to some of the factors applicable to larger scale developments below. The difference is that they are more likely to affect residential amenity.

3.9 The Council's preference is for solar panels on new dwellings to be integrated as part of the design of the dwellings and in this way blend in better with the townscape/village-scape. Developers will be encouraged to incorporate such an approach into their designs. Likewise proposals involving non domestic properties may well be permitted development and covered by the relevant regulations if under 1 megawatt capacity on roofs or under 9 square metres on the ground.

### **Large scale roof mounted proposals for industrial and commercial buildings**

3.10 This category of renewable energy generation will be greatly encouraged by the Council. The UK Solar PV Strategy Part 2 was published by the Department of Energy and Climate Change in April 2014. The Ministerial foreword to the document states that: "*There are an estimated 250,000 hectares of south facing commercial roofs in the UK. With the obvious environmental benefits and financial advantages for any organisation installing solar PV it makes perfect sense to exploit this opportunity. We need to do more to encourage take up. So the Strategy we are publishing today clears the way for widespread use of mid-scale solar by using*

*space on top of factories, supermarkets, warehouses, car parks and other commercial and industrial buildings. We will work with developers, commercial property owners, planning authorities, and the solar industry to cut red tape and sweep away barriers to making use of empty industrial spaces to provide the electricity we rely on every day. “*

3.11 This approach of the Government at the time is very much the Council's approach subject only to planning safeguards in terms of the possible adverse impacts of glint and glare, damage to sensitive landscapes and townscapes including the settings of listed buildings and conservation areas and cumulative impact with other developments.

### **Large scale Ground mounted proposals (aka solar farms)**

3.12 This category of possible solar pv energy generation whilst contributing substantially to total solar power generation nationally is also the most sensitive category particularly in this District. It is because of its adverse impacts, particularly on agricultural land, that the Government's clear preference in the UK Solar PV Strategy is for future expansion of solar PV power to be on commercial and industrial roof-space. This Council shares this policy. Nevertheless large scale ground mounted proposals may be acceptable subject to testing against rigorous criteria.

3.13 For the purposes of the Local Plan, large scale ground mounted proposals are defined as all those ground mounted proposals which are not permitted development although clearly the scrutiny of any proposals against the criteria is likely to be less the smaller the proposed development.

3.14 The following criteria for determining the acceptability of a large scale ground mounted solar PV have been developed in the context of the Planning Practice Guidance on Renewable and Low Carbon Energy dated 18 June 2015 and the Planning Update Written Statement by Mr Eric Pickles Secretary of State for Communities and Local Government HCWS488 dated 25 March 2015.

3.15 The technical requirements or preferences for a solar farm are acknowledged as:

- A preference for maximum sun exposure likely to favour south facing slopes or level ground
- Proximity to the national power grid of 32kv or 132kv. This does not necessarily imply immediate adjacency as there is simply a cost in buried cabling and power loss with increased distance
- Sufficient area to generate enough power to be economic
- Temporary vehicular access for construction and permanent vehicular access for servicing and maintenance
- A willing landowner seeking farm diversification

3.16 The possible harmful impacts of a solar farm will be assessed according to the following criteria:

- Visual impact on landscape or heritage settings
- Visual impact upon dwellings or communities



- Cumulative impact
- Noise
- Highways and safety
- Nature conservation
- Impact on agricultural land

3.17 In balancing the case for and against a proposal the amount of power to be generated is a key factor. Developers will be required to provide evidence based assessments of power generation based upon actual yield rather than simply installed capacity.

### **Visual Impact on Landscape or Heritage Assets**

3.18 The Council will require a Landscape and Visual Impact Assessment (LVIA) for large scale ground mounted schemes. This should be in accordance with best practice guidelines published by the Landscape Institute and the level of detail will depend upon the sensitivity of the site. This will consider questions such as;

- Can the site be readily seen in views from heritage assets such as listed buildings and conservation areas?
- Can the site be readily seen in views from housing areas?
- Can the site be readily seen in long distance views in the landscape especially if the intervening landscape is of special significance

Any photograph based visualisations should use a 70-75 mm lens on a SLR camera as this is closest to what the human eye can see. The assessment should take into account the impact of any glint, glare or colour of the solar panels and if they are rotatable the effect of the rotation.

#### **Solar Energy Criteria 1**

The Council requires a LVIA is required as part of an EIA for large solar farm energy developments. The required study area for the LVIA may vary depending on the size of development proposed (see Scottish Heritage Visual Representations of Windfarms and the Landscape Institute's Advice Note 01/11 (Photography and Photomontage in Landscape Visual Impact Assessment as a guide)). The LVIA shall cover all the points above. Information on landscape and visual impacts shall also be provided for non-EIA development. Visualisations should be based on photography with a 70/75 mm lens. The Council welcomes pre-application discussions with developers to agree the scope of LVIA required.

### **Visual Impact on dwellings or communities**

3.19 The visual impact upon any nearby dwellings or villages should be assessed as part of the LVIA, above including any effect of glint, glare or colour upon residential amenity or human health. Any proposed mitigating measures in the development such as peripheral landscaping should be taken into account as well as their establishment time and permanence.

**Solar Energy Criteria 2**

The Council requires that a residential visual amenity assessment, covering a study area of at least 2km from any proposed solar farm shall be undertaken. The study area should be agreed with the Planning Authority.

**Cumulative Impact**

3.20 Any proposals for ground mounted solar farms should consider the cumulative impact of any other such solar farms that are either visible or will be visible from the site or in views to the site. This analysis should consider any developments with permission but not yet constructed and any which have been officially notified at pre application stage. It will be a matter of judgement for the Council in considering whether cumulative impact renders a proposal unacceptable. There could also be cumulative impact with existing development. For example if there is an unsightly industrial development already located in a sensitive landscape area the construction of a solar farm adjacent could make an unacceptable combination in views.

**Solar Energy Criteria 3**

The Council requires that a cumulative impact assessment, taking account of the points in paragraph 3.20 above, shall be undertaken. This shall consider solar farm developments that are under construction, consented or the subject of a valid planning application, or formally notified at the scoping stage. The study area for the cumulative assessment shall be proportionate to the size of the development and enable the assessment to focus on significant cumulative effects as required by the EIA Regulations. The study area will need to be agreed with the Planning Authority.

**Heritage Impact**

3.21 Solar farm proposals need to take account of the rich heritage assets within and adjoining the District of South Kesteven.

**Solar Energy Criteria 4**

Further to Policy EN5 of the Local Plan, development on a heritage asset (designated or undesignated) or within its setting which would adversely impact upon the significance of the heritage asset (for example, by detracting from its established character or appeal, or by causing irreversible physical damage) should be avoided. In accordance with the NPPF, development must not lead to harm to or total loss of significance of a heritage asset, unless the tests set out in section 12 of the NPPF are met.

## **Noise impact**

3.22 Noise may be emitted from the operation of active solar technology, for example from the operation of the associated invertors. Furthermore, 'tracker' solar technology which follows the daily movement of the sun may result in additional noise impact.

### **Solar Energy Criteria 5**

The Council will require solar farm proposals to:

- a) Be strategically sited so as to minimise the noise experienced by nearby residents and occupiers of business premises and important buildings (including, but not limited to hospitals and schools)
- b) In any instance, operate with minimal noise output to avoid undue disturbance to nearby residents, wildlife and livestock. Where necessary, mitigation measures, such as the establishment of vegetation buffers for example, should be used to prevent adverse noise impact.

## **Highway Considerations**

3.23 Solar farm development may have significant road transport requirements, particularly during construction but also through their operation.

### **Solar Energy Criteria 6**

The Council will require that proposals for solar farms shall consider, and incorporate as appropriate, the following considerations:

- a) The design and positioning of active solar technology should be carefully considered to avoid the potential nuisance of glint and glare onto high speed roads. Where vegetation is proposed as a form of mitigation against glint and glare, species which will provide effective screening all year round are preferable.
- b) In relation to large scale ground mounted installations (commonly referred to as 'solar farms'), a construction statement should be prepared by the developer which forecasts the vehicle trips that are likely to be generated during construction and the routes which are likely to be used, so that the anticipated impact of the development upon traffic and highways safety can be considered. South Kesteven District Council may require further detailed information, such as a traffic management plan, if necessary.

## **Nature conservation considerations**

3.24 The construction and operation of solar farms may effect biodiversity and nature conservation.

### **Solar Energy Criteria 7**

The Council will require that proposals should demonstrate that due consideration has been given to the potential impacts of the proposal on local, national and international designated sites, including those outside the District. Where a proposal is likely to have adverse impacts, applicants should demonstrate how these potential impacts have been addressed in the proposal, with proposed mitigation measures being commensurate to the significance of the designation, in relation to the local, national, international hierarchy. This applies to all proposals, regardless of scale. In instances where a proposal would have an adverse effect on a protected habitat or species, the applicant should demonstrate that the need for and public benefits of the development clearly outweigh the harm caused, and that mitigation and/ or compensation measures can be secured to offset the harm and achieve, where possible, a net gain for biodiversity (see also paragraph 118 of the NPPF).

*Developers are encouraged to consider opportunities to achieve net biodiversity gains (i.e. gains in addition to any measures deployed to mitigate any adverse impacts that may result from the development), regardless of whether the proposal will result in adverse impacts in order to conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout South Kesteven.*

In relation to the above applicants will be required to undertake surveys and provide evidence as necessary in relation to the anticipated impacts of their proposal, including the impact of the loss of agricultural land on biodiversity. In instances where the evidence supplied includes uncertainty in relation to the anticipated impacts of a proposal, or in instances where there is a lack of evidence, a precautionary approach will be taken by South Kesteven District Council.

### **Habitat Regulations Assessment**

3.25 Note: Proposals which have the potential to impact upon European sites require a Habitat Regulations Assessment, as per Regulation 61 of the Conservation of Habitats and Species Regulations 2010.

### **Aircraft Movements and Associated Activities**

3.26 Developers of solar farm proposals must ensure that their operation avoids any potential effect on aircraft movement and associated activities.

### **Solar Energy Criteria 8**

The Council will require that solar farm proposals shall demonstrate that the design and positioning of proposed solar installations have been carefully considered to avoid the potential nuisance of glint and glare to aircraft movements.

## Impact on Agricultural Land

3.27 Farming and the agro-food industry are key parts of the South Kesteven economy as they are for much of Lincolnshire. There should be no need to have to choose between productive farmland and solar power generation as there are other places where solar power generation can take place. This would preferably be on the roofs of commercial or industrial buildings but if large scale ground mounted panels are to be allowed anywhere they should first and foremost be on derelict or brownfield land. After that they should preferably be on poor agricultural land defined as MAFF Grade 4 or 5. The NPPF, Planning Practice Guidance and the Ministerial Statement quoted above make it clear that permission should only rarely be given on 'Best and Most Versatile Agricultural Land' defined as MAFF Grades 1, 2 and 3A all of which are capable of growing a variety of arable and food crops. This is important when there is a rapidly increasing national population and a declining percentage of food grown in the UK.

3.28 South Kesteven has a relatively dry climate and good soils which makes much of its farmland suitable for growing grain and food crops. In South Kesteven Grade 1, 2 and 3A land should be reserved for agricultural use. Much of the rest of South Kesteven's farmland is Grade 3b which is still defined as *"moderate quality agricultural land - Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year"*. It should be borne in mind that other parts of England do not have this rich farming asset and therefore may be more suitable for large scale ground mounted solar energy generation.

3.29 The NPPF (2012, paragraph 112), states: *"Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality and in preference to that of a higher quality"*. Prior to considering agricultural land, prospective developers should undertake an extensive search of suitable derelict or brownfield sites, both within South Kesteven and in neighbouring areas. Following this, a search could be conducted of suitable sites of poorer agricultural land, namely grades 4 and 5; again, the extent of this search should be both within is search within the District and also cover neighbouring areas. The developer will be required to prove the MAFF agricultural grade classification for any proposed site, and if it is grade 3 whether it is grade 3a or 3b. This is likely to require a site survey using trial holes/augers, produced by a qualified expert, to the satisfaction of the Council. The fact that land may have been left idle or fallow is no reason in its favour for removal from its agricultural classification. The best and most versatile agricultural land (land in grades 1, 2 and 3a of the Agricultural Land Classification) should be protected in light of the positive contribution it makes to the character of the landscape and of the need to produce food locally due to climate change.

### Solar Energy Criteria 9

The Council requires that any proposals in this District on agricultural land for solar farms will:

- first be required to carry out an extensive search for derelict or brownfield

sites – these could for example be former industrial sites, old quarries or former airfields. This test should not necessarily be confined to the District, in line the Wherstead appeal decision;

- second be required to carry out a search for poorer agricultural sites ie of Grades 4 and 5 . This test should also not necessarily be confined to the District;
- third be required to prove the MAFF agricultural grade classification for the proposed site and if it is Grade 3 whether or not it is Grade 3A or 3B. As there is no national mapping of these sub divisions, this will require a site survey using trail holes/augers produced by a qualified expert; and
- fourth, be required to prove why the site has to be located close to a particular power grid line and that there is spare capacity in that grid line.

The fact that land may have been left idle or fallow is no reason in its favour for removal from an assumed agricultural use. The Council will often ask an independent expert to verify the conclusion of a soil test report. Verification that land is Grade 3B will not in itself necessarily lead to consent. The argument that solar power is necessary for farm diversification will carry little weight as good farmland is a pure resource not just related to the present management of it. The Council will closely scrutinise any proposal that argues continued agricultural use of a solar farm site as a deciding factor in its consent as it has seen little convincing evidence of this as a mitigating factor.

If a proposal includes the development of the best and most versatile agricultural land, where possible, solar development should be sited so as to minimise the impact on agricultural operations during its operation and also during associated installation, maintenance and decommissioning works (including the establishment of access tracks for example). As such, where opportunity exists:

- i) Solar technology should be sited at the periphery of fields rather than in central positions; or
- ii) Where it is not possible to locate on the periphery, due to physical constraints or another material consideration rendering such positioning unviable, the development should be sited in a strategic position which avoids unnecessary disruption to agricultural operations.
- c) At the end of the operational life of the installation, all equipment should be removed in its entirety and the land restored to its former use.



## 4 Dry Biomass and Anaerobic Digestion Facilities

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### Introduction

4.1 There are two main methods of producing energy from biomass for which the fuel can be wood, wood pellets or chips, straw, arable crops, plant and animal waste or general waste. These are:

- By combustion to provide direct heat or electricity production and
- Anaerobic decomposition to produce methane for direct fuel or electricity production

### Combustion forms of biomass

4.2 Biomass is increasingly used for both boiler and Combined Heat and Power (CHP) applications to provide heat and hot water to residential properties and commercial premises. Many of the smaller investments will be permitted development or part of planning applications for other development, especially when they do not provide energy or power beyond that development itself. This part of the Local Plan is primarily concerned with biomass combustion proposals which involve conversion to electricity and the export of the electricity to the Grid. Such mini power stations can vary from a couple of boilers on a farm to a sizeable power station. Locally, the Sleaford Power Station just outside the District burns only straw and has a 38MW power production capacity ( equivalent to say 13 large wind turbines) It is the largest straw burning power station in England and draws straw from farms within a 40 mile radius. A side benefit is the hot water it provides for heating facilities in the adjacent town of Sleaford including the public swimming pool, making it a CHP plant.

4.3 Anaerobic digesters that are reliant on the importing of food waste would not normally be suitable in remote rural locations in the District, as the waste would need to travel a considerable distance by road, and many of the smaller rural roads in South Kesteven are not suitable for sustained journeys by large vehicles.

4.4 Development which falls under The Town and Country Planning (General Permitted Development) (England) (Order) 1995 does not require planning permission. This section therefore only applies to development which is subject to planning consent.

4.5 It should be noted that proposals which include the generation of energy from waste are a County matter and as such will be dealt with by Lincolnshire County Council

### Assessing Dry Biomass and Anaerobic Digestion Proposals

#### Surrounding Landscape and Townscape and Heritage Assets

4.6 The criteria below outlines the factors that will be taken into consideration when assessing dry biomass and anaerobic digestion proposals in relation to the surrounding landscape, and townscape When considering a proposal against these



factors, the individual impacts of the proposal will be taken into consideration, but also the likely cumulative impacts of the proposal. Proposals should also meet the relevant criteria in Policies EN1-5 of the Local Plan.

### **Biomass Energy Criteria 1**

The Council will require appropriate biomass proposals to consider, and incorporate as appropriate, the following considerations:

Development which would result in adverse impact (individual or cumulative) upon the landscape/ townscape, either in terms of direct impacts or impacts upon the character of the landscape/ townscape, should be avoided. Direct impacts are those which affect the physical landscape/ townscape and include, for example, the removal of established vegetation or road modifications. Effects on character relate to the way in which and the extent to which the proposed development, alongside existing renewable energy developments, will affect the characteristics of the receiving landscape/ townscape. In instances where it is not possible to wholly avoid adverse impact, applicants should demonstrate that they have minimised the potential for adverse impact on the landscape/ townscape through consideration of both the direct effects and the effects upon the character of the landscape/ townscape: suitable mitigation measures should be proposed as necessary.

4.7 The criteria below outline the factors that will be taken into consideration when assessing dry biomass and anaerobic digestion proposals in relation to heritage assets. When considering a proposal against these factors, the individual impacts of the proposal will be taken into consideration, but also the likely cumulative impacts of the proposal. Proposals should also meet the relevant criteria in Policies EN1 of the Local Plan.

### **Biomass Energy Criteria 2**

The Council will require appropriate biomass proposals to consider, and incorporate as appropriate, the following considerations:

Further to Policy EN1 of the Local Plan, development on a heritage asset (designated or undesignated) or within its setting which would adversely impact upon the significance of the heritage asset (for example, by detracting from its established character or appeal, or by causing irreversible physical damage) should be avoided. In accordance with the NPPF, development must not lead to harm to or total loss of significance of a heritage asset, unless the tests set out in section 12 of the NPPF are met.

### **Residential and Visual Amenity**

4.8 The criteria below outlines considerations in relation to residential and visual amenity that will be taken into account when assessing dry biomass and anaerobic

digestion proposals. When considering a proposal, both the individual and cumulative impacts will be taken into account.

### **Biomass Energy Criteria 3**

The Council will require dry biomass and anaerobic digestion proposals to consider, and incorporate as appropriate, the following considerations (where applicable):

a) Where necessary and where opportunity exists, micro-siting should ensure that the existing built environment and/ or existing vegetation is utilised for screening. In the event that no existing screening is present or that the existing screening is insufficient, the proposal should incorporate screening measures which are proportional to the nature and level of impact and which are sympathetic to the local setting.

b) Cumulative visual impacts concern the degree to which proposed renewable energy development will become a feature in particular views or sequences of views. In order to prevent detrimental cumulative visual impacts it is desirable to include landscape mitigation, where necessary, which is appropriate and proportionate to the proposed development in terms of scale and design, including off site enhancements where necessary.

c) Appropriate materials, colours and design finishes should be used to achieve high design standards.

d) All external flues should be unobtrusive in terms of size, design and position.

e) The operation of the proposed facility should not result in notable dust and/ or smoke which negatively impacts upon sensitive receptors, such as residential dwellings.

As such:

i) Proposals should demonstrate that the prevailing wind direction at the site and the juxtaposition of the equipment in relation to any sensitive receptors surrounding the site have been duly considered; and

ii) Facilities which may generate dust from the deposition and/ or transfer of biomass within the site should aim to minimise the levels of dust expelled through design and micro-siting: for example, the drop off bay for biomass material could be closed rather than open air.

f) Proposals for commercial facilities should, as required, detail the measures that will be implemented in order to control air quality as well as the procedure for responding to any problematic air quality issues that arise.

g) The operation of the proposed facility should not result in odour which is unacceptable to sensitive receptors such as residential areas, recreational areas or businesses. Where applicable, developers should prepare an odour management plan which identifies measures to prevent adverse odour in the first instance and to mitigate against adverse odour in the second instance.

h) Security lighting should only be incorporated in a proposal where there is demonstrable need. In instances where security lighting is necessary, the lighting and all fittings should be minimal and discrete; the height at which light fittings are mounted should be minimal; the lighting should be designed so as to minimise light pollution and 'spillage'; and light should be strategically directed so as to avoid nuisance to the occupiers or users of nearby buildings and disturbance to wildlife.

## Noise impact

4.19 The criteria below outlines principles for the assessment of dry biomass and anaerobic digestion proposals in relation to noise impact. The Council's Environmental Health department will be consulted to assess the anticipated noise outputs of dry biomass and anaerobic digestion facilities and equipment in relation to relevant current guidance.

### **Biomass Energy Criteria 4**

The Council will require proposals for dry biomass or anaerobic digestion equipment or facilities to:

- a) Not result in noise levels which would be deemed unacceptable to occupiers of nearby residential buildings, schools, hospitals, business premises and well used public areas; and
- b) Demonstrate how potential adverse noise impacts will be reduced and managed: this could, for example, be demonstrated through a noise management plan. Where necessary, mitigation measures, such as the establishment of vegetation noise buffers for example, should be used to prevent adverse noise impact.

## Highway Safety Considerations

4.20 The criteria below outlines the factors, in addition to the Local Plan, NPPF and other relevant guidance that will be taken into consideration when assessing dry biomass and anaerobic digestion proposals in relation to highway safety. When considering a proposal against these factors, both the individual impacts of the proposal and the likely cumulative impacts of the proposal will be taken into consideration. The assessment of proposals will also be informed by formal representations received from consultees.

### **Biomass Energy Criteria 5**

The Council requires that proposals should consider, and incorporate as appropriate, the following considerations (where applicable):

- a) Access: Where possible, in relation to commercial/ staffed facilities, the primary access for deliveries and staff should avoid sensitive areas such as, but not limited to, residential areas and areas in close proximity to school entrances.
- b) Site layout: The site layout should allow for turning and manoeuvring of all delivery and staff vehicles to take place on-site: it should not be necessary for vehicles to utilise the public highway for turning.
- c) Construction: Where necessary, a construction statement should be prepared by the developer which forecasts the vehicle trips that are likely to be generated during construction and the routes which are likely to be used, so that the probable impact of the development upon traffic and highway safety can be considered.
- d) Transport statement: Where necessary, a transport statement should be prepared by the developer which forecasts the vehicle trips that are likely to be generated by the operation of the facility and the routes which are likely to be used so that the probable impact of the development upon traffic and highway safety can be

considered. In instances where the impact upon the highway will be notable (for example, if the proposal is likely to generate a high volume of traffic), or in instances where the existing road network is unsuitable for the anticipated level, type or frequency of traffic, a detailed traffic management plan should also be prepared. Where necessary, the transport statement should include measures to mitigate against straw drop from vehicles which may have a detrimental impact on surface water drainage, leading to an increased risk of flooding.

**e) Parking:**

Where necessary, sufficient staff and visitor parking should be provided onsite: in line

with recognised parking standards, parking needs for a sui-generis use, such as a dry biomass or anaerobic digestion facility, will be assessed on the scheme's merits in relation to the demand for parking which is likely to be generated.

## **Nature Conservation Considerations**

4.20 The criteria below outlines the factors, in addition to the Local Plan, NPPF and other relevant guidance that will be taken into consideration when assessing dry biomass and anaerobic digestion proposals in relation to biodiversity and nature conservation. When considering a proposal against these factors, both the individual impacts of the proposal and the likely cumulative impacts of the proposal will be taken into consideration. The assessment of proposals will also be informed by formal representations received from consultees.

### **Biomass Energy Criteria 6**

The Council requires that proposals should consider, and incorporate as appropriate, the following considerations (where applicable):

Due consideration has been given to the potential impacts of the proposal on local, national and international designated sites, including those outside South Kesteven. Where a proposal is likely to have adverse impacts, applicants should demonstrate how these potential impacts have been addressed in the proposal, with proposed mitigation measures being commensurate to the significance of the designation, in relation to the local, national, international hierarchy. This applies to all proposals, regardless of scale.

In instances where a proposal would have an adverse effect on a protected habitat or species, the applicant should demonstrate that the need for and public benefits of the development clearly outweigh the harm caused, and that mitigation and/ or compensation measures can be secured to offset the harm and achieve, where possible, a net gain for biodiversity (see also paragraph 118 of the NPPF).

*Developers are encouraged to consider opportunities to achieve net biodiversity gains (i.e. gains in addition to any measures deployed to mitigate any adverse impacts that may result from the development), regardless of whether the proposal will result in adverse impacts in order to conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout South Kesteven.*

In relation to the above applicants will be required to undertake surveys and provide

evidence as necessary in relation to the anticipated impacts of their proposal. In instances where the evidence supplied includes uncertainty in relation to the anticipated impacts of a proposal, or in instances where there is a lack of evidence, a precautionary approach will be taken by South Kesteven District Council.

4.21 Note: Proposals which have the potential to impact upon European sites require a Habitat Regulations Assessment, as per Regulation 61 of the Conservation of Habitats and Species Regulations 2010.

## **Agricultural Land**

4.22 The NPPF (2012, paragraph 112), states:

*“Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”.*

4.23 Prior to considering agricultural land, prospective developers should undertake an extensive search of suitable derelict or brownfield sites, both within South Kesteven and in neighbouring areas. Following this, a search could be conducted of suitable sites of poorer agricultural land, namely grades 4 and 5; again, the extent of this search should be both within its search within the District and also cover neighbouring areas. The developer will be required to prove the MAFF agricultural grade classification for any proposed site, and if it is grade 3 whether it is grade 3a or 3b. This is likely to require a site survey using trial holes/augers, produced by a qualified expert, to the satisfaction of the Council. The fact that land may have been left idle or fallow is no reason in its favour for removal from its agricultural classification. The best and most versatile agricultural land (land in grades 1, 2 and 3a of the Agricultural Land Classification) should be protected in light of the positive contribution it makes to the character of the landscape and of the need to produce food locally due to climate change.

4.24 The criteria below outlines the considerations in relation to agricultural land that will be taken into account when assessing dry biomass and anaerobic digestion proposals. When considering a proposal, both the individual and cumulative impacts will be taken into account.

### **Biomass Energy Criteria 7**

The Council requires that proposals should consider, and incorporate as appropriate, the following considerations.

- a) The advice as set out at paragraph 112 of the NPPF (2012) and follows the location search process set out in paragraph 5.23 above.
- b) If a proposal includes the development of the best and most versatile agricultural land, where possible, development should be sited so as to minimise the impact on agricultural operations during its operation and associated installation and maintenance works.

As such, where opportunity exists:

- i) Equipment/ facilities should be sited at the periphery of fields rather than in central positions; or

ii) Where it is not possible to locate on the periphery, due to physical constraints or another material consideration rendering such positioning unviable, the development should be sited in a strategic position which avoids unnecessary disruption to agricultural operations

### **Emissions/pollution**

4.25 Full evidence-based details will be required of emissions from the combustion plant and planning conditions will be applied to control these emissions. These tests will be on an absolute level and also take into account proximity to housing, local communities and businesses.

### **Straw Drop**

4.26 Experience of the straw catchment area for the Sleaford Power Station much of which falls within South Kesteven has increased awareness of the hazards of 'straw drop' on roads. The main risk is that of blocking surface water drains and a consequent exacerbation of flooding risk. The cost of remediating straw drop should fall to the operators and deliverers of the straw and not to the public authorities. At present local authorities are often involved in street and drain cleaning and in over-hanging tree reduction along roads at considerable public cost. Planning conditions to minimize straw drop are likely to include the compulsory netting of vehicles.

### **Fire risk**

4.27 In the design of plants particular regard will need to be given to the fire risk from the storage and use of the methane gas in terms of both risk to workforce and to nearby buildings, people and activities. Fire risk also needs to be assessed in relation to the stacking of straw and other material prior to use.

### **Storage on site**

4.28 The storage and processing of raw materials on the site of an anaerobic power plant can lead to smell and vermin and measures to prevent/ control this may be required. This is especially the case with slurry or other animal waste

### **Balance of benefits and dis-benefits**

4.29 Finally, in assessing the balance of benefits and dis-benefits of the proposal the Council will take into account the amount of power to be fed into the Grid from the project as well as any immediately local use of the power or heat for example in relation to local farms.

## Appendix 1: Abbreviations and Glossary

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### **Abbreviations**

AONB	Area of Outstanding Natural Beauty
BAP	Biodiversity Action Plan
CAA	Civil Aviation Authority
DECC	Department of Energy and Climate Change
EIA	Environmental Impact Assessment
EU	European Union
HGV	Heavy Goods Vehicle
LCA	Landscape Character Assessment
LVIA	Landscape and Visual Impact Assessment
MOD	Ministry of Defence
MW	megawatt
NATS	National Air Traffic Services
NPPF	National Planning Policy Framework RSPB -
RSPB	Royal Society for the Protection of Birds
SAC	Special Area of Conservation
SPA	Special Protection Area
SPD	Supplementary Planning Document SSSI - Site of Special Scientific Interest ZTV - Zone of Theoretical Visibility



## **Glossary**

**Abnormal Load** - An 'abnormal load' is a vehicle that has any of the following: a weight of more than 44,000 kilograms; an axle load of more than 10,000 kilograms for a single non driving axle and 11,500 kilograms for a single driving axle; a width of more than 2.9 metres; a length of more than 18.65 metres

**Aerodynamic Noise** - noise emitted by a wind turbine due to the passage of air over the blades

**Amplitude Modulation** - sound modulated in amplitude when its level exhibits periodic fluctuations

**Ancient Woodland** - an area that has been wooded continuously since at least 1600 AD

**Area of Outstanding Natural Beauty** - is an area of countryside considered to have significant landscape value that has been specially designated by Natural England. No part of South Kesteven District is designated as an AONB: the closest is the Lincolnshire Wolds AONB

**Background Noise** - the ambient noise level already present within the environment in the absence of wind farm operation

**Barotrauma** - is physical damage to body tissues caused by a difference in pressure between a gas space inside, or in contact with the body, and the surrounding fluid. Barotrauma typically occurs when the organism is exposed to a significant change in ambient pressure

**Biodiversity Action Plan** - 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)

**Conservation Area** - areas of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance. There are currently 48 conservation areas in South Kesteven

**Core Strategy** - 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

**Ecological Impact Assessment** - assesses the potential effects of a development on habitats and species, particularly those protected by national and international legislation or considered to be of particular nature conservation importance

**Environmental Impact Assessment** - a procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment

**Flood Zones** - land assessed by the Environment Agency as being at low, medium or high risk of flooding .Flood Zone 1 comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding; Flood Zone 2 comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding, or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding in any year. Flood Zone 3 comprises land assessed as having a 1 in 100 or greater annual probability of river flooding or a 1 in 200 or greater annual probability of flooding from the sea in any year.

**Heritage Asset** - A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Listed Buildings** - protected structures that are considered to be of local, regional and national importance for their historical and architectural significance

**Local Wildlife Sites** - are identified and selected for their local nature conservation value

**National Infrastructure Directorate** - agency responsible for operating the planning process for nationally significant infrastructure projects (NSIPs). NSIPs are usually large scale developments such as new harbours, power generating stations (including wind farms), and electricity transmission lines, which require a type of consent known as 'development consent'

**National Planning Policy Framework** - sets out the Government's planning policies for England and how these are expected to be applied. Published in March 2012 it replaced all previous national planning policy statements and guidance notes

**National Policy Statements** - National Policy Statements (NPSs) are produced by Government. They give reasons for the policy set out in the statement, and include an explanation of how the policy takes account of Government policy relating to the mitigation of, and adaptation to, climate change. Current NPSs include: overarching energy; renewable energy; fossil fuels; oil and gas supply and storage; electricity networks; nuclear power; ports; transport networks (including rail and roads); and aviation

**Ramsar sites** - are wetlands of international importance designated under the Ramsar Convention. The closest Ramsar site to South Kesteven is Rutland Water

**Register of Parks and Gardens of Historic Interest** - provides a listing and classification system for historic parks and gardens similar to that used for listed buildings. Over 1,600 sites are listed, ranging from the grounds large stately homes to small domestic gardens, as well other designed landscapes such as town squares, public parks and cemeteries

**Renewable and Low Carbon Energy** - Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels)

**Scheduled Monuments** - an early historical structure or monument worthy of preservation and study due to archaeological or heritage interest

**Setting of a Heritage Asset** - the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance** - the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting

**Site of Special Scientific Interest** - sites designated by Natural England under the Wildlife and Countryside Act 1981

**Special Areas of Conservation** - areas given special protection under the European Union's Habitats Directive and target particular habitats and/or species. Baston Fen and Grimsthorpe Park are designated SACs

**Special Protection Areas** - areas classified under the European Union's Directive on conservation of wild birds for the protection of rare and vulnerable birds and for regularly occurring migratory species

**Supplementary Planning Document** - elaborates on policies or proposals in Plans and gives additional guidance

**Wind Shear** - the increase of wind speed with height above the ground

**Zone of Theoretical Visibility** - represents the area over which a development can theoretically be seen, based on digital terrain data.

## ALTERNATIVE FORMATS AND LANGUAGES

South Kesteven has a rich and diverse culture - a community made up of people from different cultures, with differing backgrounds, beliefs or 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 on: 01476 40 60 80 - [communications@southkesteven.gov.uk](mailto:communications@southkesteven.gov.uk)

### **Large print, Braille, audio tape or computer disc**

This information can be made available in large print, Braille, on audio tape or computer disc. If you, or someone you know, might benefit from this service, please contact us.

### **繁體中文 / Cantonese**

本資料有繁體中文版，若你本人或你認識的甚麼人會受益於此版本，敬請聯絡我們。

### **Latviski / Latvian**

Šo informāciju var iegūt arī latviešu valodā. Ja Jums vai kādai no Jūsu paziņai šādi pakalpojumi nāktu par labu, lūdzu kontaktēties mūs.

### **Lietuviškai / Lithuanian**

Šią informaciją galite gauti lietuvių kalba. Prašome kreiptis į mus, jei jums arba jūsų pažįstamiems ši paslauga galėtų būti naudinga.

### **Polski / Polish**

Informacja ta może być dostępna w języku polskim. Jeżeli Państwo albo ktoś kogo Państwo znają, może z tej usługi skorzystać, proszę nas kontaktować.

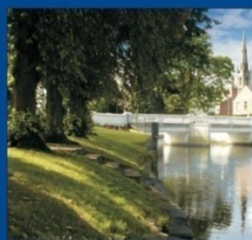
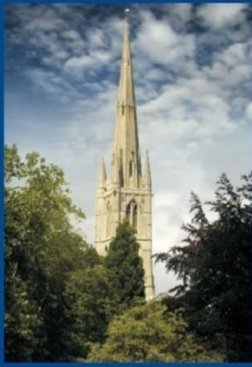
### **Português / Portuguese**

Esta informação pode ser disponibilizada em português. Se você, ou alguém que conhecer, beneficiar com este serviço, por favor contacte-nos.



## **10.2**

**Please note that the Policies Maps referred to within Report SEG44 at 10.2 will only be available electronically due to their size.**



# Local Plan for South Kesteven

## Local Development Scheme 2014 - 2018

Revised  
July 2017



**South Kesteven District Council**

STAMFORD • GRANTHAM • BOURNE • THE DEEPINGS

# Local Development Scheme 2014 – 2017

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# 1. Introduction

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## 1.1 Introduction

**1.1.1** The Local Development Scheme (LDS) is a project plan setting out what strategic planning documents will be produced by the Council, and when they will be made available for consultation.

**1.1.2** The first LDS came into effect in 2005 when the Plan was referred to as the Local Development Framework (LDF); this incorporated both the Core Strategy (CS) and Site Allocations and Policies Development Plan Document (SAP DPD). This is the fourth revision of the LDS and will accompany the new South Kesteven Local Plan (LP). This LDS was first approved in June 2014 and this subsequent July 2017 revised version replaces it.

**1.1.3** The programme set out in the last LDS was partly achieved with the adoption of the Core Strategy in July 2010 and the Site Allocation and Policies DPD in April 2014. The Grantham Area Action Plan (GAAP) was not adopted, therefore in June 2014, the Council decided to begin the preparation of a new Local Plan for the District.

**1.1.4** The LDS contains:

- Background information to provide a context for the LDS
- Details of which documents the Council will produce or review over the period 2014-2018, and how they relate to each other
- A profile and timetable for the production of each strategic document

## 1.2 Purpose of the Local Development Scheme

**1.2.1** The Planning and Compulsory Purchase Act 2004 (as amended) requires Council's to prepare and maintain a LDS setting out the Development Plan Documents (DPD) to be produced, the subject matter and geographical area of those documents and broad timetable for their production.

**1.2.2** The LDS is a public document and provides the starting point for the local community and others to find out about the Council's programme for the preparation of documents that will form the South Kesteven Local Plan.

**1.2.3** It is our intention to keep to the timetable set within this LDS, but there may be occasions when there will be a need to make revisions to the timetable and documents. We will consider the need for revisions to the LDS on an annual basis. We will also publish up to date progress information on the Local Plan via our website.

## 1.3 What is the Local Plan?

**1.3.1** The Local Plan will be used to guide investment and development in the district up to 2036. It will shape how the district grows over this period, being a key tool in deciding where the housing, retail and business needs of the community will be provided, and how important countryside, ecological and heritage features are to be protected.

**1.3.2** The Local Plan for South Kesteven currently comprises the:

- Core Strategy - adopted 5th July 2010. Sets out the strategic planning framework and vision for the District to 2026.
- Site Allocation and Policies DPD (covers the entire District with the exception of Grantham) - adopted 17th April 2014. Identifies housing and employment sites in Stamford, Bourne, the Deepings and a number of the Local Service Centres
- Remaining 'saved' policies from the 1995 South Kesteven Local Plan - see Section 1.4

**1.3.3** The National Planning Policy Framework (NPPF) states that each Local Plan Authority (LPA) should produce “a Local Plan for its area”, which can be reviewed in whole or in part. Any additional Development Plan Documents should only be used where they can be clearly justified. The NPPF also states that Supplementary Planning Documents (SPDs) should only be used where they can help applicants make successful applications or aid infrastructure delivery.

**1.3.4** The Local Plan can be either a single document or a collection of DPDs that constitute the Development Plan for the area. The National Planning Policy Framework (NPPF) is clear, however, that the Government’s preferred approach is for each LPA to prepare a single Local Plan for its area.

**1.3.5** The Local Plan can be one document or a portfolio of documents. The different types of documents can include:

Development Plan Documents (DPDs) may cover a range of policy areas, a single subject or geographic area. Individual development plan documents or coherent parts of a single development plan document are able to be reviewed independently from other development plan documents.

DPDs can include:

- Core Strategy - sets out the overarching spatial vision, strategic objectives, core policies and planning framework.
- Development Management Policies – sets out policies for the management of development.
- Site Specific Allocations - allocates specific sites for housing, employment or other development uses and detailed policy guidance.

**1.3.6** DPDs are subject to community consultation in accordance with the requirements of the Council's Statement of Community Involvement (SCI). The SCI sets out the Council's approach to engaging with local communities and other stakeholders during plan preparation and when consulting on planning applications. The SCI was first adopted in 2006; it was then reviewed and adopted in November 2014.

The SCI is a document that supports the Local Plan. The SCI will be monitored and kept up to date via the 'Monitoring Report' provision of Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. In accordance with the Localism Act, the local planning authority no longer has to prepare an annual monitoring report, but the duty to monitor remains. In view of these requirements, relevant information is published on the Council website, as soon as it becomes available.

**1.3.7** The Local Plan will also include a Policies Map appendix, illustrating the geographical extent of policies and proposals on a map base. Each time a DPD is adopted the Policies Maps will be revised.

**1.3.8** An integral part of producing a Local Plan is the Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA). This is produced in tandem with the Local Plan and ensures that the Local Plan adopts, as far as possible, the most sustainable options in an environmental, economic and social context having being assessed against all other realistic options and alternatives.

**1.3.9** There is also a legal requirement, through the Conservation of Habitats and Species Regulations 2010 (the Habitat Regulations) to consider whether new DPDs are likely to have a significant effect on European sites of nature conservation importance. A Habitats Regulations Assessment will be prepared and published for each DPD.

**1.3.10** Local authorities may also prepare Supplementary Planning Documents (SPDs) to provide further guidance on adopted policies. They can cover a wide range of issues which may be thematic (e.g. affordable housing) or site specific (e.g. development briefs). They do not form part of the Development Plan, but are taken into account in determining planning applications. They are also not subject to independent examination, although they will need to be subject to community consultation in accordance with the requirements of the SCI.

**1.3.11** Details of SPDs already adopted by the Council are available on the Council's website. In the event that adopted SPDs are reviewed or new ones proposed, details of these will be published on the website.

## **1.4 Status of Existing Local Plan Policies**

**1.4.1** Under the Planning and Compulsory Purchase Act 2004, a number of the policies of the 1995 South Kesteven Local Plan were saved in September 2007. Certain of these saved policies have now been superseded in whole or in part by policies in the adopted Core Strategy and Site Allocation and Policies DPD.

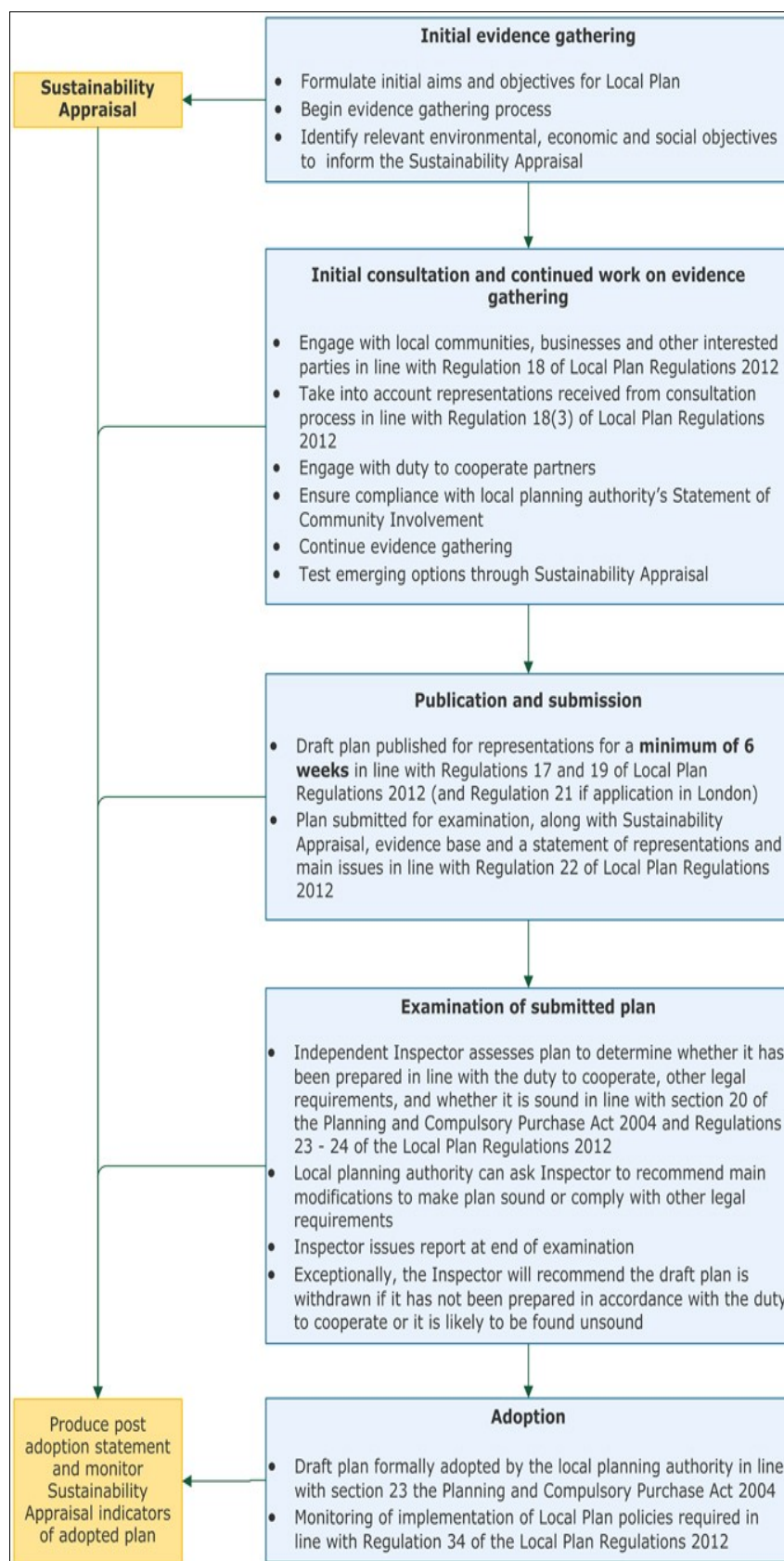
**1.4.2** Details of the remaining saved policies can be found in Appendix 2.

## **1.5 How are Development Plan Documents Prepared?**

**1.5.1** Although the precise detail of how DPDs should be prepared is a matter for each Council to determine, certain stages are prescribed by Regulations. (Town and Country Planning (Local Planning) (England) regulations 2015

**1.5.2** The Regulations include a requirement for public participation at an early stage of preparation. The detail of how this may be undertaken is determined by the Council and is set out in the SCI. Before the final Plan is submitted for independent examination, the Regulations stipulate that it is published for six weeks formal consultation. The timetable for the preparation of the Local Plan takes account of this requirement.

**1.5.3** The various stages of DPD preparation are illustrated in the diagram below, which is taken from the national Planning Practice Guidance published by CLG.



## 1.6 Other Plans

### Lincolnshire Minerals and Waste Local Plan

**1.6.1** The County Council Core Strategy and Development Management Policies (CSDMP) (adopted in June 2016) form the first part of the Lincolnshire Minerals and Waste Local Plan and Waste Local Plan. The CSDMP replaces the Lincolnshire Minerals Local Plan (1991) and the Lincolnshire Waste Local Plan (2006), with the exception of Policies WLP2, WLP6 and WLP12 of the Lincolnshire Waste Local Plan (2006). These policies are saved until the second part of the Lincolnshire Minerals and Waste Local Plan, the Site Locations document, has been adopted. The CSDMP sets out:

- The key principles to guide the future winning and working of minerals and the form of waste management in the county up to 2031; and
- The criteria against which planning applications for minerals and waste development will be considered.

### Neighbourhood Planning

**1.6.2** A new system of Neighbourhood Planning was introduced with the Localism Act 2011. This enables Parish and Town Councils or designated Neighbourhood Forums in areas without a Parish to prepare Neighbourhood Development Plans (NDPs), Neighbourhood Development Orders and Community Right to Build Orders.

**1.6.3** There is no requirement to prepare NDPs but they must take account of national planning policy, contribute to sustainable development and be in conformity with the strategic policies of the Local Plan. NDPs must also be subject to public consultation and independent examination before a referendum of the local electorate. When completed, NDPs form part of the Development Plan for the District.

**1.6.4** The timetable for preparing a NDP is very much a matter for the local community preparing the Plan to determine. Timetables for NDPs are not, therefore, included in the LDS.

**1.6.5** Details of NDPs being prepared in South Kesteven and the stage they have reached are available on the Council's website – [www.southkesteven.gov.uk/neighbourhoodplans](http://www.southkesteven.gov.uk/neighbourhoodplans)

## 2 What Are We Proposing To Do?

### 2.1 What Development Plan Documents are we going to prepare?

**2.1.1** A new, single Local Plan for South Kesteven (the South Kesteven Local Plan) is the only DPD we intend to produce over the period to 2017. Once adopted the Local Plan will replace the Core Strategy, Site Allocation and Policies DPD and the remaining saved policies of the 1995 Local Plan.

**2.1.2** The Local Plan will set out the strategic direction for development in the District. It will also include:

- Policies providing the overarching framework for development decisions in the District
- Housing and jobs numbers for the Local Plan period through to 2036
- Development Management Policies – these may include policies for design, affordable housing, housing mix, employment, infrastructure delivery, rural development, tourism, Gypsies and Travellers, renewable energy and climate change.
- Site allocations for housing and employment.
- Infrastructure Delivery Plan.

**2.1.3** The document profile is set out below. The expected timeline for the key milestones in preparing the Local Plan is contained in Appendix 1.

South Kesteven Local Plan Profile	
Role and Subject	Strategic document setting out the vision, objectives and spatial strategy for the District, outlining how the known development requirements for the District will be met to 2036, including the amount of housing and employment land requirements. It will also include development management policies and, if required, site allocations.
Geographical coverage	District Wide.
Status	Development Plan Document. Once adopted it will replace the Core Strategy, Site Allocation and Policies DPD and the remaining saved 1995 Local Plan policies.
Chain of Conformity	General conformity with national planning policy (NPPF).  The Policies Map will be revised and updated on adoption of the Local Plan.  Any other South Kesteven DPD/SPDs to be consistent with this DPD.



<b>Timetable</b>	
<b>Key Milestones</b>	<b>Date</b>
Commencement of document preparation.	June 2014
Public participation in document preparation (scope of Plan - Regulation 18)	January – March 2015
Submission document publication (Regulation 19)	Feb 2018 – March 2018
Submission (regulation 22)	April 2018
Examination (Regulation 24)	July / August 2018
Inspector's Report (Regulation 25)	October 2018
Adoption (Regulation 26)	November 2018

<b>Arrangements for Production</b>	
Lead Organisation	SKDC Planning Policy team with support from other Council service areas and partner organisations.
Political Management	<p>Cabinet decision at relevant key stages and milestones. Full Council decision at submission and adoption stages.</p> <p>Growth Overview and Scrutiny Committee may also consider versions of the emerging Local Plan and make recommendations to Cabinet as appropriate</p>
Community and Stakeholder Involvement	Stakeholder and community involvement using a range of consultation methods in accordance with the SCI.
Monitoring and Review	The Local Plan monitoring framework will be monitored on an annual basis and reported through the 'Monitoring Report' provision of Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

## 3 Other Information

### 3.1 Evidence

**3.1.1** Plans need to be supported by a robust evidence base. A number of evidence studies have been completed to support the preparation of DPDs to date. These are available on the [website](#).

**3.1.2** The evidence base will continue to be updated and expanded as the South Kesteven Local plan is prepared. This will include reviewing existing studies as necessary to make sure they remain relevant and up to date. It may also involve the joint commissioning of work with neighbouring authorities and/or other partners.

### 3.2 Risk

**3.2.1** The preparation of a Local Plan presents a number of risks which could affect the work programme and timetable. These can be addressed through robust project planning. The key risks and proposed mitigation measures that may need to be implemented in order to ensure that sound documents are prepared in a timely manner are identified below.

Issue	Description	Risk ( Likelihood Impact Score)			Mitigation
Changes to Planning System					
Changes in legislation or to national planning policy	Changes to national planning Policy and/or Local Planning Regulations may have implications for the Plan preparation.	2	3	6	Continued awareness of forthcoming legislative and major policy changes  Ensure resources are in place to implement any changes to procedures or handle increased workload.

Process					
Higher than expected response to consultation.	The officer resources/time to process and consider representations may be increased. This could delay timing of key milestones e.g. Submission of Plan to Secretary of State for examination.	3	3	9	Encourage use of online consultation system for making representations.
Planning Inspectorate (PINS) unable to meet the timetable.	Once submitted, the progress of the Plan to timetable is heavily dependent on the ability of PINS to resource it.	2	3	6	Liaise with PINS on timetable and provide early notification of anticipated submission date.
Failure to comply with Duty to Cooperate.	Failure to demonstrate that the Duty to Cooperate was satisfied would render the Plan unsound.	2	4	8	Develop and implement a Duty to Cooperate Plan.
Plan being found unsound.	The Plan cannot proceed to adoption if it is found unsound by an Inspector following examination.  Additional work would be required and the adoption of the Plan delayed.	2	4	8	Ensure we have a complete, clear and up to date evidence base, including continued engagement with the community and key stakeholders.  Completion of soundness and legal compliance self assessment checklist at each stage.

Legal challenge to Local Plan.	Part or all of document could be challenged by third party and quashed if challenge successful.	2	4	8	Engagement of critical friend to review and advise at key stages and Planning Inspectorate visit before Submission.  Seek legal advice as and when required. Keep up to date with best practice through training and PAS website.
<b>Resources</b>					
Reduced number of officers and knowledge within the team as result of staff sickness, turnover.	This cannot always be avoided or predicted. Significant and constant staff turnover would severely affect the Council's ability to achieve the time scales set out within the LDS.	2	3	6	Encourage team work as part of day to day working so all staff have some knowledge about all projects currently being undertaken.
Financial resources	Unforeseen issues can arise during the preparation of the Local Plan.	2	3	6	Careful project planning to avoid unplanned work.  Keep under review opportunities for joint commissioning of evidence base studies.
Failure of external consultants.	The failure of external consultants to deliver required specialist support could impact on the ability to achieve the time scales set out.	2	3	6	Ensure objectives are clearly stated in project brief.  Arrange for regular updates and meetings with consultant.

## *Monitoring*

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3.3.1 Progress against the LDS will be reviewed annually and reported through the AMR. This will enable consideration of changes, if any, that may be required to the LDS including revisions to the Local Plan timetable. Any changes will be brought forward through a review of the LDS.

3.3.2 During the year, progress on the preparing the Local Plan will be published on the website ensuring that the local community and others with an interest in the Local Plan are kept updated

## Appendix 1: DPD Timetable

[illegible]

\*additional consultation on any amendments to the Plan made following Examination

## Local Plan Process and Timetable

### **1: Identify issues and collect evidence:**

Review existing policies and identify any current gaps in policies or evidence base. Undertake research that will inform the Local Plan.

### **2: Consultation: Scoping out the Plan – January to March 2015**

The Authority informed stakeholders and the public that a new Local Plan was being produced and asked for views on what the plan should cover. The consultation was open for a 6 week period in accordance with Regulation 18.

### **3: Consultation: Sites and Settlements – July to August 2016**

Consultation on initial appraisal of sites promoted for development and initial review of settlement hierarchy. Consultation was open for a 4 week period in accordance with Regulation 18.

### **4: Prepare Consultative Draft Local Plan – up to June 2017**

Combining the updated evidence base, technical assessments, consultation responses and internal comments enabled the prepared of a draft Local Plan.

### **5: Consultation: Draft Local Plan – 3rd July to 11th August 2017**

The Authority will consult with stakeholders and the public on the draft Local Plan for a minimum of 6 weeks in accordance with Regulation 18.

### **6: Improve the Plan ready for Publication – 12th Aug to 6th Dec 2017**

The Council will take on board comments received during the consultation and prepare any further evidence base items needed to prepare the Local Plan for formal consultation prior to submitting the Plan for Examination in Public.

### **7: Consultation: Publication Local Plan (Regulation 19) – 5th Feb to 19th March 2017**

The Plan is available for stakeholders and the public to comment on for 6 weeks. In accordance with Regulation 19 this consultation is formal and statutory seeking specifically to establish the Plan's soundness for Examination in Public.

### **8: Submit to Local Plan: April 2018 (Regulation 22)**

The Council will assess the comments received during consultation. If it considers that the Local Plan is sound, the Plan can be submitted for Examination in Public. If the Council wishes to improve the plan, then stages 6 and 7 are repeated. (Regulation 19)

### **9: Examination in Public: Commence July / August 2018**

The Plan is examined by an independent Planning Inspector. There may be Public Hearings (Regulation 24). Following examination the Plan and any main or minor modifications are subject to 6 weeks consultation (under Regulation 19 – relating solely to the soundness of the Plan). This timeframe includes receiving the inspectors report, following the final round of consultation on any Plan modifications (Oct 2018).



**10: Adoption: November 2018 (will require special Council meeting)**

If the independent Planning Inspector finds the Local Plan sound, the Plan can be adopted by the Authority. (Regulations 25 and 26). If the Inspector does not find the Local Plan sound, the process goes back to stage 6.

New powers under the Housing and Planning Act 2016 mean the Secretary of State can delay a Local Authority adopting their Local Plan, even if the Plan was found sound at examination. In recent cases, all such holding directions have subsequently been withdrawn, but it is advisable to programme a special Council meeting to ensure the swift adoption of the Plan after receipt of the inspectors report.

## Appendix 2: Status of Saved 1995 Local Plan Policies

Policy Number	Policy Name
Policy H1	Housing Allocation (Grantham)
Policy E1	Employment Allocation (Grantham)
Policy H12	Change of Use of Residential Properties (Grantham)
Policy S1	Town Centre Shopping Area (Grantham)
Policy S2	New Shopping Developments in and Around Town Centres (Grantham)
Policy S3	Non-Retail Uses in Primary Town Centre Shopping Streets (Grantham)
Policy REC3	Public Open Space and New Housing Development (Grantham)
Policy REC4	Playing Fields Provision in New Residential Development (Grantham)
Policy REC5	Play Space Provision in New Residential Developments (Grantham)
Policy REC7	Allotments (Grantham)
Policy REC9	Grantham Canal
Policy REC10	Indoor Leisure Facilities (Grantham)
Policy REC11	Touring Caravan and Camping Sites (Grantham)
Policy T2	Existing Car Parks (Grantham)

## Appendix 3: Glossary and Abbreviations

### Glossary

**Community Right to Build Order** - an Order made by the local planning authority (under the Town and Country Planning Act 1990) that allows a local community group to bring forward a small development for one or more purposes, such as new homes, businesses and community facilities, but it must be small scale in comparison to the size of settlement.

**Core Strategy** - sets out the long-term spatial vision and spatial objectives for the district and strategic policies and proposals to deliver that vision.

**Development Plan Documents (DPDs)** - They are spatial planning documents that are subject to independent examination. There is a right for those making representations seeking change to be heard at an independent examination.

**Local Development Framework (LDF)** - This term has been replaced by the term 'Local Plan'. It was used to describe a portfolio of Local Development Documents that provide a framework for delivering the spatial planning strategy for the area. It also contained a number of other documents, including the Annual Monitoring Report, and any 'saved' plans that affect the area. This term is now replaced by 'Local Plan'.

**Localism Act 2011** - Government legislation containing wide range of reforms to the planning system

**Local Plan** - The new term for the suite of Development Plan documents. It may consist of a single or number of Development Plan Documents.

**Local Planning Authority** - The public authority whose duty it is to carry out specific planning functions for a particular area.

**Local Development Scheme (LDS)** - sets out the programme for the preparation of local development documents.

**National Planning Policy Framework (NPPF)** - sets out the Government's planning policies. Replaces all previous Planning Policy Statements and associated Guidance.

**Neighbourhood Development Order** - an Order made by a local planning authority (under the Town and Country Planning Act 1990) which allows communities to grant planning permission for development they want to see go ahead in a neighbourhood. It enables them to allow certain developments to be built without the need to apply for planning permission.

**Neighbourhood Development Plans** - The Plans are prepared by a parish council or neighbourhood forum for a particular neighbourhood area (made under the Localism Act 2011) and have to be in general conformity with the district plan, undergo Examination and a Referendum. After adoption they are used (alongside other policy documents) to determine planning applications.

**Planning Inspectorate (PINS)** - an independent Government agency that processes planning and enforcement appeals and holds inquiries into development plan documents.

**Policies Map** - the policies map illustrates all policies and proposals contained in DPDs, together with any saved policies. Previously known as the Proposals Map.

**Statement of Community Involvement (SCI)** - sets out the standards which the plan-making authority intends to achieve in relation to involving the community in the preparation, alteration and continuing review of all planning policy documents and in development management decisions.

**Strategic Environmental Assessment(SEA)** - an assessment of the environmental effects of policies, plans and programmes, required by European legislation, which will be part of the public consultation on the policies.

**Supplementary Planning Documents (SPDs)** - these cover a wide range of issues on which the plan making authority wishes to provide guidance to supplement the policies and proposals in development plan documents. They do not form part of the development plan and are not subject to independent examination.

**Sustainability Appraisal (SA)** - a tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors).

### Abbreviations

**DPD** - Development Plan Document **LDF** - Local Development Framework

**LPA** - Local Planning Authority

**LDS** - Local Development Scheme

**MWDF** - Minerals and Waste Development Framework

**NDP** - Neighbourhood Development Plan

**PINS** - Planning Inspectorate

**SA** - Sustainability Appraisal

**SCI** - Statement of Community Involvement

**SEA** - Strategic Environmental Assessment

**SPD** - Supplementary Planning Document



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South Kesteven District Council

Infrastructure Delivery Plan (May 2017)

## **Executive Summary**

The Infrastructure Delivery Paper (IDP) identifies physical, social and green infrastructure needs to support the vision for South Kesteven over the period of the Local Plan.

The type, scale and distribution of infrastructure in the IDP has been informed by the level, location and phasing of development identified in the Local Plan. The IDP identifies known costs of infrastructure required to support growth, proposed sources of infrastructure funding, known funding gaps, proposed delivery mechanisms and proposed delivery partners as summarised in table 1 below.

Priorities contained within this document may change over time and as detailed assessment is undertaken in relation to specific developments. The IDP will be monitored and reviewed on a regular basis.

Infrastructure schemes will be prioritised under high, medium and low categories. The identification of an item in those categories should not necessarily in all cases be seen as a suggestion that an item should or should not be funded by developer contributions .

As indicated above, the IDP considers three main themes:

- Physical Infrastructure; including Utilities, Waste and Transport;
- Social Infrastructure; including Education, Emergency Services and Community Facilities; and
- Green Infrastructure



## 1.0 Introduction

- 1.1 This Infrastructure Delivery Paper has been prepared by South Kesteven to support the new South Kesteven Local Plan. The paper includes the Infrastructure Delivery Schedule (IDS) which identifies the physical, social and green infrastructure needed to support the vision and growth proposals included in the Plan over the plan period 2016-2026, including where known, when the infrastructure will be required and how it will be funded.
- 1.2 The document has been prepared following extensive discussions with LCC services, internal SKDC services and external organisations, such as the Clinical Commissioning Group (CCG) health trusts and utility companies. The document and its appendix have been produced in preparation for the consultation on the South Kesteven Local Plan. A Whole Plan Viability assessment and report is also being prepared with consultancy support from AECOM and HDH Planning and Development.
- 1.3 The Infrastructure Delivery Schedule is not statutory policy but will inform (not dictate) decisions on development contributions (section 106) and provide certainty regarding the deliverability of the Local Plan proposals.

### Policy Background

- 1.4 The National Planning Policy Framework (NPPF) suggests that local planning authorities set out 'strategic priorities' for the Local Plan area to deliver:

*'...The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*

- The provision of health, security, community and cultural infrastructure and other local facilities; and*
- Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.'*

(Paragraph 156)

- 1.5 The NPPF continues: *'Local Plans should: ... plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework'* (Paragraph 157).
- 1.6 However, at several points, the NPPF notes that Plans should be 'deliverable' and 'viable'. One such point is:

*'Local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the Plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.'* (Paragraph 174)

- 1.7 The District Council will work together with infrastructure providers to manage future infrastructure provision to ensure the delivery of the Plan. A Whole Plan Viability assessment is being prepared which considers the implications of infrastructure needs. Some of the findings from the assessment are noted in this paper.
- 1.8 The term 'infrastructure' is wide-ranging. The NPPF (para. 162) requires local planning authorities to assess the quality and capacity of the following types of infrastructure and its ability to meet forecast demands
  - Transport;
  - Water supply;
  - Wastewater and its treatment;
  - Energy (including heat);
  - Telecommunications;
  - Utilities;
  - Waste;
  - Health;
  - Social care;
  - Education; and
  - Flood risk and coastal management
- 1.9 In addition there is reference to the need to plan for the housing needs of the community including affordable housing. Affordable housing is not dealt with in this paper but is considered in other evidence, including the Strategic Housing Market Assessment (SHMA) 2017 and the Whole Plan Viability Assessment 2017.
- 1.10 The NPPF references security, community and cultural infrastructure. It also requires local planning authorities to plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. The NPPF defines green infrastructure as *"a network of multi-functional green space, urban and*

*rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities"*

1.11 It is possible to identify three broad categories of infrastructure, as listed below. The examples are not exhaustive; they simply illustrate what might be included under each category.

- Physical infrastructure – such as transport (including public transport, cycling and footpaths), water supply and waste management, energy supply, telecommunications, waste management and flood protection;
- Social infrastructure – including education, health, social care, emergency services, sport and recreational facilities and community halls;
- Green infrastructure – for example, public open space, green space, parks and play space

1.12 In general, the IDP defines 'infrastructure' as 'any facility, service or physical structure that supports or enables proposed development, whether privately or publically funded'

**Table 1: Summary of Infrastructure Consideration**

The following table provides a summary of current supply and capacity of infrastructure provision in the district together with key providers and identified future needs.

Infrastructure type	Key organisations	Current supply and capacity considerations (including early – five – years of the plan)	Future infrastructure needs (including six years and beyond where not addressed adjacent)	Location of infrastructure requirement	Funding, policy requirement (if relevant)
<u>Energy Usage and Supply</u>	Western Power (WPD)	For electricity, no major constraints to future development have been identified, however additional upgrading of cables and the provision of additional primary transformers required to serve new	The companies have a statutory duty to provide, subject to cost and timing within the scope of its asset management plan and oversight from the regulator (OFGEM)	substations in Grantham, Stamford, Bourne and the Deepings	Works to network and extensions will usually fall under WPD or NP; connections developer funded. The latter in viability study as "opening costs" and externals.
<u>Energy Usage and Supply</u>	National Grid (NG)	For gas, no major constraints to future development have been identified. Some rural parts of South Kesteven are not to be connected to gas – NG will extend, subject to business case.	The company has a statutory duty to provide, subject to cost and timing within the scope of its asset management plan and oversight from the regulator (OFGEM)	Across District	Works to network will usually fall under NG; connections developer funded. Accounted for in "opening costs" and externals (as above)
<u>Broadband and Telecoms</u>	BT Openreach and other providers, including Virgin Media.	Broadband UK (BDUK) programme to improve current service across Lincolnshire, with "super-fast" speeds in most locations, although there is not 100% coverage and properties in some more rural areas of the district around xxx do not currently have access	Future connections with BT (or other fixed copper and fibre providers) and developer. Additional services such as fixed wireless will provide additional service.	Across District	Government, HBF and Openreach announcement in 2016 for free or co-funded, through simple charges. Externals (as above).
<u>Waste Management</u>	Lincolnshire County Council (LCC) for management and districts for collection	The County Strategy is to reduce landfill. An example intervention is The Lincoln Energy from Waste (EfW) plant, in operation since 2013.	This will be managed under the statutory responsibilities of LCC as detailed elsewhere in this document.	Across District	LCC and districts will fund this provision through mainstream grants and Council Tax.
<u>Water (water supply and waste water management)</u>	Anglian (AW) are Water and Sewerage Company (WaSC) for most of the area. Severn Trent (STW) provides sewerage around Gainsborough. EA have statutory responsibilities on related issues.	In terms of water supply and waste water treatment, no major development constraints have been identified in the short term: first five years of the Local Plan. Although AW's Water Resource Management Plan shows overall water capacity, parts of the area are considered by the EA to be in water stress	There will be a need for new provision later in the period. The WASCs have a statutory responsibility to provide services. Both companies continue to work positively with the Planning Authorities. Some work will be as a direct result of negotiation between the relevant utility company and specific developers.	Across the plan area, with some major interventions in urban areas in provision of water recycling and pumping.	Improvements, such as water recycling centres, are a WaSC responsibility. Connections usually developer funded (as "opening up" costs and "externals). LP14 includes higher water standards are in LP14 and assessed in viability study
<u>Water (flood risk management and surface water management)</u>	Environment Agency (EA – fluvial and, although not directly relevant, coastal); LCC (as Lead Local Flood Authority (LLFA) and Internal Drainage Boards	Flood risk and water management are a key part of adaptation to climate change. The Joint Lincolnshire Flood Risk and Drainage Management Strategy includes a Common Works Programme (under a joint strategy) of to 2018.	Work will continue to identify and manage flood risk issues and new development. Throughout most of the plan area, development will avoid major issues. Appropriate design, layout and on-site water management will be important throughout.		Grant funding (ERDF, ESIF, HCA feasibility match fund) and land value specific to WGC Where relevant, the LEP. Where relevant, WaSCs will provide funding for drainage
<u>Transport</u>	LCC, Greater Lincolnshire LEP, district councils, Highways England (HE), Network Rail, rail operating companies, bus operating companies.	Local Transport Plan, Lincolnshire Local Plan Tool (LLPT – countywide transport model) provide evidence. Grantham Transport Strategy in place. New infrastructure will include roads, public	From current evidence, transport needs major funding. There is also significant funding available (secured). Major schemes include Grantham Southern Relief Road (GSRR) and sustainable travel measures.	GSRR and associated infrastructure required to support major development	Department for Transport (DfT); LCC; LEP and developer contributions. Section 106 could contribute to other schemes. Grant funding via LEP, DfT, HE and others

Infrastructure type	Key organisations	Current supply and capacity considerations (including early – five – years of the plan)	Future infrastructure needs (including six years and beyond where not addressed adjacent)	Location of infrastructure requirement	Funding, policy requirement (if relevant)
<u>Primary Education</u>	Lincolnshire County Council (LCC)	Primary Schools are generally close to capacity, however some have room to extend to increase capacity. A number of village primary schools have no or limited capacity and no space to extend	New primary schools required for both North West Quadrant and the Southern Quadrant developments in Grantham. Also a need for new primary school space provision across South Kesteven either through physical provision or financial contributions	Two new schools in Grantham. All major developments to contribute to increase school capacity.	Section 106 on a site specific basis. DfE funding is only expected as a contingency.
<u>Secondary Education</u>	Lincolnshire County Council (LCC)	Secondary Schools within the towns are generally close to capacity.	A new secondary school is required in Grantham to accommodate committed and proposed development of the two urban extensions. Extension to schools in Bourne Stamford and Market Deeping will be required.	New secondary school in Grantham All major developments to contribute to increase school capacity	Section 106 on a site specific basis. DfE funding is only expected as a contingency. LCC will prioritise and apply for other funding accordingly
<u>emergency services</u>	Police, LCC Fire & Rescue East Midland Ambulance Service	The main urban areas are served by all three services and, in the case of fire and police, many villages are also served.	Unknown at this stage	Potentially all major developments	In most cases this can be designed with the layout of the scheme or community facilities
<u>health</u>	NHS England, LCC, Lincolnshire South CCG, Lincolnshire South West CCG, United Lincolnshire Hospitals Trust, Lincolnshire Partnership Trust and Lincolnshire Community Health Services	A detailed assessment of all health properties has been commissioned as part of the Lincolnshire Health and Care (LHAC) agenda. Strategic Plan with subsections for each CCG area is in place and each CCG has a 2 year operational plan	The two SUEs in Grantham are expected to provide a medical centre (GP surgery) or similar requirement, on-site. Plans for GP care in Stamford Deepings and Bourne should accommodate additional growth through the application of NHS standard formula.	All major developments	Medical centres on SUEs are assumed to be funded through section 106 and provided on- or close-to-site.  Section 106 on a site specific basis to cover increased capacity at existing surgeries
<u>social care</u>		Arrangements have been made by LCC to ensure that social care needs are met over the coming financial years, as part of this process there will be a Council Tax increase.	In the long-term, as the principal commissioner of care, LCC will continue to manage the supply for social care. Higher accessibility homes will be encouraged through the Local Plan	All major developments	Mainstream funding will make direct provision.

<u>Green Infrastructure (GI)</u>	Relevant bodies include: district and parish/ town councils in managing public open space; Natural England; LCC in managing highways and verges, public rights of way and water management; and private land owners and Elsea Park Community Trust	A GI strategy for South Kesteven was prepared in 2009, this identifies the strategic GI network and opportunities and objectives for network protection and enhancement and where investment opportunities would best maximise multiple benefits. The Open Space and recreational facilities part of this study is currently being updated.	Open Space and Recreation Facilities are required to support major new development in most locations. The SUEs in Grantham and Stamford will be required to provide structural landscaping and green/blue infrastructure as part of a master-plan for each site	Across South Kesteven in accordance with Open Space standard for new development set out in policy OS1	European funding; lottery funding; Natural England; minerals site remediation.  Assumed that SUEs and other major development will provide on-site open space. Policy requirement has been tested through Whole Plan Viability
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## **2.0 Where is the planned growth taking place?**

- 2.1 South Kesteven already has an adopted Development Plan to 2026, comprising a Core strategy and the Site Allocations and Policies DPD. These plans promote significant new housing and employment growth, particularly in Grantham, which generates need for new or improved infrastructure, much of which is already planned for within the individual infrastructure providers own strategic and operational plans.
- 2.2 The Council is now reviewing its development plan to encompass national policy changes and to extend the local plan period to 2036.
- 2.3 Sustainable growth in South Kesteven will need to be supported by appropriate new and upgraded infrastructure in order to ensure the best possible impact on the economic and environmental well- being of the District. The effectiveness of the growth strategy in this Local Plan is underpinned by the delivery of the necessary infrastructure in the right location and at the right time.
- 2.4 The type and scale of infrastructure required to support the development proposed in this local plan will depend on the scale and distribution of development, as well as how existing and future residents choose to live their lives in the future.
- 2.5 The capacity of existing infrastructure and ability of that infrastructure either with or without new or expanded facilities has formed a fundamental part of formulating the spatial strategy and distribution of development in this Local Plan.

### Settlement Strategy

- 2.6 The consultation draft of the new Local Plan includes Policy SP2 which defines the spatial strategy and settlement hierarchy for South Kesteven:
  1. Majority of development will be concentrated in Grantham
  2. Development in Stamford, Bourne and the Deepings
  3. Larger Villages identified as:
    - *Ancaster*
    - *Barkston*
    - *Barrowby*
    - *Baston*
    - *Billingborough*
    - *Caythorpe & Frieston*
    - *Colsterworth*
    - *Corby Glen*
    - *Great Gonerby*



- *Harlaxton*
- *Langtoft*
- *Long Bennington*
- *Morton*
- *South Witham*
- *Thurlby & Northorpe*

- 2.7 Major development is proposed on Urban Extensions at Southern Quadrant Grantham, Northwest Quadrant (phase 2), Grantham, Stamford North and at Linchfield Road Market Deeping/Deeping St James will form an important part of the delivery strategy and those proposed are shown on the map below. These are located in areas that can be aligned with the capacity of existing infrastructure, or which can be planned at a scale that is viable to include new or improved infrastructure
- 2.8 Proposed levels of growth in the Larger Villages (listed above) is moderate and unlikely to have a significant effect upon the provision of utilities and critical infrastructure.
- 2.8 Further details about the proposed levels and location of growth, including the settlement Hierarchy, and the settlements in each tier can be found within SP1 and SP2 of the Local Plan.

### **3. Infrastructure Priorities**

- 3.1 Consultation with utility and service providers responsible for the delivery of infrastructure and other services has been ongoing through the preparation of the Local Plan. Service provider's usually have their own future plans and in general this are for different timeframes to the Local Plan. They often only plan for 3 to 5 years ahead. However where they are available these plans have provided information on currently known planned infrastructure proposals and likely new infrastructure needed to support the delivery of the levels of growth proposed. The Council will continue to engage with service providers to continually update the evidence base on infrastructure provision and additional requirements as they become known.
- 3.2 It is not possible to identify the precise infrastructure requirements for the whole of the Local Plan period and the Council has sought to identify the critical infrastructure necessary to serve new development proposed during the plan period. The Infrastructure Delivery Schedule below identifies these critical infrastructure requirements, the triggers for delivery, sources of funding and delivery partners. The Council recognises that there is a risk that this infrastructure may not be provided and the schedule also considers the risk of major slippage in infrastructure delivery. Ongoing liaison with

service providers and partners will allow this risk to be mitigated or addressed at an early stage.

- 3.3 Where it is likely that infrastructure will be funded via contributions from development, we will need to check that the contribution would meet the following tests for planning obligations, i.e. that they are:
- necessary to make the development acceptable in planning terms;
  - directly related to the development; and,
  - fairly and reasonably related in scale and kind to the development.

New development cannot be used to fund an existing lack of infrastructure or address current shortfalls in provision, but is solely required to address the needs arising from new development.

- 3.4 The Council will monitor the provision of infrastructure, as set out in the Infrastructure schedule.