

PLANNING FOR THE FUTURE OF SOUTH KESTEVEN

A new framework of planning policies called a Local Development Framework or LDF for short is being prepared for South Kesteven to encourage the development of "sustainable communities" by promoting and controlling development over the next 15 years. This will replace the Local Plan.

This paper is the first stage in the production of the LDF. It sets out the background and looks at the issues which will face South Kesteven over the next 15 years. It also sets out some options for dealing with these issues - there may be others.

Your views are needed to help us to decide which options should be looked at in more detail. There will be further opportunities for you to let us know how you think we should do this.

This consultation on the "Issues and Options" will help us to identify:

- 1 Our vision and objectives for the next 15 years**
- 2 How we can develop our communities sustainably**
- 3 The parts of the district where development should be encouraged or controlled;**
- 4 What sort of development should be located in the different parts of the district;**
- 5 Sites which can be developed for certain things (for example housing, jobs and shopping)**
- 6 Open areas of land and countryside which should be protected**
- 7 How the town centres could be improved**
- 8 How the wider community can benefit from new development**

This leaflet sets out what the District Council considers to be the main issues and options concerning future development in South Kesteven. You may feel that there are other issues of equal importance.

You can make your views known on the issues raised by:

- a) Completing this leaflet and returning it to the Council Offices, or
- b) Sending your comments via our website <http://www.southkesteven.gov.uk/> or by email to mailto: planningpolicy@southkesteven.gov.uk

What happens next?

We will use the views and comments made at this stage to help us decide which options we should look at in more detail and then identify "preferred options". You will be given a chance to comment on these early next year. Comments

made about the preferred options will be used to help draw up policies and proposals into full plans. There will also be an opportunity for you to make representations to the Council's final documents at this stage too. All unresolved representations will be considered by an independent Inspector at a Public Examination before the documents can be adopted by the Council. The Inspector at the examination will be looking at whether the plan appropriately addresses the needs and objectives of the area.

Comments should be returned to:

Mike Sibthorp
Head of Planning Policy & Economic Regeneration
Council Offices
St Peters Hill
Grantham
Lincs
NG31 6PZ

A new Local Development Framework for South Kesteven

The existing South Kesteven Local Plan was prepared and adopted by the Council in April 1995. The Planning and Compulsory Purchase Act (2004) requires Local Authorities to replace their Local Plan with a **Local Development Framework**. This will be a folder of all the planning policy documents which cover different issues and locations within South Kesteven. Some of the issues in this paper will not relate to the area where you live and/or work. Please feel free to answer as many or as few questions as you like.

Please let us know which area you are mainly interested in.

GRANTHAM **STAMFORD** **BOURNE** **DEEPINGS**
RURAL (please specify village)

The Council is not, however, totally free to make its own decisions on every issue: Some things have already been decided for us or may be influenced by others. In particular the [County Council](#), and the regional assembly ([regional government](#),) set out the broad policy framework within which our LDF must fit. All our policies must be in accordance with national policy determined by the [Government](#). The LDF should also reflect the needs and aspirations of the community as set out in the Community Strategy which is prepared by the Local Strategic Partnership (LSP). A review of the Community Strategy is currently taking place, and efforts will be made to ensure that the preparation of these two documents dovetail with each other.

Vision and Objectives

The LDF will form the spatial plan for the area which should help the Council and the LSP to achieve their vision and objectives for the future. It is essential therefore that the vision and objectives of the new LDF reflect those of both the Council and the LSP.

The different documents which will form the new LDF should be united by a common vision and objectives which all documents should strive to achieve. This will be set out initially in the Core Location Strategy and Development Principles documents.

In 2004 the Council adopted a new vision "*to ensure that the residents of South Kesteven are proud of their district and their council*". The following five priorities were also established:

- Anti-social Behaviour
- Recycling
- Improving the street scene
- Accessibility to services
- Improving Town Centres (and develop Grantham as a sub-regional centre)

With the help of community involvement the Local Strategic Partnership (LSP) has built upon these and developed a vision and a set of objectives for the new Community Strategy. The LSP's vision is to:

"Ensure that by 2020 our residents live in one of the top 10 most desirable locations in the country and are proud that they have the skills necessary to participate in sustainable communities which are safe, healthy and economically viable".

Recent community consultation carried out by both the Council and the LSP has endorsed both visions and has given a clear indication of priorities from the community's perspective. This consultation reveals that the most important issue affecting our communities is crime and anti-social behaviour. Surveys identified that about half the respondents felt that the following issues should be a priority:

- Reducing crime and anti-social behaviour
- Improving public transport and tackling traffic congestion and parking
- Meeting the need for affordable housing
- Protecting the environment
- Developing business and the economy
- Improving public places and facilities.

Draft Vision for the LDF

We believe taking these matters into account, that the vision and objectives for the Local Development Framework should be as follows: -

"The LDF will help to make South Kesteven a safe, healthy and desirable place in which we live and work by:

- *Creating the right balance of jobs, housing and infrastructure whilst maintaining a high quality natural and built environment.*
- *Addressing the need for and the location and the form of development to develop sustainable and attractive communities where people want to live, learn, work and play.*
- *Addressing the development needs of the district through appropriate and sensitively designed and located development which will ensure that the district continues to prosper both economically and socially.*
- *Protecting and improving the built and natural environment of the district to encourage local distinctiveness, promote greater biodiversity and provide for healthier lifestyles"*

Draft Objectives

- To facilitate a sustainable pattern of development that meets the diverse economic, social and cultural needs of the whole community in a manner which ensures that development does not irreparably damage the environment or compromise the quality of life of existing and future generations.
- To contribute towards a more sustainable pattern of development by locating new development mainly in the four towns where public transport is or can be provided.
- To make effective use of land by maximising the amount of development on previously developed sites in locations which reduce the need to travel.
- To make provision for an adequate supply and choice of land for new housing, employment and other necessary development to meet the needs of the district to the year 2021, in accordance with the requirements of the Structure Plan and the Regional Spatial Strategy (RSS).
- To ensure that new housing offers a mix and range of types of housing to meet the variety of housing needs, especially the need for affordable and local needs housing in the district
- To ensure that the community benefits from new development through the provision of on and off-site contributions to community infrastructure costs, including where necessary and appropriate facilities for leisure, open space, health, education, affordable housing, transport and the arts.
- Improve accessibility to jobs, houses and services, and to reduce traffic growth by ensuring choice to use public transport, or walk or cycle for as many journeys as possible
- To protect the environment from significant harm and ensure adequate mitigation where appropriate
- Promote the conservation and enhancement, sensitive use and management of the district's natural and cultural assets
- Ensure that development and its occupiers are neither at risk from flooding nor does it increase the risk of flooding to other people or property.
- 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.

Do you agree with the wording of the vision?

How could it be improved?

Do you agree with our objectives?

How could they be improved?

Sustainable Development

South Kesteven District Council is committed to promoting and sustaining the economic, social and environmental well-being of the community by creating safe, healthy and vibrant neighbourhoods. In doing this the Council aims to promote sustainable development and create sustainable communities.

Sustainable development is best described as reducing the damaging impact of our daily activities on our local environment so that our children and their children can continue to enjoy a happy, healthy and prosperous life in a healthy environment. By achieving this locally we can have a positive effect on the state of the global environment too!

One of the biggest environmental problems facing the world today is the effect of pollution, and car journeys are one of the major causes of pollution. An important way to reduce car pollution is by planning the location of new development in a way which reduces the need for people to travel by car.

Should new development be located where people can get to it by walking, cycling and by bus?

Creating Sustainable Communities

Sustainable communities are best described as places where people want to live and work now and in the future. A place where you can live, work, shop, go to school, visit the doctors or the library, play and be entertained without the need to travel to these activities by car. These activities are usually available in towns and larger villages, however, they may not be located next to your house or in your neighbourhood, but if you have the opportunity to walk, cycle or catch a bus to them, chances are you live in a sustainable community and you can contribute positively to reducing the impact of your life on the environment.

National policies demand that new development is located in sustainable settlements. In South Kesteven we have four towns which are all deemed to be sustainable. We also have a number of large villages with a number of local services and lots of smaller villages and hamlets with no or very few services. Can these be considered sustainable?

So what makes a village or town sustainable?

Sustainable settlements should be identified using a standard assessment process, which involves identifying essential and desirable facilities which need to be available to enable residents to meet their daily needs without having to travel by private car.

The table below shows the factors which we have identified as being essential or desirable if a village is to be considered sustainable.

- 1 Do you agree with our criteria? Yes No**
- 2 Tick whether you think each is essential, desirable or an optional extra?**

FACTOR	Essential	Desirable	Optional extra
Primary School			
Secondary School			
Food shop / Local shop			
Petrol garage			
Village Hall / Meeting Hall / Memorial Hall			
Bus Service to nearest urban area (at least hourly)			
Bus service (1-3 hourly / 4 per day)			
Bus service (3 hourly or less frequent)			
Church / Chapel			
Post Office (full time)			
Public House			
Doctor (full time)			
Doctor (part time)			
Train Station			
Local Businesses			
Day nursery/pre-school playgroup/childminding/crèche			
Recreation area / open space			
Children's play equipment			
Mobile library			
Allotments			

New Development

Old buildings can be re-used and new buildings can be built by all sorts of different people, businesses, and organisations for lots of different uses. Most new building or changes to the use of an existing building will require planning permission. Most new development takes place to provide homes; jobs (in factories, offices and other business uses); or shops. Less often development is for leisure; education; or healthcare. In all cases planning policies are used to help decide whether a planning application should be approved or refused.

Where do you think we should encourage most new development to locate?

(Please tick 1 or more options)

- 1. In towns***
- 2. In larger sustainable villages***
- 3. In small rural villages***
- 4. In the open countryside***
- 5. Anywhere***

Use of Resources?

Another important element of sustainability is the efficient use and re-use of natural resources. New development should therefore be encouraged to make the best possible use of land and materials to ensure less wastage, development should also be encouraged to re-use land and buildings, recycle building materials and promote energy efficient design.

The Government's policy is that developers should prioritise the development of brownfield sites (that is a site which has already been built on or used for another purpose) in urban areas before development of greenfield sites. It has developed a sequence for site selection which is particularly relevant to housing development, but should be applied to the consideration of all new development.

In the context of South Kesteven the location of new development would follow the following sequence:

- 1. Brownfield sites in Grantham, Stamford, Bourne and Deepings***
- 2. Underused greenfield sites within the four towns***
- 3. Town extension sites (probably greenfield) in Grantham (and Stamford, Bourne and Deepings if necessary)***
- 4. Brownfield sites within local service centres***
- 5. Greenfield sites within local service centres***

Do you agree with this sequence? Yes No

Should new development be concentrated on brownfield land in the 4 towns?

Yes No

When do you think new greenfield sites should be considered for development and why?

Do you think concentrating development of brownfield sites in the town may cause problems?

Yes No

If so what sort of problems?

Housing Development

South Kesteven is a popular location for housebuilders and homebuyers. The population of the district has increased by ?% since the local plan (the council's previous planning policy document) was adopted in 1995. Much of this growth is due to people moving into the area from outside, many of the districts residents commute to work in nearby cities such as Peterborough and Nottingham or even further a field to London. Demand for new housing to meet all needs should continue to be met if the district is to meet its objective of a decent home for all. One of the primary roles of the new LDF is to identify sufficient land to meet the predicted demand for new homes in the district.

Affordable Housing

Because South Kesteven is an attractive and popular place for people to live, and because house prices have risen beyond average household incomes, there is an issue about the affordability of housing in the district.

In 2002 a study revealed that more than 140 new "affordable" homes would be needed in the district each year. The Council has tried to address this through the provision of new affordable homes on private market housing sites and through new social housing provision. Consultants are currently carrying out a new survey to identify what the affordable housing needs of the district are now, and you may be asked to be involved in this survey.

Should affordable homes be built in the towns or villages or both?

Should private developers provide more affordable homes on market housing sites?

Should proposals for affordable homes be subject to the same restrictions in terms of location, brownfield sites design etc as market housing?

New Homes

The Lincolnshire Structure Plan (draft April 2004) sets a requirement for 9200 new homes to be provided in South Kesteven between 2001 and 2021. 2440 homes have already been built and another 4535 have planning permission. The new LDF should identify sites on which the remaining 2225 new homes can be built.

The RSS is being reviewed and will give new housing requirements to replace those in the Structure Plan and the Council has an opportunity to try to influence the development requirements included within it. Whilst the figure in the new RSS will not be used for the first version of the Housing and Economic Development Plan it is helpful to know whether you think we should be seeking to get higher housing requirements for the next plan period.

Do you think more new homes should be planned for the district in the RSS Review?

Yes **No**

A study has been undertaken which shows that brownfield land may be available for all the new homes required in Stamford, Bourne and the Deepings. This would mean that no new (greenfield) land would need to be used for house building in these areas before 2021. However in Grantham, there does not appear to be enough brownfield land to accommodate all the required new homes and therefore some greenfield land may be required.

Do you think all new homes should be built on brownfield sites if available?

Yes **No**

Should new greenfield sites be considered for development?

Yes **No**

Should new housing development close to the town centres make the best use of land by building flats or smaller houses with no or limited parking?

Yes **No**

In the rural parts of the district almost all of the 1900 new dwellings required by the Structure Plan have already been built or have planning permission. There is therefore no need to identify new housing land in the villages.

Do you support this? **Yes** **No**

The Council has recently adopted a new policy to help it consider applications for new housing proposals in villages. This policy restricts new housing building in

the rural parts of the district so that only proposals for affordable local need housing, conversion of suitable, existing buildings and replacement dwellings only will be permitted within villages.

Using sustainability criteria the Council has also identified the following settlements as sustainable and therefore fulfil the role of a “Local Service Centre” List villages

Within these settlements proposals for new house building on brownfield sites will also be considered acceptable.

Do you agree with this approach?

Yes No

In which villages do you feel further housing development should be allowed to take place?

If more housing is allowed in the villages what type of housing do you think should be built?

(Please tick one or more option)

Market housing

Affordable homes to buy

Affordable homes to rent

Family homes (3-4 bed)

Starter homes (1-2 bed)

Bungalows

Sheltered / elderly persons homes

EMPLOYMENT

Situated alongside important north-south links in the national road and rail system, and close to the major business centres of Nottingham and Peterborough, South Kesteven is better placed than most other parts of Lincolnshire to attract and benefit from new employment development. The district currently has a very low unemployment rate. However average incomes are distorted by very high incomes of those commuting out of the district. Much of the district's own employment is low paid in addition skills levels tend to be lower than the national average. Unlike house building, the Structure Plan does not set out how much employment land should be identified in the LDF. However to ensure a thriving local economy it is essential that land is identified in the LDF which is suitable and available for new and expanding or changing employment generating activities to locate to.

Employment development encompasses many different types of business each has varying requirements for land and buildings. Employment development might mean a builders merchant or a motor mechanics workshop, or it might mean a factory making dustbins or a factory making micro-chips for computers. Similarly employment opportunities are created by offices, shops, cinemas, swimming pools, hospitals, call centres etc. If we are to ensure a thriving local economy where unemployment remains low, but average incomes for those employed within the district increase in line with the national average and where we have the ability to attract inward investment it is essential that we understand the employment market and have an understanding of the supply and demand for employment land and buildings in the district.

We need to identify sites that are suitable to be used for employment purposes. About 142 hectares of land remains to be developed on sites allocated for employment in the existing Local Plan. Some of these sites show little or no sign of being brought forward for development. It is part of the review process to critically examine these sites and determine whether or not they should continue to be included in the forthcoming Local Development Framework.

Where should new employment development take place?

(Please tick one or more option)

Within the town centre

On the edge of the town centre

On the edge of towns

In the Local Service Centres

Everywhere?

Should we encourage employment development in rural areas where it will enable the rural economy to diversify and help maintain viable and sustainable local communities?

Yes ***No***

In which village(s) do you feel sites(s) for new employment development should be identified?

Why do you feel that these villages are the most appropriate locations for employment development?

Should the Council identify sites for specific types of employment development?

(E.g. Office development, Industrial or shopping?) Yes ***No***

Should sites which have been allocated for employment purposes be de-allocated if they have not been developed within 5 years? Yes No

Should the Council make wider use of Compulsory Purchase Orders to achieve its objectives for developing employment land? Yes No

TOWN CENTRES

The centres of our towns have long been the focus of shopping, entertainment, business and other activities for their own resident population and that of the surrounding area. Like many other small town centres throughout the country, they have been subject to changes in commercial practice and consumer behaviour. In this district the towns (and some of the larger villages) have a greater role as a service centre for a much wider rural hinterland. It is therefore important that the vitality and viability of these centres is maintained and where possible improved.

It is Government policy to maintain and enhance the traditional commercial role of town centres and defend them from "out of town" developments. The Local Plan should therefore consider the adequacy of town centre services and facilities and, where appropriate, identify sites for new development. It may also be appropriate to identify areas for retaining or enhancing the provision of particular uses, such as shopping, leisure, entertainment, education, health, employment, business and housing.

Should the LDF identify the limits of the town centres?

Yes No

Should the LDF identify specific sites for new retail development within the four towns?

Yes No

What sort of development would you wish to see in the town centres?

Should parts of our town centres remain, for the most part, undisturbed?

Yes No

If yes why?

Should the LDF identify areas of town centres which will be restricted for certain uses (e.g. shopping, leisure and entertainment areas)?

Yes No

RECREATION LEISURE & TOURISM

Society as a whole has more leisure time than ever before, and this trend is likely to increase further. Access to open space and recreation facilities is also extremely important to establishing healthy lifestyles and to promote social well-

being. It is important therefore that there are adequate and appropriately located facilities to cater for this demand.

Is there a need for more recreation, leisure and tourist facilities in South Kesteven?

Yes No

If so, what type?

Where should they be sited?

Towns

Local Service Centres

Rural villages?

Should the Council try to protect existing recreation sites from development?

Yes No

Should the Council protect existing allotment sites from development, even where they are no longer in use?

Yes No

NATURAL ENVIRONMENT & THE COUNTRYSIDE

Long standing national and local policies exist to safeguard the open countryside around our towns and villages from development other than that related to agriculture, forestry and other uses which are essential in that location.

The existing Local Plan recognises the quality of the local landscape and designates a large area of our countryside as an "Area of Great Landscape Value". No such areas are identified in the Structure Plan which makes it clear that designations like this should only be maintained where the general countryside policy framework will not provide the necessary protection.

The existing Local Plan also identifies a large number of other open areas of land within and on the edge of our towns and villages which should be protected from development. (EN6 sites). This is in recognition of their special local importance, for example, in preventing the merging of towns and villages and / or adding to their particular character and appearance.

Should we consider ways of conserving the quality of the countryside as a whole and not just those areas with special designations?

Yes No

Should more emphasis be placed on a local assessment of landscape character aimed at protecting and improving local distinctiveness throughout the District?

Yes No

Should we continue to protect open sites in and around the towns and villages ?

Yes No

Which open areas of land in and around our towns and villages should be protected from development?

Should we have additional policies to protect the wider environment from the consequences of development? E.g. Flood risk and attenuation, pollution and contamination.

Yes No

Should we have additional policies to promote renewable energy (e.g. wind, solar power etc)?

Yes No

If windfarms are considered a suitable option for this district should specific sites be identified in LDF?

Yes No

If so where?

BUILT ENVIRONMENT

South Kesteven's towns and villages possess distinctive architectural and historic character, made up of a complex mixture of building forms, materials and layouts which help give them their individual identity.

Today the pace of development has led to the introduction of a 'sameness' of building styles across the whole country. Too often they take little account of the particular locality in which they are proposed.

Should the LDF contain stronger policies to promote good design in new development and help maintain local distinctiveness?

Yes No

Are there any areas of our towns and villages which you feel require special protection and conservation?

Yes No

If so, where and why?

INFRASTRUCTURE PROVISION BY DEVELOPERS

New development often creates a need for additional or improved community services and facilities. On large developments in towns and villages with a number of development sites there can be significant pressures for more substantial facilities. Despite extensive development in South Kesteven over recent years, infrastructure has not always kept pace with the demand generated.

Should the Local Plan include policies which ensure that adequate developer provision or contribution is made in respect of demands arising from major developments?

Yes No

Should all new housing developments make a contribution to infrastructure improvements? For example a roof tax?

Yes No

What type of community facilities and services should be sought from developers?

(Please tick as many as you wish)

- 1 ***Affordable housing***
- 2 ***Recreation and open space***
- 3 ***Highway***
- 4 ***Education***
- 5 ***Healthcare***
- 6 ***Public transport***
- 7 ***Recycling facilities***
- 8 ***Crime reduction measures / CCTV***
- 9 ***Other suggestions***

Grantham

Grantham is the largest town in the district with a population of 38,000 and over 60,000 within Grantham's travel to work area. Almost one third of the total population of South Kesteven lives in Grantham which is the largest in the county after Lincoln. The town has a large range of shops and services which serve a much wider area than the population of the town itself. For this reason the town is identified in the Regional Spatial Strategy as a "sub-regional centre" Despite concerns about reductions in medical care facilities and slow progress being made to resolve traffic congestion the town has the best social, community and physical infrastructure of any of the district's four towns. Situated in a highly accessible location alongside important parts of the national road and rail network, Grantham has significant potential to take on a stronger sub-regional role in line with the requirements of the RSS.

To fulfil this role it is intended that Grantham should accommodate the major share of additional housing and employment development over the next 15 years and should expand the range of service and opportunities it provides the wider community.

Housing

The town experienced a large increase in house-building 5-10 years ago. Most new homes in Grantham are now under construction at Londonthorpe Lane and off Springfield Road. The Structure Plan requires that 3800 new homes should be built in Grantham (2001 - 2021). Since 2001 xxx homes have been built and a further xxx have planning permission.

In 2004 the Council undertook an urban Capacity Study to identify the amount of brownfield land which might become available for housing development up to 2021. This study revealed that about xxx new homes could be built on the larger brownfield sites, such as : Impress metals, Springfield Road; etc (put in 3 more egs)

If all the houses expected are built, new land would still need to be identified in the town for xx houses. There are very few opportunities for large greenfield development within the town without the loss of important open spaces, it is therefore likely that urban extension land will need to be identified to meet this need.

Employment

As would be expected Grantham provides the majority of the district's employment opportunities. Capitalising upon its location adjacent to the A1 and the East Coast Mainline through the town is an important location for a wide range of employment generating businesses, ranging from manufacturing, commercial and distribution uses. There is however a shortfall in readily available sites on which new and relocating businesses can develop. The LDF

must address this issue by providing for a range of sites both within and on the edge of the town to meet the demand. It will be essential to prove that sites are deliverable before being allocated in the LDF.

The location of the town and its identification as a sub-regional centre makes it a suitable location for the development of research and development sectors and makes it ideally place for the development of a business centre. Whilst there is shortage of employment land generally available in the town, there is a particular shortage of business start-up units and managed workspace, which should be addressed in the LDF.

A number of the sites identified in the urban capacity study for housing are currently in employment use. The Council needs to decide whether these sites should remain available for employment or whether it would be better to redevelop these sites for housing and identify replacement land for employment uses on the outskirts of the town.

Infrastructure

Traffic congestion within the town is a problem which is exacerbated by the restriction of east - west movements (particularly on the A52 Boston-Nottingham route) through the town centre, and through narrow Victorian railway bridges, some of which are height restricted and still only allow for one-way traffic.

As the Highway Authority for South Kesteven Lincolnshire County Council is seeking to address these issues and a number of localised highway improvement schemes are already underway within the town. The County Council is also committed to undertaking a study and review of the traffic issues within Grantham particularly the east - west movements with a view to recommending how this can best be addressed. The District Council believes that a resolution to the problems of east-west movements is the development of a by-pass or relief road. Development of such a road is unlikely to be publicly funded in the near future and is only likely therefore to come about as part of a major development scheme which will fund part or all of a new road.

Options for Development

1. What new use should be made of old employment sites within Grantham?

Mostly housing

Mostly employment

Mixed uses (e.g. housing, employment, commercial, retail)

Depends on its location and surrounding use

2a. if greenfield extension sites are needed for either housing or employment development should we concentrate on:

- **one location only or**
- **2 - 3 locations?**

2b. If so which ones?

- **West of the town at Poplar Farm (Barrowby Gate)**
- **North of the town between Gonerby Hill Foot and Great Gonerby or Manthorpe and Belton**
- **East of town between A52 and the A607***
- **South of the town between the A607 and A1***
- **West of the A1 opposite the new hotel and pub development on Harlaxton Road**

**note these would include a proportion of brownfield land*

2c. should urban extension sites be for a single use such as housing (and associated facilities) or should they be developed for a mix of uses incorporating housing, employment, commercial and local services?

3a. should the Council promote an east-west relief road which will be largely dependant upon private development (for housing and employment) funding?

3b. If so where should this route go?

4. Which parts of the town centre should benefit from redevelopment and which bits should remain undisturbed?

5. What sort of development do you wish to see in the town centre?

6. How could the town centre be improved?

7. Should a special policy designation be made for the retail development at Gonerby Moor, to focus and strengthen its role as a retail centre?

Yes No

Stamford

Situated in the southwestern most corner of the district alongside the River Welland and the A1 trunk road, Stamford is the second largest town in the district, and home to over 19500 people. The town's boundaries coincide with the county boundaries of Lincolnshire, Rutland, Northamptonshire and Cambridgeshire.

The old town which straddles the river contains over 600 listed buildings. Its intricate street pattern, steep contours and profusion of 18th and 19th century buildings with their mellow stonework and distinctive Collyweston roofs produces a townscape of exceptional quality. The overall shape of the town has been and still is determined by the river valleys; the road network and the tight administrative boundary, together with land ownership constraints. To the east development has been constrained by the confluence of the Rivers Gwash and Welland and to the west by the A1 trunk road. The landscape to the north of the town would mean that any further development in this direction would cause demonstrable harm to the attractive and undulating landscape, whilst to the Southeast the Burghley Park Estate forms another physical constraint to development.

The Council is keen to ensure that Stamford maintains its role as a locally important employment and service centre, but at the same time is aware of the need to protect its unique historic character and prevent irreversible damage to its setting.

The Structure Plan groups Stamford with Bourne and the Deepings in terms of housing development. Within the group some 3500 dwellings should be built during the plan period (2001-2021). Much of this is already accounted for by houses built and those with planning permission (particularly within Bourne). Urban capacity (brownfield) land has been identified for about 500 new homes. Some of this is however currently in use and would only become available if the current owner wished to move or redevelop the site.

The Council is aware that there is a shortage of readily available employment land within Stamford. Much of that which is allocated is on the east of the town and is constrained by poor access. The identification of employment sites which can be delivered is a priority for the Council if it is to meet its objectives. Stamford is well located in the national road network and benefits from a high level of demand for employment land which is currently largely unmet. This issue must be addressed within the LDF.

Proposals have been announced by Stamford Chamber of Trade for a new road link which would open up this eastern part of the town and provide improved access from the east onto the A1. This road is unlikely to be entirely publicly

funded. Its development will only come forward therefore if sufficient land is identified for development (both housing and employment) to yield the road as a planning gain.

Working with Stamford Vision the District Council has also assessed the feasibility of an area of the town north of the River Welland to the east of the town centre known as the Welland Quarter. This site is considered suitable for a major mixed use redevelopment scheme comprising housing, employment, commercial and recreational uses.

Options for development

1. Should new development be restricted to that which is essential to meet the needs of the town for housing and employment?

Yes No

1b. Should affordable housing be allowed to be developed on sites which might not normally be acceptable for market housing?

Yes No

2. Should development be concentrated within the existing built up area of the town on brownfield sites?

Yes No

3a. If the town were to expand outwards where should this be located?

- ***West of the town up to the A1***
- ***North of the town***
- ***East of the town***
- ***South of the town***

3b. Should development on these extension sites be limited to one use (such as housing or employment development, or should they be used for a mix of uses.)

Yes No

4. Do you support the redevelopment of the Welland Quarter for a mixed-use development?

Yes No

5. How do you consider Stamford's east-west traffic problems can be best resolved?

6. Which parts of the town centre need improving if any?

7. What sort of development would you wish to see in the town centre?

8. Are there any open spaces within the towns which you feel should be protected and /or enhanced?

Bourne

The town of Bourne is situated on the A15 Lincoln to Peterborough road in the eastern part of the district between the rich fenlands and the wooded slopes of the limestone hills.

Bourne has experienced rapid expansion of its population over the last few years. This is due primarily to the development of Elsea Park to the south west of the town. This site has planning permission for in the region of 2000 houses (of which 135 had been built by April 2005), a primary school, and local service centre and employment development. The site will also yield a new road from the A15 west to the A151 to Grantham/Stamford. Elsea Park is considered sufficient to meet the needs of the town in terms of housing development for the foreseeable future. However the encouragement of new employment opportunities and redevelopment of the town centre are considered vital to meet the needs and demands of the planned growth in population.

Currently employment land is allocated on the eastern side of the town, however much of this land has proved to be either unsuitable or undesirable to modern employers. Demand for land and premises in Bourne is strong, however there is a shortage of suitable and readily available sites. New attractive and deliverable sites must be identified in the LDF if Bourne is to achieve the right balance of homes and jobs to allow it to develop as a self-contained town.

Proposals for the redevelopment of the town centre are underway. The council is promoting a redevelopment scheme which incorporates retail and commercial development as well as some housing development within the town centre.

Options for development

1. Should new housing development (not sites which have permission already) be:

- Limited to affordable housing schemes only***
- Restricted to brownfield urban capacity sites only***
- Allow for new development on both brownfield and greenfield sites within the existing built up area only ?***

2. Where should new employment land be identified?

- Within the town on brownfield redevelopment sites***
- On new sites to the east of the town with associated improved access***
- Sites to the south-east of the town opposite Elsea Park***
- Sites on the northern edge of the town on the A15?***

3. How could the town centre be improved?

4. What sort of development would you wish to see in the town centre?

5. Are there any open spaces in the town which should be protected and /or improved?

The Deepings

The Deepings is the collective name given to the two settlements of Market Deeping, West Deeping and Deeping St James which lie some 7 miles north of the City of Peterborough on the A15 Lincoln Peterborough Road. The town has built up on the northern side of the River Welland which also forms the district and County boundary with Peterborough.

The population of the Deepings has grown over the last 10 years to over 13,000, the majority of this growth has been fostered by the major expansion of Peterborough. The high level of in-migration over the last twenty years has resulted in a much younger age structure and momentum for further growth through natural increase.

Despite the size of population of the Deepings it does lack the kind of town centre with the range of commercial and retail activity that is characteristic of many small towns. There have been several major improvements in recent years to the towns facilities including a by-pass, a major food store and a health centre. The Deepings has also been highly successful in attracting new high quality employment and there is strong evidence of continuing demand for factory space there. The District Council is keen to meet this demand to promote a better balance of homes and work opportunities and reduce the outward migration of workers that could be attracted to local jobs if the employment opportunities within the town are expanded.

The Regional Spatial Strategy promotes a restriction of further housing development in this southern part of the district as a means of reducing car travel to Peterborough, this is reflected within the Structure Plan housing requirement for the Deepings (which is included in the “other urban areas” including Bourne and Stamford). Completions and commitments at the end of March 2005 totalled xxx and urban capacity sites have been identified for about xxx new houses. There is little scope for any additional housing development in the Deepings within the restrictions of the Structure Plan and the current RSS. However because this area is attractive to those people relocating from Peterborough there is an issue within the Deepings about the lack of affordable housing. Without new market housing it is difficult to see how this issue might be addressed.

Options for Development

Should new housing development (not sites which already have planning permission) be:

- *limited to affordable housing only*
- *Restricted to brownfield urban capacity sites only*
- *allow for a limited amount of new development on both brownfield and greenfield sites within the existing built up area only?*

Where should new employment land be identified?

- *on new sites to the north of the town south of the bypass (Northfield Road)*
- *area around Northfields (east of Park Air)*
- *West of town between by-pass and Millfield Road*

How could the town centre be improved?

What sort of development would you wish to see in the town centre?

Are there any open spaces in the town which should be protected and/or improved?

If additional housing and employment development is required in the future, do you think land south of the River Welland should be considered?

Yes No

OTHER ISSUES

Are there any other planning issues you think we should be addressing?

Yes No

If so, please specify