

UCS - Complete list of responses

Site ID	Obj'n No	Response ID	Company Name	Summary of representation	Policy Team response
BO GEN	022	5	Bourne Civic Society	The number of dwellings proposed for SKDC and Bourne are excessive with little industry to support growth. Little reference is given to the 2000+ dwellings at Bourne SW.	An employment land review has been undertaken and addresses the issues of industrial growth. The large Elsea Park site on the Southwest of Bourne is included in the calculations within the UCS.
BO GEN	023	5	Bourne Civic Society	Many contentious sites e.g. The Croft, have little or no open spaces in close proximity to them. Open space should be incorporated into this site. Two-story dwellings are less intrusive than 3-storey dwellings to existing nearby residents	Many sites involve wider issues and these will be addressed in the LDF. Issues relating to The Croft would have been addressed at the DC stage of the Planning process, (housing application was refused at The Croft which is now the subject of an appeal)
BO GEN	040	7	Bourne Town Council	The number of dwellings in the report is in conflict with the number of dwellings quoted within the stated objective of RPG8. SKDC should keep approved dwellings under control rather than seek out new opportunities	The structure plan housing requirement is in conformity with RPG8. The Interim Housing Policy is also in conformity as it will restrict dwelling numbers to fall into line with Structure Plan requirements.
BO GEN	096	17	Barker Story Mathews	Possible future requirements should be flexible in such that suitable urban extensions may be included in the Bourne area if requirement for housing provision is not met on PDL. (Possible Greenfield site for inclusion with map)	Adequate sites will be included for potential housing development in the Bourne area without the need to allocate any Greenfield land for urban extensions.
BO GEN	110	24	The Robert Doughty Consultancy	Total allocation for Elsea Park is 2000 units. Should Allison's wish to increase plot numbers for later zones within Elsea Park, how many extra plots could represent windfalls and therefore maybe acceptable in principle?	The 2000 homes stated for Elsea Park is our closest estimate. Any windfall estimates are based on past years windfalls and at this stage it would be premature to discuss possible increase in plot numbers for later stages of this development.
BO GEN	170	42	Cllr John Smith	Consideration should be given to the BDR site (Old Bourne Urban District Council office & yard) in North St. Has a planning app' S05/0163 on it.	The current planning application has been withdrawn but discussions are ongoing. In light of this information, the site should be considered for 10 residential units with a 0-5 year timeframe and be included in the UCS.

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BO01	097	18	Barker Story Mathews	Site is considered available for development by clients. UCS states 5-10years to availability and should read 0-3 years. Suitable design should see density close to 50 dwellings p/Ha	This site has now been revised and discounted due to it being classified as a Greenfield site.
BO01	123a	28	John Martin & Associates	Although identified in previous UCS's, this consultation draft notes 'no change' with no yield figure attached to the site with no explanation for its exclusion. This info should be included to help with the consultation procedure. The site is in close.....	This site is discounted due to access constraints and the fact that it is classified as a Greenfield site. Any Greenfield sites that were included in the UCS have now been discounted.
BO01	123b	28	John Martin & Associatesproximity to the Town Center with many facilities close-by. Serious consideration should be given to the inclusion of this site as development would not adversely affect the character of the area. Still trying to resolve highways issues.	This site is discounted due to access constraints and the fact that it is classified as a Greenfield site. Any Greenfield sites that were included in the UCS have now been discounted.
BO05	279	56	GVA Grimley	There are highway concerns regarding this site. Although capacity figure given, site should be excluded from the study.	It is noted that there are highway concerns and evaluation of existing road system may be needed to help overcome issues. However, if this site is developed with BO06, this may help facilitate the layout.
BO05	309	56	GVA Grimley on behalf of Persimmon Homes	Site previously marketed with owner wishing to relocate. Offers were too low to offset relocation costs and therefore should be discounted from the study.	The site is considered suitable for redevelopment and has attracted some developer interest. Even though offers for the site may have been below market value, developer interest confirms that site should remain in the UCS.
BO06	038	7	Bourne Town Council	This site may be suitable for development but the traffic maneuvering may be difficult. The telephone exchange is also a problem	It is agreed that the telephone exchange would not help layout design but site should not be discounted for this reason only. If site was to be redeveloped with BO05, this may help facilitate the layout.
BO06	280	56	GVA Grimley	There are highway concerns regarding this site. Although capacity figure given, site should be excluded from the study.	It is noted that there are highway concerns and evaluation of existing road system may be needed to help overcome issues. However, if this site is developed with BO06, this may help facilitate the layout.

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BO06	310	56	GVA Grimley on behalf of Persimmon Homes	Site previously marketed with owner wishing to relocate. Offers were too low to offset relocation costs and therefore should be discounted from the study.	The site is considered suitable for redevelopment and has attracted some developer interest. Even though offers for the site may have been below market value, developer interest confirms that site should remain in the UCS.
BO08a	037	7	Bourne Town Council	The site BO08a should be redeveloped for commercial purposes helping employment for the community	6 employment sites remain vacant in Bourne that were allocated in the SKDC 1995 Local Plan. The ELR acknowledges that there will be a small loss of employment land to housing in the Bourne area.
BO08a	099	20	Budworth Brown	Site is awaiting planning application for housing so 5-10 year timescale incorrect. Site area shown is incorrect as r/o site is hard surface & used for industrial purposes (revised plan included) The UCS shows density at 30 p/Ha but clients would increase	The boundary has been checked and revised accordingly. Owner interested in redeveloping the site so timeframe adjusted from 5-10 years to 0-5 years to reflect this. Revised capacity figure of 75 given.
BO08a	122	27		This site is adjacent to The Red Hall (Grade II) and its grounds. The proposal will have a unacceptable and overbearing intrusion on the character and setting of this building. If site included then landscaping, levels etc should be ameliorating measures.	Issues of adverse impact on character and setting of Listed Building and intrusion are a consideration for the Development Control part of the Planning process.
BO09	068	8	Stuart Smith Reynolds	This site appears to be below the threshold of 10 units	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
BO09	273	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
BO11	039	7	Bourne Town Council	This site should be considered as mixed use with substantial housing as this site is in a town center location.	The northern half of this site is a recent extension to Warner's car park. The southern half is overgrown and Greenfield in character. In light of this, the site is now discounted from the UCS

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BO11	171	42		This site seems to be a permanent car park for Warners	The northern half of this site is a recent extension to Warners car park. The southern half is overgrown and Greenfield in character. In light of this, the site is now discounted from the UCS
BO12	102	22	Henry Davidson Developments	HDD are the preferred development partner for sites B12-B15. The proposal incorporates between 75-85 residential units and timescale should be amended to 0-5 years. These units are essential to the delivery of the overall mixed use site in the core.	The stated number of units for sites B12-B15 is to increased from 40 to 80 with the time frame being reduced from 5-10 years to 0-5 years
BO13	024	5	Bourne Civic Society	Rate of new dwellings in Bourne not in keeping with the facilities, amenities and employment. The chosen developers for "The Core" in Bourne indicates a large number of dwellings above shops and a timescale.	This mixed-use opportunity area will require an element of housing to make it more viable. The stated number of units for sites B12-B15 is to increased from 40 to 80 with the time frame being reduced from 5-10 years to 0-5 years.
BO13	103	22	Henry Davidson Developments	HDD are the preferred development partner for sites B12-B15. The proposal incorporates between 75-85 residential units and timescale should be amended to 0-5 years. These units are essential to the delivery of the overall mixed use site in the core.	The stated number of units for sites B12-B15 is to increased from 40 to 80 with the time frame being reduced from 5-10 years to 0-5 years
BO14	025	5	Bourne Civic Society	Rate of new dwellings in Bourne not in keeping with the facilities, amenities and employment. The chosen developers for "The Core" in Bourne indicates a large number of dwellings above shops and a timescale.	This mixed-use opportunity area will require an element of housing to make it more viable. The stated number of units for sites B12-B15 is to increased from 40 to 80 with the time frame being reduced from 5-10 years to 0-5 years.
BO14	104	22	Henry Davidson Developments	HDD are the preferred development partner for sites B12-B15. The proposal incorporates between 75-85 residential units and timescale should be amended to 0-5 years. These units are essential to the delivery of the overall mixed use site in the core.	The stated number of units for sites B12-B15 is to increased from 40 to 80 with the time frame being reduced from 5-10 years to 0-5 years
BO15	026	5	Bourne Civic Society	Rate of new dwellings in Bourne not in keeping with the facilities, amenities and employment. The chosen developers for "The Core" in Bourne indicates a large number of dwellings above shops and a timescale.	This mixed-use opportunity area will require an element of housing to make it more viable. The stated number of units for sites B12-B15 is to increased from 40 to 80 with the time frame being reduced from 5-10 years to 0-5 years.

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BO15	105	22	Henry Davidson Developments	HDD are the preferred development partner for sites B12-B15. The proposal incorporates between 75-85 residential units and timescale should be amended to 0-5 years. These units are essential to the delivery of the overall mixed use site in the core.	The stated number of units for sites B12-B15 is to be increased from 40 to 80 with the time frame being reduced from 5-10 years to 0-5 years
BO17	034	7	Bourne Town Council	The Croft should not be included as it does not fall within the PPG3 definition of Brownfield land. Large areas of this site are paddock and orchards	The site has been examined in further detail. Although PDL, it is unlikely that this garden area could deliver housing due to access issues and possible ransom demands. It is therefore considered unsuitable and is discounted from the study.
BO17	136	32	Development Land & Planning Consultants LTD	No particular view on site except it is PDL by virtue of the site lying within the curtailage of a dwelling. Access would be needed via site BO18	The site has been examined in further detail. Although PDL, it is unlikely that this garden area could deliver housing due to access issues and possible ransom demands. It is therefore considered unsuitable and is discounted from the study.
BO17	281	56	GVA Grimley	Parts of the site are not Brownfield. There are also ransom issues and highway concerns leading to the view that this site, in conjunction with BO18 & BO19 should not be included.	The site has been examined in further detail. Although PDL, it is unlikely that this garden area could deliver housing due to access issues and possible ransom demands. It is therefore considered unsuitable and is discounted from the study.
BO17	311	56	GVA Grimley on behalf of Persimmon Homes	The site has a history of refusals and is subject to huge opposition. It is also largely Greenfield. Site is also not considered suitable for residential development due to its importance to the character of Bourne. (See Annex2). linked with BO18 & BO19.	The site has been examined in further detail. Although PDL, it is unlikely that this garden area could deliver housing due to access issues and possible ransom demands. It is therefore considered unsuitable and is discounted from the study.
BO18	035	7	Bourne Town Council	The Croft should not be included as it does not fall within the PPS3 definition of Brownfield land. Large areas of this site are paddock and orchards	Status of the site to remain until appeal decision known. The site status will then be updated.

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BO18	135a	32	Development Land & Planning Consultants LTD	The Croft site is supported with outstanding appeal due in approx June 2005. In that context, predicted timescale is within 5-10 years with current proposals are in full and could be delivered in 5 years. It is agreed that the whole of site is PDL.....	Status of the site to remain with a reduced capacity of 51 units until appeal decision known. The site status will then be updated.
BO18	135b	32	Development Land & Planning Consultants LTD by virtue that it lies within curtailage of existing residential dwelling. We also support that the frontage of North Road should be kept permanently open. The dev' proposed would not preclude access to sites BO17 & BO19	Status of the site to remain with a reduced capacity of 51 units until appeal decision known. The site status will then be updated.
BO18	282	56	GVA Grimley	Parts of the site are not Brownfield. There are also ransom issues and highway concerns leading to the view that this site, in conjunction with BO17 & BO19 should not be included.	Status of the site to remain with a reduced capacity of 51 units until appeal decision known. The site status will then be updated.
BO18	312	56	GVA Grimley on behalf of Persimmon Homes	The site has a history of refusals and is subject to huge opposition. It is also largely Greenfield. Site is also not considered suitable for residential development due to its importance to the character of Bourne. (See Annex2). linked with BO17 & BO19.	Status of the site to remain with a reduced capacity of 51 units until appeal decision known. The site status will then be updated.
BO19	036	7	Bourne Town Council	The Croft should not be included as it does not fall within the PPS3 definition of Brownfield land. Large areas of this site are paddock and orchards	The site has been examined in further detail. Although PDL, it is unlikely that this garden area could deliver housing due to access issues and possible ransom demands. It is therefore considered unsuitable and is discounted from the study.
BO19	137	32	Development Land & Planning Consultants LTD	Access would be needed via site BO18	The site has been examined in further detail. Although PDL, it is unlikely that this garden area could deliver housing due to access issues and possible ransom demands. It is therefore considered unsuitable and is discounted from the study.

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BO19	283	56	GVA Grimley	Parts of the site are not Brownfield. There are also ransom issues and highway concerns leading to the view that this site, in conjunction with BO17 & BO18 should not be included.	The site has been examined in further detail. Although PDL, it is unlikely that this garden area could deliver housing due to access issues and possible ransom demands. It is therefore considered unsuitable and is discounted from the study.
BO19	313	56	GVA Grimley on behalf of Persimmon Homes	The site has a history of refusals and is subject to huge opposition. It is also largely Greenfield. Site is also not considered suitable for residential development due to its importance to the character of Bourne. (See Annex2). linked with BO17 & BO18.	The site has been examined in further detail. Although PDL, it is unlikely that this garden area could deliver housing due to access issues and possible ransom demands. It is therefore considered unsuitable and is discounted from the study.
DE GEN	095	16	Barker Story Mathews	Possible future requirements should be flexible in such that suitable urban extensions may be included in the Deeping St. James area if requirement for housing provision is not met on PDL. (Possible Greenfield site for inclusion with map)	There is no requirement to include any Greenfield sites at this time as Structure Plan requirement for housing figures will be met in Bourne, The Deepings and Stamford on PDL.
DE07	029	6		Proposal of closing car parks means no parking facilities available for shoppers. The loss of parking at The Rainbow store could threaten the vitality of Market Deeping.	Although contemporary advice advocates the consideration of car parks as part of Urban Capacity Studies, It is agreed that this site is not suitable and therefore will be discounted.
DE07	146	36		The building of homes on this site would be a significant threat to the livelihood of shops and market stall holders within Market Deeping. The car park is always well used and the center is too far to walk due to inadequate public transport.	Although contemporary advice ("Tapping the Potential" by ODPM) advocates the consideration of car parks as part of Urban Capacity Studies, It is agreed that this site is not suitable and therefore will be discounted.
DE07	304	56	GVA Grimley on behalf of Persimmon Homes	Study shows car park well used and site would not contribute to urban capacity. It is understood that Co-op are trying to purchase site and to keep as car park. This site should be discounted from the study.	Although contemporary advice ("Tapping the Potential" by ODPM) advocates the consideration of car parks as part of Urban Capacity Studies, It is agreed that this site is not suitable and therefore will be discounted.
DE08	305	56	GVA Grimley on behalf of Persimmon Homes	Study shows car park well used and site would not contribute to urban capacity. It is understood that Co-op are trying to purchase site and to keep as car park. This site should be discounted from the study.	Although contemporary advice ("Tapping the Potential" by ODPM) advocates the consideration of car parks as part of Urban Capacity Studies, It is agreed that this site is not suitable and therefore will be discounted.

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DE09	069	8	Stuart Smith Reynolds	This site appears to be below the threshold of 10 units	Although contemporary advice ("Tapping the Potential" by ODPM) advocates the consideration of car parks as part of Urban Capacity Studies, It is agreed that this site is not suitable and therefore will be discounted.
DE09	109	23	Deeping St. James PC	Any loss of car parking from this MD site would reduce trade and cripple the viability of The Deepings town center. The potential benefit of 10-15 units could not outlay the loss of a car park used by the whole community.	Although contemporary advice ("Tapping the Potential" by ODPM) advocates the consideration of car parks as part of Urban Capacity Studies, It is agreed that this site is not suitable and therefore will be discounted.
DE09	112	25		The loss of the Rainbow car park would be detrimental to the town and the growing population. The car park is crucial to the facilities and any loss of parking spaces would compromise the town.	Although contemporary advice ("Tapping the Potential" by ODPM) advocates the consideration of car parks as part of Urban Capacity Studies, It is agreed that this site is not suitable and therefore will be discounted.
DE09	255	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	Although contemporary advice ("Tapping the Potential" by ODPM) advocates the consideration of car parks as part of Urban Capacity Studies, It is agreed that this site is not suitable and therefore will be discounted.
DE09	275	56	GVA Grimley	Sites unlikely to come forward due to their existing use. Sites DE07, DE08 & DE09 should be discounted.	Although contemporary advice ("Tapping the Potential" by ODPM) advocates the consideration of car parks as part of Urban Capacity Studies, It is agreed that this site is not suitable and therefore will be discounted.
DE09	306	56	GVA Grimley on behalf of Persimmon Homes	Study shows car park well used and site would not contribute to urban capacity. It is understood that Co-op are trying to purchase site and to keep as car park. This site should be discounted from the study.	Although contemporary advice ("Tapping the Potential" by ODPM) advocates the consideration of car parks as part of Urban Capacity Studies, It is agreed that this site is not suitable and therefore will be discounted.
DE10	070	8	Stuart Smith Reynolds	This site appears to be below the threshold of 10 units	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.

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DE10	256	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
DE10	276	56	GVA Grimley	Considering the comment from Highways regarding concerns for this site, it is not clear why an allowance for this site is given and it should be discounted.	Highways concerns noted but depending on scheme, maybe overcome. Site is very central to the town and zero-parking schemes for apartments may be appropriate.
DE10	307	56	GVA Grimley on behalf of Persimmon Homes	This site is in employment use with the owner not wishing to relocate. Therefore, the site should be discounted.	The site is considered suitable but timescale adjusted to reflect longer term prospects. Timescale should be adjusted from 0-5 years to 5-10 years.
DE16	106	23	Deeping St. James PC	Site should be developed for housing with orchard to remain open & green. DE16 size in question-is it 0.936 or 1.978Ha. There should be provision for affordable housing.	After further investigation on this site, it is agreed that this site is classified as Greenfield and therefore it will be discounted accordingly. The site area of has been incorrectly calculated as 1.978Ha. but has now been corrected to 0.936Ha
DE16	134	31	Development Land & Planning Consultants LTD	Support for site in contributing to total UC provision. Potential for extended site comprises 1.98Ha against 0.94Ha stated in the UCS. This PDL site in the UCS should become available for res' dev' as current commercial use will soon cease. Only part of..	After further investigation on this site, it is agreed that this site is classified as Greenfield and therefore it will be discounted accordingly.
DE16	134	31	Development Land & Planning Consultants LTD	The whole site as indicated on the map should include the orchard. The orchard should have the same attributes because of location, access and relationship with built development as site included in UCS. Non inclusion could result in piecemeal development	After further investigation on this site, it is agreed that this site is classified as Greenfield and therefore it will be discounted accordingly.
DE16	214	54		This site seems to be Greenfield and therefore is in breach of other policies	After further investigation on this site, it is agreed that this site is classified as Greenfield and therefore it will be discounted accordingly.
DE16	248	56	GVA Grimley	Believe that site should be discounted	After further investigation on this site, it is agreed that this site is classified as Greenfield and therefore it will be discounted accordingly.

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DE16	277	56	GVA Grimley	This is unlikely to come forward as the site is in multiple ownership and is considered Greenfield according to the definition given in PPG3	After further investigation on this site, it is agreed that this site is classified as Greenfield and therefore it will be discounted accordingly.
DE17	108	23	Deeping St. James PC	Site suitable for housing and could offer a large proportion of affordable homes. Development would also not affect the identity of Frogshall & improve the visual impact on the gateway to Frogshall	The site has a mix of unattractive commercial premises that falls within the definition of previously developed land contained within PPG3. Appeal dismissed for housing in 2004.
DE17	215	54		This site seems to be Greenfield and therefore is in breach of other policies	The site has a mix of unattractive commercial premises that falls within the definition of previously developed land contained within PPG3. Appeal dismissed for housing in 2004.
DE18	098	19		Site at DE17 is more suitable for housing than this site but as Frogshall is considered a small hamlet, the preference would not to have any development	The site is to be discounted from the study unless evidence is provided on future plans for relocation and a suitable site is found. It should be noted that any future planning applications will still need to go through the normal planning process.
DE18	107	23	Deeping St. James PC	Site not considered suitable for housing development - number of houses proposed would double the number of houses in Frogshall	The site is to be discounted from the study unless evidence is provided on future plans for relocation and a suitable site is found. It should be noted that any future planning applications will still need to go through the normal planning process.
DE18	111	25		This site would see the doubling in size of Frogshall undermining the sense of community and rural nature of the hamlet. Current use is for light industry and has had this suitable use for many years without damaging the fabric of the area.	The site is to be discounted from the study unless evidence is provided on future plans for relocation and a suitable site is found. It should be noted that any future planning applications will still need to go through the normal planning process.
DE18	203	49	Ampy Automation	Viable site and should be included in the UCS. SKDC will shortly receive application for housing from Persimmon Homes and Ampy will look to relocate within The Deepings drawing their three premises together in one site.	The site is to be discounted from the study unless evidence is provided on future plans for relocation and a suitable site is found. It should be noted that any future planning applications will still need to go through the normal planning process.

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DE18	216	54		This site seems to be Greenfield and therefore is in breach of other policies.	Although site is certainly Brownfield, it is to be discounted from the UCS unless evidence can be provided regarding future plans for relocation and a suitable site is found.
DE19	257	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
DE19	278	56	GVA Grimley	Part of this site is Greenfield land and should not be included in the UCS	This site has elements of Brownfield & Greenfield within it. However, the whole site is unsightly and needs to make more efficient use of space. Good design could provide some housing whilst maintaining some of the open green space.
DE19	308	56	GVA Grimley on behalf of Persimmon Homes	This site is remote to shops, facilities and services. It also adjoins some industrial units so is subject to high levels of noise. Site performs poorly against Para 31 in PPG3. Site should therefore be discounted.	This site has elements of Brownfield & Greenfield within it. However, the whole site is unsightly and needs to make more efficient use of space. Good design could provide some housing whilst maintaining some of the open green space.
GEN	003	1	Allanjoyce Architects	An indication is needed on the levels of employment land needed in the area as an alternative to commuting to the SW	An employment land review has been undertaken and acknowledges there will be a small loss of employment land to non-employment. It emphasizes the importance of phasing and the importance of finding replacement employment sites.
GEN	016	3	Smiths Gore	Elements of the UCS housing land calculations are questionable & greater discounts should be given to existing commitments and future windfalls	From the total number of sites considered, 62% were discounted with a further 20% reduction given on the remaining sites to be included. It is felt that the methodology and discounts used are as accurate as possible.
GEN	017	4		The UCS does not include sustainability issues or reference to services, education, traffic, employment sites and medical/hospital services	The purpose of the UCS is to identify potential urban sites that may be suitable for housing. Many sites will have already been discounted at an early stage when there are known constraints (e.g. highways). Many issues dealt through DC process.

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GEN	041	8	Stuart Smith Reynolds	There is an inconsistency as the UCS states only >0.4Ha are included in study but other sites below this threshold are included	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
GEN	043	8	Stuart Smith Reynolds	The allowance for windfall should be based solely on PDL, however, it is likely that one third will be on Greenfield land. Calculation of site yield difficult to follow.	It is most likely that windfall sites will be on PDL. Greenfield sites will not usually be looked on favorably upon. However, there will be a policy in the emerging LDF on 'exception sites'.
GEN	044	8	Stuart Smith Reynolds	The calculation of figures does not (in some cases) seem to be based on the 80% net developable area.	It is felt that the 80% yield figure used is an accurate starting point. Inevitably some sites may yield a higher or smaller figure. There was also a further 20% reduction figure given to the sites that were included in the UCS.
GEN	045	8	Stuart Smith Reynolds	Some smaller sites <0.4Ha appear to have a yield of <10 units.	The UCS has not included sites that are <0.4Ha and have a yield <10 residential units. Text to be amended to help clarify this.
GEN	046	8	Stuart Smith Reynolds	The non inclusion of sites stated in Para' 4.5 is supported. The use of 80% net developable area is considered reasonable to derive the yield. The 20% discount to overall capacity figures seems reasonable	Support noted.
GEN	072	8	Stuart Smith Reynolds	The total figures for the UCS significantly overestimate the potential yield. After discounting many sites, Smith Stuart Reynolds adjusted figures show that Greenfield land is required along with UCS sites.	As a result of this draft UCS, there has been further discounting of sites including some sites listed in your response. There has also been a small number of sites added. Figures have been adjusted to take into account these discounts & additions.
GEN	073	9	Grantham Civic Society	The strategies will rely heavily on current road systems and other facilities to support level of housing proposed. Price premiums on the areas of land included in the UCS could be a fare way of generating funds for infrastructure etc	Suitable sites within the UCS may well be subject to Section 106 or 278 agreements for various contributions and highway improvements.

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GEN	076	10	Brown & Co	A number of sites are unlikely to come forward and jobs require greater flexibility in the system for some growth in the period.	There must be sufficient sites identified in the UCS to enable SKDC to meet the strategic housing requirement figures in the Structure Plan. A 'Plan, Monitor and Manage' approach will be used to enable the LDF to be flexible.
GEN	078	11	Colsterworth PC & Gunby & Stainby PC	A policy to create more employment and affordable housing should be made to encourage the public to come to the area and not create dormitory areas in the villages	The employment land review acknowledges the importance of have sufficient employment sites and this will be addressed. Affordable housing is currently negotiated at application stage but an SPD is being produced which will give more detail.
GEN	079	12	Lincolnshire Heritage	The UCS identifies some 140 sites, some of which have archaeological potential. Should comment on archaeological constraints/requirements be submitted at this stage?	Any known UCS sites that have major archaeological constraints should be updated to reflect that information. Each site should then be treated individually.
GEN	083	13	Environment Agency	Many sites within the UCS have contamination issues	Contamination is an acknowledged constraint on many Brownfield sites and this will be addressed through the LDF process
GEN	084	13	Environment Agency	The availability for water resources should be considered for sites within the UCS. Anglian Water should be consulted for extraction licenses for water.	Further investigations are being carried out with Anglian Water and their comment on specific sites constraints will be addressed.
GEN	085	13	Environment Agency	The timing and cost of infrastructure improvements which may be necessary should be part of the plan making process as should be the availability of water resources	The cost of infrastructure is part of the plan making process and can be tied to larger developments through section agreements. Many sites within the UCS have been discounted due to constraints. Water resources are being investigated.
GEN	086	13	Environment Agency	The UCS should be in conformity with the CAMS programmes (Catchment Abstraction Management Strategies). The Witham CAMS was produced in 2004 & The Welland CAMS is due to be published in 2007	The Witham CAMS appears to be in conformity with the UCS but the CAMS document is technical in nature and difficult to follow. Further investigations regarding water resources and waste management are being carried out.
GEN	089	15	Bidwells	The Council should allow for a greater number of windfall sites within the UCS	Windfall estimates were based on previous windfall sites over a 3 year period.

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GEN	100	21	Savills	The UCS has correctly identified many sites within urban areas that can contribute in the future to the housing supply. Protected land suitable for development should be made available within plan period in the event that demand and need are evident	Sufficient Brownfield land will be identified in the LDF to meet housing figures within the Structure Plan. The need for available Greenfield land within the Structure Plan period is considered not necessary.
GEN	142	35	Bigwood Chartered Surveyors	The UCS does not distribute or lend itself to the varying and diverse housing needs across the district.	The purpose of the UCS is to identify suitable sites that have potential for housing. The type of housing or the varying needs of the district are not considered in detail in this interim Capacity Study.
GEN	143	35	Bigwood Chartered Surveyors	A large proportion of the sites identified have a number of constraints e.g. multiple ownership	Sites with a number of constraints to overcome but may still be considered suitable have been given a longer timeframe in the UCS.
GEN	144	35	Bigwood Chartered Surveyors	Many sites identified are in current use, often ind' or commercial. For many of these sites to come forward would require the uses to be relocated or given the scale of some of these operations, extinguished	The purpose is to identify potential sites that may be suitable for housing. It is agreed that it is unlikely all sites will materialize within the plan period. The ELR acknowledges the importance of sufficient employment land being made available.
GEN	145	35	Bigwood Chartered Surveyors	The 20% discount figure given for the number of sites identified may not be sufficient given the vagaries surrounding some of the sites. There is also no explanation as to how this figure was derived	The 20% figure for discounting was a decision by the planning team and is considered appropriate.
GEN	147	37	Ablehomes	Many of the sites identified within the urban settlements are in current employment use and have been put forward as potential residential sites, if so, are there assurances that dev' will be allowed and not opposed due to loss of employment.	There can be no such assurances as included sites are potential sites only and does not suggest a planning permission is forthcoming. The ELR does acknowledge that a small amount of employment land will be lost to non- employment uses.
GEN	172	43	Marston PC	The UCS concentrates on the towns and so does not impact on villages. It seems to have identified enough Brownfield sites to satisfy housing demand for the foreseeable future.	It is agreed that sufficient Brownfield sites have been found to meet the Structure Plans requirements strategic housing figures.

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GEN	186	45	CarltonScoop & Normanton-on-Cliffe PC	The UCS concentrates on the towns and so does not impact on villages. It seems to have identified enough Brownfield sites to satisfy housing demand for the foreseeable future. Consideration for infrastructure & car parking should be given.	The UCS does concentrate on urban areas. Some sites have been discounted after discussions with LCC Highways. Wider issues regarding car parking and infrastructure will be addressed in the LDF.
GEN	188a	47	Escritt & Barrell	The calculation is that 37.9 Ha of employment land will be lost from the proposals set out in the UCS. These are made up of 12 site of varying size with 1 site having the benefit of permission. 5 of the 12 sites are redundant ind' buildings and.....	An Employment Land Review has been undertaken and acknowledges that there will be a loss of some employment land. The sizes and areas of land discussed are very different from the conclusions given within the ELR.
GEN	188b	47	Escritt & Barrelltherefore could be taken out of the equation if suitable for housing. This leaves 6 site with 4 having mixed use possibilities. This will still result in a loss of 26.543Ha of employment land. This will need to be relocated in areas which may not suit.	An Employment Land Review has been undertaken and acknowledges that there will be a loss of some employment land. The sizes and areas of land discussed are very different from the conclusions given within the ELR.
GEN	198	47	Escritt & Barrell	The UCS stated that all sites below 0.4Ha were excluded. This is incorrect and should be rectified	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
GEN	199	47	Escritt & Barrell	Windfall sites below 0.4Ha may have been incorrectly double counted and thereby significantly increasing the residential requirement figure for Grantham.	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
GEN	200	47	Escritt & Barrell	Evidence of recent windfall sites completed shows that figures may be incorrect as certain windfalls that have been developed should really have been included in past UCS	The figures used for predicted windfall sites are based on the past 3 years figures. Possible windfall sites are not site specific within the UCS.
GEN	206	52	Humberst	The schedules for Bourne, Grantham & The Deepings include sites with planning consent as indicated as a footnote to table at paragraph 6.2. Site consents prior to Sept2004 have been discounted to 0 to avoid double counting. A footnote should clarify this	It is agreed that a change in the summary or footnote should clarify this.

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GEN	207	52	Humberst	Statement 4.8 is derived from our report to the council. Although believed to be reasonable, it's not consistent with paragraph 3.3 and either one should be amended or deleted.	It is agreed that paragraph 3.3 this will be suitably reworded to conform with paragraph 4.8.
GEN	217	54		The UCS gives 'Carte blanche' for developers to change the use of employment land to housing arising to serious lack of industrial capacity. An ind' employment capacity study should be carried out in tandem with the UCS. Commuting will also occur to Notts	The availability of employment land has been addressed by an Employment Land Review. This study acknowledges that a small loss in employment land will occur over the plan period and emphasizes the importance of providing alternative sites.
GEN	230	54		All allotments have been excluded but underused allotments should be considered if proposals to lose open space are followed through.	Allotments will not be considered as they are classified as Greenfield sites. The future of underused allotments should follow the guidance given in PPG17.
GEN	232	54		The methodology used should forecast housing trends by using demographic profiles for next 15 years to determine average house size.	Sufficient sites will be identified in the UCS to meet strategic requirements and a 'Plan, Monitor & manage' approach will be used to adjust new housing development allowing for major shifts in household trends.
GEN	233	55	F H Gilman & Co	Controversial method of identifying sites for inclusion in UCS. Our site on Brownfield land not identified. If purpose of study is to confirm that there is sufficient Brownfield land that may be developed for housing then the study can be accepted.	Methodology in conformity with 'Tapping the potential' document produced by the ODPM. New sites that meet test are included for consideration only at this stage. It is agreed that sufficient Brownfield land has been identified in this study.
GEN	234	55	F H Gilman & Co	Sites identified that could be considered suitable and likely to come forward will be allocated in the LDF (3.3) - this method of selecting sites is improper and all sites should be considered against normal planning rules	Suitable sites included in the UCS may be considered for allocation in the LDF. Paragraph 3.3 should be reworded so no confusion is caused. Paragraph 4.8 states that the inclusion of a site should not mean that a planning permission will be forthcoming.
GEN	235	55	F H Gilman & Co	We are inclined to share conclusions on the UCS and feel there is sufficient Brownfield land within the district to not grant any future permission on Greenfield land for many years. IHP will hold the line until LDF completed.	It is agreed that sufficient Brownfield sites with housing potential have been identified on in the UCS.

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GEN	252	56	GVA Grimley	Guidance in 'Tapping The Potential' states that net sites areas should be used and indicates that for some sites this may be as low as 45% of the gross site area. A revised methodology is needed to account for differences between net & gross site areas.	Although guidance in 'Tapping the Potential' discusses net densities, the low figure of 45% of the gross area would be the extreme for very large sites with new facilities, such as schools etc. No such sites exist in the South Kesteven District.
GEN	253	56	GVA Grimley	Reference in the UCS refers to Table 2.4 but tables within the UCS are not numbered.	Tables within the UCS should be numbered for clarity and this will be addressed in the final document.
GEN	254	56	GVA Grimley	Original discount of 20% is not sufficient and the level of urban capacity has been overestimated by at least 1000 dwellings. This takes account of size, 20% discount and sites that have been included that should be discounted due to known constraints.	Final calculations will be discussed before the final version of the study is published.
GEN	300	56	GVA Grimley on behalf of Persimmon Homes	Concerns raised over the loss of employment land resulting from the use of these site for housing with potential impact on the local economy.	An employment land review has been undertaken and acknowledges that a small amount of employment land will be lost for non-employment uses. It notes that it is important that sufficient sites should be made available within the plan period.
GEN	301	56	GVA Grimley on behalf of Persimmon Homes	Many sites identified are currently used for alternate uses. It is likely such sites will only deliver dwellings within the medium or long term timescale. This will result in there being a shortfall in District wide housing supply over the next 10 years.	Some timeframes within the UCS have been changed to reflect information received during the consultation exercise. It is believed that these timeframes are now as accurate as can be.
GEN	302	56	GVA Grimley on behalf of Persimmon Homes	20% allowance for sites that may not deliver is not sufficient. This should be increased.	From the total number of sites considered, 62% were discounted with a further 20% reduction given on the remaining sites to be included. It is felt that the methodology and discounts used are correct.
GR GEN	001	1	Allanjoyce Architects	The level of residential accommodation needed to support Grantham's retail center and the sustainability for the long term needs should be assessed	This assessment for the level of residential accommodation and the issue of long term sustainability is delivered through the Lincolnshire County Structure Plan.

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GR GEN	002	1	Allanjoyce Architects	Grantham High Street has a high proportion of poor retail properties that have been vacant for several years or have recently become vacant	The aims of the UCS do not envelop the problems of vacant retail premises or their state.
GR GEN	074	9	Grantham Civic Society	A balance should be maintained between housing and commercial development in the 'old basin' area so the prospect of waterside housing is not lost. Could this site be considered suitable for the Science Center?	It is agreed this site should be considered for mixed-use. The LDF process will help determine if this site is suitable for The Science Center.
GR GEN	075	10	Brown & Co	There is an omission in the UCS for Grantham (plan attached). This PDL site, West of GR03 on the western side of the railway should be included	This site was considered but although this is a Brownfield site, it lies outside of the natural confines of the Town.
GR GEN	077	11	Colsterworth PC & Gunby & Stainby PC	Grantham cannot cope with existing traffic problems with the UCS not providing information on possible increase in traffic for the next 2/3 years	The purpose of the UCS is to identify potential suitable housing sites that may become available within the urban areas of SK District. Some sites have been discounted after discussions with LCC Highways. Larger sites may need infrastructure improvements.
GR GEN	124	29	Buckminster Management Limited	The map enclosed with this representation highlights a site on Alexandra Road that should be included in the UCS. This Brownfield site should be marked for development within a 5 year period	This site has been considered and with good design could yield 10 dwelling units. The site will therefore be included in the next revision of the UCS.
GR GEN	125	29	Buckminster Management Limited	Although allotments have not been included, the site (map enclosed) is ground surrendered by the Allotment Association in October 2004. The inclusion of this site would unite sites at GR17 & GR 18	Allotments sites along with any other Greenfield sites have now been discounted. Underused or disused allotments are treated as Greenfield and any developer/agent must demonstrate that their need is no longer required.
GR GEN	201	47	Escritt & Barrell	Land off Barrowby Rd is now to be considered by ODPM. This permission which was supported by SKDC now has lost the support of the council due to the anticipated excess of Brownfield and windfall sites in Grantham. This theory is incorrect.	Contemporary planning guidance does advocate the use of PDL. It is considered that there will be sufficient urban Brownfield sites identified in the UCS within the District of South Kesteven without the need to include any Greenfield sites.

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GR GEN	204a	50	Godfrey Payton	Map shows 2 areas of land that should be considered with the larger area being allocated for phased release. This results from the likely yield being much less than anticipated. Flexibility should be incorporated in likelihood of increase in structure-	These two sites are not considered relevant at this stage. Furthermore, both sites are Greenfield sites and would have been discounted.
GR GEN	204b	50	Godfrey Paytonplan numbers. This will help the community by negotiating a comprehensive range of benefits from planning gains. The smaller site should also be considered suitable for development with little impact on environment or surrounding properties.	These two sites are not considered relevant at this stage. Furthermore, both sites are Greenfield sites and would have been discounted.
GR GEN	228	54		The old Texas building adjacent to GR08 should be included within this site as it has been empty for years.	This site is inappropriate in terms of compatibility with surrounding uses. It should be noted that it is in use for storage and warehouse purposes.
GR GEN	231	54		Exclusion of smaller sites is misleading and there are examples of small sites at a rate of 150 dwellings p/Ha. This would completely distort your figures	The UCS has given suitable sites a density based on the criteria within Paragraph 4.4. Small sites have been included where the possible yield is >10 dwelling units.
GR GEN	303	56	GVA Grimley on behalf of Persimmon Homes	There is an over reliance on Grantham as 63% of identified sites are located there. This could result in unequal distribution and set an imbalance of housing and employment within Grantham.	As Grantham is the largest of the four towns within the District, the strategic housing requirement is greater with more sites needing to be identified. The level of sites included in Grantham will be needed to meet the Structure Plan requirement.
GR01	090	15	Bidwells	The Vacu-lug site should be reconsidered as it appears that the site has an existing factory on it and has recent investment	Further investigations into this site confirm that the site should remain in the UCS with the status of the timeframe to remain in the medium to long term.
GR01	220	54		This site has seen massive investment for successful business and should not be considered for housing inside the next 15 years	Further investigations into this site confirm that the site should remain in the UCS with the status of the timeframe to remain in the medium to long term.
GR01	284	56	GVA Grimley	This site has seen recent consolidation by its owners and therefore should not have an allowance given. It should be discounted from the UCS	Further investigations into this site confirm that the site should remain in the UCS with the status of the timeframe to remain in the medium to long term.

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GR01	314	56	GVA Grimley on behalf of Persimmon Homes	Vac-u-lug only relocated to the site 4 years ago and site has seen significant investment recently. There is little possibility of occupiers relocating again and site should be discounted.	Further investigations into this site confirm that the site should remain in the UCS with the status of the timeframe to remain in the medium to long term.
GR02	047	8	Stuart Smith Reynolds	Site currently has planning permission	This site has a current permission and therefore the capacity figure will be adjusted to zero.
GR07	091	15	Bidwells	This site on Trent Road has highway problems and occupiers have long leases	This site is considered suitable and knowledge of the site suggests it should remain within the 10-15 years timeframe.
GR07	189	47	Escritt & Barrell	This adjoins existing employment buildings on west side of Trent Rd and should be considered as within an area of employment land	This site is bordered by housing, The Earl of Dysart School and the Grantham Bowls Club. The status of the site remains.
GR07	285	56	GVA Grimley	Given the major constraints attached to this site, This site should be discounted from the UCS	The site is considered suitable as a long term proposal only due to recognized constraints. Highways issues can be overcome and should not lead to the site being discounted.
GR07	315	56	GVA Grimley on behalf of Persimmon Homes	This site if developed would be a non conforming use and there would also be issues with loss of employment land. Therefore, this site should be discounted.	This site is bordered by housing, The Earl of Dysart School and the Grantham Bowls Club. The status of the site remains. Loss of employment land has been addressed in an employment land review.
GR09	092	15	Bidwells	The site on Shaw Road has serious land use conflict together with highway concerns	Although this site has unusual characteristics, It is considered that the current road layout will help yield some housing by making more efficient use of the open space adjacent to the road.
GR10	071	8	Stuart Smith Reynolds	The yield on this site should be reduced	This site has a current permission for 34 dwellings and will be discounted from the UCS
GR11	227	54		This site should be removed now it is to be the new police station	This site is to remain. Planning permission for a police station has been approved for a site on Swingbridge Road so site GR11 has been incorrectly identified by the respondent.

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GR16	042	8	Stuart Smith Reynolds	Some sites have PP but are included in the UCS resulting in possible double counting.	All sites with Planning Permission have been included and reviewed to return a yield figure of zero. Springfield Park is an exception to this and will be updated.
GR16	048	8	Stuart Smith Reynolds	Site currently has planning permission.	This site has current planning permission and will be discounted from the final version of the study.
GR16	218	54		This site is now part housing but remainder seems successful employment zone within easy access of A1	This site has current planning permission and will be discounted from the final version of the study.
GR16	251	56	GVA Grimley	This site should be discounted as it has the benefit of planning permission and should be treated as a housing commitment	This site has current planning permission and will be discounted from the final version of the study.
GR16	316	56	GVA Grimley on behalf of Persimmon Homes	This site has planning permission and should be removed from the study.	This site has current planning permission and will be discounted from the final version of the study.
GR17	101	21	Savills-on behalf of landowners	Part of the site is likely to become available in 0-5 year timescale. Allotments within site are largely unused and access could be gained from Harlaxton Rd. Premises were designed for current use & would not suit alternate ind' use. Housing most viable	The timescale should reflect the likely availability even though in multiple ownership. It is agreed that the timescale should be adjusted from 5-10 years to 0-5 years. The allotments will not be included within the UCS as they are a Greenfield site.
GR17	141	34	Kimberley Developments	Site suitable. Could be enlarged to include the redundant allotments to the east. Site could be 0-5 year time frame and not 5-10. Redevelopment costs significant so 100% housing needed. Local shopping center planned for Springfield Park could be used.	The timescale should reflect the likely availability even though in multiple ownership. It is agreed that the timescale should be adjusted from 5-10 years to 0-5 years. The allotments will not be included within the UCS as they are a Greenfield site.
GR17	141	34	Kimberley Developments	Highways engineers confirm access via Springfield Rd or Harlaxton Rd would be possible. Conclude that attractive in planning terms and whilst delivering sustainable B/field site	The site will remain in the UCS with potential for housing.
GR17	190	47	Escritt & Barrell	Area fragmented so unrealistic in terms of delivery. Adj' site just granted pp (GR15) confirming fragmentation	This site is considered not to be fragmented and will remain in UCS.

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GR17	219	54		This site has seen massive investment for successful business and should not be considered for housing inside the next 15 years	The timescale should reflect the likely availability. Therefore, the timescale should be adjusted from 5-10 years to 0-5 years. Landowner confirms interest despite investment on site, owners wish to relocate.
GR17	286	56	GVA Grimley	If as suggested that site is in multiple ownership with secured long leases then this site should be discounted.	The timescale should reflect the likely availability. The timescale should be adjusted from 5-10 years to 0-5 years as discussions with landowners are ongoing.
GR17	317	56	GVA Grimley on behalf of Persimmon Homes	This site includes allotments and is therefore not in conformity with PPG3. Greenfield land should be discounted from the study.	The allotments are not included within the site but lie adjacent to the East. The site is attracting interest and is to remain in the UCS with a reduced timescale of 0-5 years.
GR18	258	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
GR20	221	54		This site has seen massive investment for successful business and should not be considered for housing inside the next 15 years	Site has a current planning application on it and owners are wishing to relocate if suitable site can be found.
GR20	318	56	GVA Grimley on behalf of Persimmon Homes	Major employer in Town with limited sites to relocate to. Industrial uses and railway line border site but site is not considered suitable. Aware of planning application but has not been determined yet.	Site has a current planning application on it and owners are wishing to relocate if suitable site can be found.
GR22	126	29	Buckminster Management Limited	Site could be accessed using existing highway network. Whole of site should be included in the UCS for residential development (5-10 years) and not be labeled 'no change'. Opp's for high and low density areas and local facilities with room for open space	Potential to yield in excess of 500 dwellings, but the potential may only be realized if the Grantham east-west bypass is constructed. Section 278 and 106 obligations will be high to help fund road network. Notional figure of 50 for 10-15 years entered.

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GR22	222	54		This site suffers from access problems whether housing or employment. Site is however ideal for employment given its location on edge of town. If condition to remain as employment use, SKDC should work with owners to secure better access.	Potential to yield in excess of 500 dwellings, but the potential may only be realized if the Grantham east-west bypass is constructed. Section 278 and 106 obligations will be high to help fund road network. Notional figure of 50 for 10-15 years entered.
GR22a	191	47	Escritt & Barrell	Although touted for residential dev' for many years, the access is so poor it would choke Albert ST & Houghton Rd. Possible but with bypass.	It is recognized that access improvements will be needed to this site to satisfy housing potential. Any future bypass would open up further possibilities especially when developed with site GR22
GR22a	223	54		This site suffers from access problems whether housing or employment. Site is however ideal for employment given its location on edge of town. If condition to remain as employment use, SKDC should work with owners to secure better access. Can help!	It is recognized that access improvements will be needed to this site to satisfy housing potential. Any future bypass would open up further possibilities especially when developed with site GR22
GR22a	287	56	GVA Grimley	If site did become available for housing then there would be an issue with loss of employment land. Site does not relate well to the town and should be discounted.	It is recognized that access improvements will be needed to this site to satisfy housing potential. Any future bypass would open up further possibilities especially when developed with site GR22. Employment Land Review addresses loss of employment land
GR22a	319	56	GVA Grimley on behalf of Persimmon Homes	The site is occupied by a local employer and housing would see loss of employment land.	The availability of employment land has been addressed by an Employment Land Review. This study acknowledges that a small loss in employment land will occur over the plan period and emphasizes the importance of providing alternative sites.
GR23	192	47	Escritt & Barrell	This site could be redeveloped in conjunction with site GR22a. Again, possible with bypass	It is recognized that access could be major constraint. Could be overcome if developed with GR22a. Time frame revised to match site GR22a (5-10 years)

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GR23	224	54		This site suffers from access problems whether housing or employment. Site is however ideal for employment given its location on edge of town. If condition to remain as employment use, SKDC should work with owners to secure better access. Can help!	It is recognized that access could be major constraint. Could be overcome if developed with GR22a. Time frame revised to match site GR22a (5-10 years)
GR23	288	56	GVA Grimley	This site has access constraints and is thought to have restrictive covenants. There is also an issue with the loss of sports facilities. The site should be discounted for the reasons stated.	It is recognized that access could be major constraint. Could be overcome if developed with GR22a. Time frame revised to match site GR22a (5-10 years)
GR23	320	56	GVA Grimley on behalf of Persimmon Homes	Use of this site would result in the loss of sports provisions. The 2002 site was discounted due to unsuitable access but is now included in this study. It is unclear why?	It is recognized that access could be major constraint. Could be overcome if developed with GR22a. Time frame revised to match site GR22a (5-10 years)
GR29	259	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
GR32	054	8	Stuart Smith Reynolds	Site is not PDL	Site is part of a larger planning approval and should be discounted.
GR32	093	15	Bidwells	This site (the railway club) is included but development of recreational land is discouraged by Central Government advice (PPG17)	Site is part of a larger planning approval and should be discounted.
GR33	321	56	GVA Grimley on behalf of Persimmon Homes	Serious access constraints. To achieve 54 dwellings on this site, density would need to be 117 P/Ha and this is not considered appropriate. A more realistic density of 40 P/Ha would deliver 18 dwellings.	Although this site is a very high density, the site lends itself to this density. The capacity for this site also reflect any schemes that have been discussed.
GR34	058	8	Stuart Smith Reynolds	Site unlikely to become available as in multiple ownership with significant public sector investment required and likely requirement to retain as employment land	Many constraints to overcome but significant investment may unlock high potential. Notional 100 capacity and long term time frame to remain. Site likely to be promoted as an 'Opportunity Area' in the near future.

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GR34	094	15	Bidwells	This site on Old Wharf Rd is identified by the market for retail warehousing, has access problems and is in a high risk flood area	Noted that site has access constraints. Serious investment needed to improve infrastructure and unlock high potential. Site will remain in 10-15 timeframe. Site likely to be promoted as an 'Opportunity Area' in the near future.
GR34	127	29	Buckminster Management Limited	This site should be retained for commercial use and not be for residential development	Identified as possible mixed use site with only notional figure of 100 given. If significant investment in site, unlikely that use remain entirely commercial. Site likely to be promoted as an 'Opportunity Area' in the near future.
GR34	193	47	Escritt & Barrell	Obviously an ind' area' which if developed for residential would have access problems. This area should be discounted and the UCS also states this as notional	This large site has potential for some housing but difficult to predict possible capacity. Notional figure of 100 included but comprehensive strategy may increase capacity. Site likely to be promoted as an 'Opportunity Area' in the near future.
GR34	211	53	Office 2 Office	The respondent's site lies within GR34 although this needs confirmation. They occupy Unit 1b Dysart Rd and the premises are held on 5 year lease with extension option. UCS states delivery for site at 10-15 years, does this mean premises safe at present.	There are many constraints for this site and unless there is significant investment in the site, there is little chance of the timeframe being reduced from the predicted 10-15 years. Site likely to be promoted as an 'Opportunity Area' in the near future.
GR34	225	54		This site should be subdivided now that retail site is close to approval. Site should not see loss of bowling center. Different designation should be given of mixed use for the canal basin area.	It is likely that site will see a comprehensive strategy for the area. Boundaries may be redefined to take into account forthcoming approvals. Site likely to be promoted as an 'Opportunity Area' in the near future.
GR34	289	56	GVA Grimley	Pro forma indicates site is in mixed ownership, has difficult ground conditions and the likely use if site were to come forward would be retail. This concludes that the site should be discounted.	It is likely that this site may see a comprehensive strategy for the area. There are acknowledged constraints that require significant investment. Suitable for mixed-use with 100 notional figure to remain. Likely to become 'Opportunity Area'.
GR34	322	56	GVA Grimley on behalf of Persimmon Homes	This site is occupied and given the absence of suitable site to relocate to, is not considered suitable. Furthermore, there would a loss of employment land. The site is also surrounded by various industrial uses.	It is likely that this site may see a comprehensive strategy for the area. There are acknowledged constraints that require significant investment. Suitable for mixed-use with 100 notional figure to remain. Likely to become 'Opportunity Area'.

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GR36	194	47	Escritt & Barrell	This site has outline res' consent but still remains unsold despite the boom. It is therefore unrealistic to include this area in the UCS.	Eastern part of the site has recent planning approval for 140 dwellings. The site was for mixed use with a capacity of 100. It is the belief that the housing element has been used so remainder of site is to be discounted.
GR37	226	54		This site should be removed now it is to be retail.	This site has retail permission and will be updated.
GR37a	049	8	Stuart Smith Reynolds	Site currently has planning permission	This site is the subject of a planning application but is to be included at this stage
GR37b	062	8	Stuart Smith Reynolds	This site appears to be below the threshold of 10 units	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
GR37b	128	29	Buckminster Management Limited	This site should remain as car parking.	Although there is a recognized need for parking within the Town, guidance within the "Tapping the Potential" document advises that car parks should make more efficient use of space, e.g. decking parking areas. Status to remain in UCS.
GR37b	197	47	Escritt & Barrell	Car parking should be kept at this site. Small shopkeepers already pay high business rates and should be supported by SKDC by providing adequate parking facilities	Although there is a recognized need for parking within the Town, guidance within the "Tapping the Potential" document advises that car parks should make more efficient use of space, e.g. decking parking areas. Status to remain in UCS.
GR37b	260	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
GR37b	290	56	GVA Grimley	There is an inappropriate density given for this site and the loss of parking would be a problem. The study states that compensatory car parking could be provided but the lack of suitable sites and the cost of a multi-story leads to discounting site.	Consideration is given to possible loss of car parking but more efficient use of space is needed. Acknowledgement that compensatory car parking should be a consideration in the redevelopment of this site.

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GR37b	323	56	GVA Grimley on behalf of Persimmon Homes	To achieve the capacity figure of 25 given in the study, a density of 148 dwellings P/Ha would be needed. This is unrealistic and should be 40 dwellings P/Ha. This would yield only 7 dwellings taking the site below the threshold which should be withdrawn.	Although this site is a very high density, it lends itself to this density with flats being located opposite the site. The capacity for this site also reflects any schemes that have been discussed.
GR38	129	29	Buckminster Management Limited	This site should remain as car parking.	This site has been discounted within the UCS.
GR39	130	29	Buckminster Management Limited	This site should remain as car parking	After further discussion on this site, it is now to be discounted and the current status as a car park will remain.
GR39	196	47	Escritt & Barrell	Car parking should be kept at this site. Small shopkeepers already pay high business rates and should be supported by SKDC by providing adequate parking facilities	After further discussion on this site, it is now to be discounted and the current status as a car park will remain.
GR39	261	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	After further discussion on this site, it is now to be discounted and the current status as a car park will remain.
GR39	291	56	GVA Grimley	Site should be discounted due to already highlighted car parking problems.	After further discussion on this site, it is now to be discounted and the current status as a car park will remain.
GR39	324	56	GVA Grimley on behalf of Persimmon Homes	Provides car parking for Town Center & railway station. Concerns raised by scrutiny panel suggest that car park should remain. This site should therefore be discounted.	After further discussion on this site, it is now to be discounted and the current status as a car park will remain.
GR44	131	29	Buckminster Management Limited	This site should remain in its existing use as there is not a requirement to build on this land and will result in the loss of employment land	The availability of employment land has been addressed by an Employment Land Review. This study acknowledges that a small loss in employment land will occur over the plan period and emphasizes the importance of providing alternative sites.
GR44	140	33	C/o Unior International Ltd	Before comments are submitted, a meeting should be arranged to discuss the medium & long term for the site. (reply on behalf of 12 units)	There are acknowledged constraints for the site but site is considered a non conforming use. Timescale to remain at 10-15 years to reflect these constraints.

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GR44	195	47	Escritt & Barrell	Original planning consent for this light ind' area restricted hours of work and the site is well screened from houses. Therefore, this site should remain and not be included for housing	This site has constraints that prevent early delivery of the site but this is reflected in the timeframe entry in the UCS of 10-15 years.
GR44	202a	48		Units 1-4 of this site owned as an investment pension scheme. Concerns over how realizable these assets are given with the inclusion within the UCS albeit with a 10-15 timescale. Circumstances could warrant a quick sale or would SKDC et al be willing to..	There are acknowledged constraints for the site but site is considered a non conforming use. Timescale to remain at 10-15 years to reflect these constraints. Because site is in multiple ownership, it would be difficult to consider reducing the timescale.
GR44	202b	48		purchase these units and them rent or lease them to tenants until the required date for this site? A meeting should be arranged to discuss the full facts.	There are acknowledged constraints for the site but site is considered a non conforming use. Timescale to remain at 10-15 years to reflect these constraints. Because site is in multiple ownership, it would be difficult to consider reducing the timescale.
GR44	292	56	GVA Grimley	Concerns over loss of employment and multiple ownership lead to the conclusion that site should be discounted.	There are acknowledged constraints for the site but site is considered a non conforming use. Timescale to remain at 10-15 years to reflect these constraints. Sufficient employment sites should be made available to cover the plan period.
GR44	325	56	GVA Grimley on behalf of Persimmon Homes	This site is occupied and given the absence of suitable site to relocate to, is not considered suitable. Furthermore, there would a loss of employment land.	The availability of employment land has been addressed by an Employment Land Review. This study acknowledges that a small loss in employment land will occur over the plan period and emphasizes the importance of providing alternative sites.
GR47	050	8	Stuart Smith Reynolds	Site currently has planning permission	Outline permission has lapsed on this site so remains within the UCS. Entry updated to reflect this.
GR48	229	54		This will not come forward as one site due to access problems and power lines. The middle section of the site should be kept as usable open space	Site has been already discounted.

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GR52	262	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
GR53	051	8	Stuart Smith Reynolds	Site currently has planning permission	This site has current planning permission and will be discounted from the final version of the study.
GR53	263	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	This site has current planning permission and will be discounted from the final version of the study.
GR53	293	56	GVA Grimley	Study appears to state that an unrealistic density has been given for this site.	This site has current planning permission and will be discounted from the final version of the study.
GR53	326	56	GVA Grimley on behalf of Persimmon Homes	To achieve the capacity figure of 40 given in the study, a density of 229 dwellings P/Ha would be needed. This is unrealistic and should be 40 dwellings P/Ha. This would yield only 7 dwellings taking the site below the threshold which should be withdrawn.	This site has current planning permission and will be discounted from the final version of the study.
GR58	264	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
GR63	265	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	Part of this site has current planning permission and will be discounted from the final version of the study. Remainder of the site will not meet the methodology so will be discounted.
ST GEN	007	2	Stamford Bypass Group	UCS not comprehensively researched. Ignores issues of flooding, conservation of historic buildings and natural environment. It allocates allotment land for housing and does not take account of traffic generation and sustainability	Any allotments that were included have now been discounted from the UCS. Other issues regarding historic buildings, natural environment and conservation will be addressed in the LDF.

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ST GEN	031	6		RSS8 mentions the need to reduce motor car usage. further development will increase the use of the car by making more occupiers dependent on facilities (such as the hospital) in P'boro	RSS8 does mention the need to reduce motor car usage. In relation to the Stamford Hospital, after further discussion the site is to be discounted from the study.
ST GEN	121	26		Mr Gilmore's "Stamford 250" approach promotes a more joined up thinking method. The current infrastructure would support such a proposal being close to the Town Center. Future growth needs an improved infrastructure that still promotes Stamford's tourism.	The Old Sewerage Works site is to be included in the UCS for consideration. Although outside the Town Center core, the residential potential cannot be discounted at this stage.
ST GEN	148	38	Stamford Civic Society	It is hoped there will be few windfall sites within Stamford as overfilling these sites can create new problems	By identifying sites within the UCS, there will be less need for windfall sites in Stamford. However, this is difficult to predict and future windfalls are based on previous stat's. Future windfalls will also be assessed against normal planning criteria.
ST GEN	154	38	Stamford Civic Society	Garages on SKDC land - their redevelopment should include adequate green spaces within the built environment. Other sites rejected need reason for their rejection and why?	Sites rejected or discounted that are included in the UCS are based on known constraints, local information and professional opinion. The document does highlight most reasons why they have been discounted. Appropriate green space should be a consideration
ST GEN	156	38	Stamford Civic Society	The sewage works site could yield a good supply of affordable housing subject to overcoming any highways & planning issues on the eastern side of Stamford	The Old Sewerage Works site is to be included in the UCS for consideration.
ST GEN	157	38	Stamford Civic Society	Many identified sites would necessitate a relocation of business's away from the town center resulting in fewer lorries in the town. This we would support but pressure would then be placed on the eastern side of the town due to relocating business's.	The availability of employment land has been addressed by an Employment Land Review. This study acknowledges that a small loss in employment land will occur over the plan period and emphasizes the importance of providing alternative sites.
ST GEN	158	38	Stamford Civic Society	The primary concern is the protection of the historic core of Stamford and the future growth of the town through housing allocations	Agreed that protection of historic core and growth of Stamford is recognized concern. Identifying potential sites that are considered suitable to meet Structure Plan requirements should help in the protection of the historic core.

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ST GEN	159	39	Stamford Chamber of Trade & Commerce	From 100 members that voted, it is their opinion that there is sufficient Brownfield land to avoid any new development to be placed on Greenfield land	At this point in time, there has been sufficient Brownfield land identified to meet the Structure Plans housing requirements in Stamford. The situation will be reviewed periodically under the 'Plan, Monitor and Manage' policy.
ST GEN	160	39	Stamford Chamber of Trade & Commerce	From 100 members that voted, it is their opinion that identified Brownfield sites in Stamford within the UCS for potential use for new homes is highly controversial	This UCS was formulated on government guidance given in the document "Tapping the Potential". It is considered that suitable Brownfield development is less controversial than the development of Greenfield sites in Stamford and is in accordance with PPG3.
ST GEN	161	39	Stamford Chamber of Trade & Commerce	From 100 members that voted, it is their opinion that if the study were to confirm that Stamford has plenty of Brownfield land which may be suitable for housing then it can be accepted in these terms	Agreed. There is sufficient suitable Brownfield land available in Stamford.
ST GEN	162	39	Stamford Chamber of Trade & Commerce	From 100 members that voted, it is their opinion that if the study is to identify possible sites that may be suitable to be allocated in the LDF, then this is a grossly improper way of identifying sites	A requirement of PPG3 'Housing' gives guidance on UCS's entitled "Tapping the Potential". This promotes the use of Urban Capacity Studies as a tool for allocating sites for housing and their managed release.
ST GEN	163	39	Stamford Chamber of Trade & Commerce	From 100 members that voted, it is their opinion that each site needs to be formally considered against planning rules before being allocated in the LDF	Known constraints have discounted many sites already. Suitable sites will still need to go through the Planning Process with no guarantee of an approval.
ST GEN	166	41		Concern over the number of sites identified as if majority were developed, the character and nature of Stamford would change significantly.	It is very unlikely that all sites with housing potential will be developed and any design should be sensitive to the area. It is agreed that the protection of the historic core and characteristics of Stamford remain a priority.
ST GEN	169	41		Is all the development necessary. Housing development should not be considered in isolation but in conjunction with infrastructure, amenities and local facilities. Local car parking could be restricted to 1 car.	There must be sufficient sites identified in the UCS to enable SKDC to meet the strategic housing requirement figures in the Structure Plan. A 'Plan, Monitor and Manage' approach will be used to enable the LDF to be flexible and address wider issues.

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ST GEN	183	44	Stamford Town Council	Some site have been included despite being below the 0.4Ha threshold as stated in the UCS.	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
ST GEN	184	44	Stamford Town Council	Plot adj' to site ST02a off Casterton Rd should be included for housing	Without the inclusion of a map highlighting the area, it is difficult to analyze. Presumptions are that this area of land is below the threshold of area and yield to be included.
ST GEN	185	44	Stamford Town Council	Plot at r/o 117-129 Kesteven Rd with access from Green Lane should be included for housing	This site has a current permission on it and therefore should not be included in the UCS
ST GEN	205	51	Stamford Property Company Ltd	Suggestion of a parcel of land for inclusion in UCS. Covering map shows area of Ryhall Rd. This site adjoins a residential area and Stamford retail park. Respondent would consider 100% affordable housing and help meet affordable housing targets.	This site is to be included in the UCS for consideration.
ST GEN	244	55	F H Gilman & Co	The large North St site bordered by Recreation Ground Rd & Cliff Road is a glaring omission in the study. This site which includes the car park is ripe for redevelopment e.g. some high density housing. Underground car parking for this site may be possible	Site to be included in the study. Design would need to make more efficient use of space and development is likely to need significant private investment if underground car parking is the chosen option. Long term prospect with 30 unit capacity given.
ST GEN	245	55	F H Gilman & Co	A site to be included would be Brownfield land to the south of Uffington Road. Stamford 250 design plans are included with this proposal. There are possibilities for access and will provide affordable homes to many purchasers who may find it sustainable	The Old Sewerage Works site is to be included in the UCS for consideration.
ST GEN	246	55	F H Gilman & Co	Land adjacent to the Stamford 250 proposal should also be included in the study provided that it is developed in a fully integrated manner with the 250 proposal	The Old Sewerage Works site is to be included in the UCS for consideration. Land adjacent to the north fronting Uffington Road should also be included to help facilitate the layout.

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ST GEN	247	55	F H Gilman & Co	Brownfield land (shown on map) totaling 2.5 acres should be included in the UCS. Whilst the built development is fully utilized at present, timing is likely to be later rather than sooner for redevelopment following eastern relief road and G.V B.Park	The site highlighted will not be considered at this stage. Residential use for this site will be non-conforming with adjacent uses that lie north of the A16 road being highly industrial and commercial.
ST01	113	26		Part of this site is adjacent the Malcolm Sergeant School playing field. Its current use positively encourages children's exercise and activity within the school and the loss of this amenity should be discouraged	This is a Greenfield site and is discounted from the UCS
ST02a	052	8	Stuart Smith Reynolds	Site currently has planning permission.	This site has planning consent and will therefore be discounted from the UCS
ST02a	212	54		This site seems to be Greenfield and therefore is in breach of other policies	This site has planning consent and will therefore be discounted from the UCS
ST02a	236	55	F H Gilman & Co	This is piecemeal incremental development and provides no development gain for community benefit.	This site has planning consent and will therefore be discounted from the UCS
ST02a	327	56	GVA Grimley on behalf of Persimmon Homes	The site is outside the settlement boundary for Stamford and is remote to shops and services. The site is also in an area of environmental and geological importance. Site performs poorly against Para' 31 of PPG3 and is not considered appropriate for dev'.	This site has planning consent and will therefore be discounted from the UCS
ST02b	053	8	Stuart Smith Reynolds	Site currently has planning permission	This site has planning consent and will therefore be discounted from the UCS
ST02b	213	54		This site seems to be Greenfield and therefore is in breach of other policies	This site has planning consent and will therefore be discounted from the UCS
ST02b	237	55	F H Gilman & Co	This is piecemeal incremental development and provides no development gain for community benefit.	This site has planning consent and will therefore be discounted from the UCS

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ST02b	328	56	GVA Grimley on behalf of Persimmon Homes	The site is outside the settlement boundary for Stamford and is remote to shops and services. The site is also in an area of environmental and geological importance. Site performs poorly against Para' 31 of PPG3 and is not considered appropriate for dev'.	This site has planning consent and will therefore be discounted from the UCS
ST02c	167	41		Building over 200 homes on Williamson Cliff 200 homes on brickwork site is excessive. Jelson's approval adj Casterton Rd is already high density and if this site were included, it would raise major traffic concerns and negative effects on car parking.	This site has planning consent and will therefore be discounted from the UCS
ST02c	238	55	F H Gilman & Co	This is piecemeal incremental development and provides no development gain for community benefit.	This site has planning consent and will therefore be discounted from the UCS
ST02c	294	56	GVA Grimley	We note that there is a resolution to grant planning permission for this site and withdraw any previous comments.	This site has planning consent and will therefore be discounted from the UCS
ST02c	329	56	GVA Grimley on behalf of Persimmon Homes	The site is outside the settlement boundary for Stamford and is remote to shops and services. The site is also in an area of environmental and geological importance. Site performs poorly against Para' 31 of PPG3 and is not considered appropriate for dev'.	This site has planning consent and will therefore be discounted from the UCS
ST04	032	6		Were the owners aware of the inclusion of this site and if not, should this site be included anyway? ID of this site may have a detrimental affect on this site and cause a deliberate running down of the site	This site would be entirely dependent on relocation in which there is no indication that this maybe forthcoming. Medium term delivery to reflect this stating 5-10 years.
ST07	114	26		Stamford is a tourist attraction and is under-provided for car parking and this provision should remain for both residents and visitors. To build on existing car parks results in alternative sites needing to be found for new car parks	This site has been discounted in the UCS

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ST08	082	12	Lincolnshire Heritage	This site contains a Scheduled Ancient Monument.	This site is already discounted in the study. Acknowledged that it is the site of a Scheduled Ancient Monument (Area of Medieval Town by Barnhill House).
ST09	149	38	Stamford Civic Society	Jackson's building center raises no objections for housing but will depend on availability of Uffington Rd replacement sites and resolution of road issues in that part of the town. This will be the case for Sycamores and Sharman sites.	The availability of employment land has been addressed by an Employment Land Review. This study acknowledges that a small loss in employment land will occur over the plan period and emphasizes the importance of providing alternative sites.
ST09	266	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
ST10	274	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
ST15	063	8	Stuart Smith Reynolds	This site appears to be below the threshold of 10 units	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
ST15	267	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
ST16	064	8	Stuart Smith Reynolds	This site appears to be below the threshold of 10 units	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.

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ST16	268	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
ST17	065	8	Stuart Smith Reynolds	This site appears to be below the threshold of 10 units	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
ST17	269	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
ST18	015	2	Stamford Bypass Group	Due to increase in population and demand for leisure facilities, ST18 should be allocated for leisure uses only	After further discussions with hospital administrators, this site is to be discounted from the study
ST18	021	4		Concern that the site is partly owned by South Lincs Primary Care and partly owned by Peterborough & Stamford NHS Trust	After further discussions with hospital administrators, this site is to be discounted from the study
ST18	027	6		Proposal for Stamford Hospital is against national policy due to the loss of a service in a strategic location. If Stamford hospital is closed, the public will have to travel to hospitals in other areas similar to what has happened with Bourne hospital.	After further discussions with hospital administrators, this site is to be discounted from the study
ST18	059	8	Stuart Smith Reynolds	Community use and unlikely to become surplus to requirements	After further discussions with hospital administrators, this site is to be discounted from the study
ST18	080	12	Lincolnshire Heritage	This site contains a Scheduled Ancient Monument and is not mentioned in the UCS	After further discussions with hospital administrators, this site is to be discounted from the study

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ST18	115a	26		If housing is built on The Stamford Hospital site, the population will grow and chances are that the new residents will need hospital facilities at some time. The hospital should remain to the benefit of many and not just to the benefit of a few houses...	After further discussions with hospital administrators, this site is to be discounted from the study
ST18	115b	26		...the aging population cannot be expected to afford to travel down to Peterborough hospital. There should be improved infrastructure to support greater numbers	After further discussions with hospital administrators, this site is to be discounted from the study
ST18	132	30		Appalled at this site being considered. Although it has since been announced in the press that closure is not an option, there is still the possibility otherwise the site would not have been included in the first place.	After further discussions with hospital administrators, this site is to be discounted from the study
ST18	150	38	Stamford Civic Society	Want the hospital to remain but would support any proposal for the long term future of the site.	After further discussions with hospital administrators, this site is to be discounted from the study
ST18	164	40		My concern is over the hospital and car parks because of proposals stated by Stamford Mercury. Can Stamford bear the loss of these amenities and has it been proven by SKDC that hundreds of new homes are needed in Stamford?	After further discussions with hospital administrators, this site is to be discounted from the study
ST18	168	41		The hospital site should be removed from the UCS. In favour of keeping this site otherwise Stamford residents would then need to travel to Peterborough	After further discussions with hospital administrators, this site is to be discounted from the study
ST18	173	44	Stamford Town Council	If plans emerge as to reasons why the hospital may close, then we would oppose it	After further discussions with hospital administrators, this site is to be discounted from the study
ST18	239	55	F H Gilman & Co	Concerns with this being included - may emerge as a windfall site in the future	After further discussions with hospital administrators, this site is to be discounted from the study

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ST19	174	44	Stamford Town Council	The town council feels this is a suitable site and would have no objections	Although support noted, this site is predominantly commercial and is not considered suitable for housing.
ST20a	004	2	Stamford Bypass Group	UCS not comprehensively researched. Ignores issues of flooding, conservation of historic buildings and natural environment. It allocates allotment land for housing and does not take account of traffic generation and sustainability	Although this site is discounted in the UCS, it is likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site.
ST20a	081	12	Lincolnshire Heritage	This site contains a Scheduled Ancient Monument and is not mentioned in the UCS. This site may have a knock on effect to sites ST20b & ST20c	Although this site is discounted in the UCS, it is likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site.
ST20b	005	2	Stamford Bypass Group	UCS not comprehensively researched. Ignores issues of flooding, conservation of historic buildings and natural environment. It allocates allotment land for housing and does not take account of traffic generation and sustainability	Although this site is Greenfield, it is likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST20b	018	4		These allocations are on allotment land and not in accordance with PPG3	Although this site is Greenfield, it is likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST20b	030	6		RSS8 considers flood risk. This site is considered at risk from flooding according to EA flood maps. Has this site been considered against this flood risk?. The increase in traffic that 100 houses on this site would be considerable	Any future development on any part of this site that lies within zones 2 & 3 of the EA Flood Zone Maps would require an FRA. This site is now to be included in The new 12Ha Welland Quarter area.
ST20b	055	8	Stuart Smith Reynolds	Site is not PDL	Although this site is Greenfield, it is likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.

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ST20b	087	14	John Martin & Associates	E Bowman & Sons premises should not be included as part of this site but should be identified and analyzed separately because of the varied land uses including PDL, allotments and Greenfield. Current constraints may result in this site becoming available	Although some of this site is Greenfield, it is likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 units is now included.
ST20b	088	14	John Martin & Associates	The sites of ST20b & ST20c in the UCS are considered misleading because of the varied land uses within these sites. The Bowman site within ST20b is unconstrained and could provide satisfactory access for land to the east.	Although some of this site is Greenfield, it is likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 units is now included.
ST20b	151	38	Stamford Civic Society	Allotments on Priory Rd. This site is part of the Welland Quarter opportunity area and should be labeled as such. Currently the subject of a study. Includes ST20b & ST20c	As correctly stated, this site is likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST20b	175	44	Stamford Town Council	The council cannot see the logic of the 100 unit notional figure	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST20b	208	52	Humberts	The inclusion of this site is contrary to the methodology outlined in paragraph 4.2 or the description is incorrect	Although some of this site is Greenfield, it is likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 units is now included.
ST20b	249	56	GVA Grimley	Although site is included in the UCS. It is a Greenfield site and should be discounted	Although some of this site is Greenfield, it is likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 units is now included.
ST20b	295	56	GVA Grimley	This site comprises of well used allotments and should be discounted from the UCS.	Although some of this site is Greenfield, it is likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 units is now included.

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ST20b	330	56	GVA Grimley on behalf of Persimmon Homes	This site incorporates allotments. Such land is Greenfield and should not form part of this study.	Although some of this site is Greenfield, it is likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 units is now included.
ST20c	006	2	Stamford Bypass Group	UCS not comprehensively researched. Ignores issues of flooding, conservation of historic buildings and natural environment. It allocates allotment land for housing and does not take account of traffic generation and sustainability	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST20c	019	4		These allocations are on allotment land and not in accordance with PPG3	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST20c	056	8	Stuart Smith Reynolds	Site is not PDL	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST20c	176	44	Stamford Town Council	The council cannot see the logic of the 100 unit notional figure	A large portion of this site is now to be discounted. The inclusion of the western side of the site (ST20b) is Brownfield and any notional figures will be reassessed.
ST20c	209	52	Humberts	The inclusion of this site is contrary to the methodology outlined in paragraph 4.2 or the description is incorrect	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST20c	210a	52	Humberts	Concerns are raised as to advice given by SKDC officers that some sites included in the UCS may not be looked favorably upon due to the loss of employment land. This advice is contrary to that given in Para' 3.3 and highlights the possibility that.....	The availability of employment land has been addressed by an Employment Land Review. This study acknowledges that a small loss in employment land will occur over the plan period and emphasizes the importance of providing alternative sites.

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ST20c	210b	52	Humberstconclusions of study are incomplete. Therefore the validity of issuing and /or adopting the statement in its current form are of concern	The availability of employment land has been addressed by an Employment Land Review. This study acknowledges that a small loss in employment land will occur over the plan period and emphasizes the importance of providing alternative sites.
ST20c	250	56	GVA Grimley	Although site is included in the UCS. It is a Greenfield site and should be discounted	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST20c	296	56	GVA Grimley	These site comprises of well used allotments and should be discounted from the UCS.	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST20c	331	56	GVA Grimley on behalf of Persimmon Homes	This site incorporates allotments. Such land is Greenfield and should not form part of this study.	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST22	066	8	Stuart Smith Reynolds	This site appears to be below the threshold of 10 units	This site has planning consent and will therefore be discounted from the UCS.
ST22	270	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	This site has planning consent and will therefore be discounted from the UCS.
ST23	008	2	Stamford Bypass Group	UCS not comprehensively researched. Ignores issues of flooding, conservation of historic buildings and natural environment. It allocates land for housing and does not take account of traffic generation and sustainability	This site has planning consent and will therefore be discounted from the UCS.
ST23	067	8	Stuart Smith Reynolds	This site appears to be below the threshold of 10 units	This site has planning consent and will therefore be discounted from the UCS.
ST23	271	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	This site has planning consent and will therefore be discounted from the UCS.

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ST24	009	2	Stamford Bypass Group	UCS not comprehensively researched. Ignores issues of flooding, conservation of historic buildings and natural environment. It allocates allotment land for housing and does not take account of traffic generation and sustainability	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST24	177	44	Stamford Town Council	If this site does come available, it would be appropriate for housing development	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST24a	010	2	Stamford Bypass Group	UCS not comprehensively researched. Ignores issues of flooding, conservation of historic buildings and natural environment. It allocates allotment land for housing and does not take account of traffic generation and sustainability	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST24a	241	55	F H Gilman & Co	This site should be reserved as the landing point for a 2 nd bridge from Water Street as outlined by The Chamber of Trade in 2001	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST25	011	2	Stamford Bypass Group	UCS not comprehensively researched. Ignores issues of flooding, conservation of historic buildings and natural environment. It allocates allotment land for housing and does not take account of traffic generation and sustainability	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST25	028	6		Proposal of closing Wharf Rd car park means no parking facilities available for shoppers or visitors to The Arts Center	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST25	060	8	Stuart Smith Reynolds	Town Center car park is unlikely to become surplus to requirements. Town center car parking strategy will determine need to retain in existing use	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.

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ST25	116	26		Stamford is a tourist attraction and is under-provided for car parking and this provision should remain for both residents and visitors. To build on existing car parks results in alternative sites needing to be found for new car parks	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST25	133	30		If this site is used for housing, where are the townsfolk and visitors to Stamford going to park. The already overcrowded roads will be even more congested with new housing where residents go to work in neighboring areas as there is little employment here	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST25	152	38	Stamford Civic Society	While acknowledging the problems that face SKDC with this site. The Wharf road car park is of great importance to the economy of the town center	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST25	165	40		My concern is over the hospital and car parks because of proposals stated by Stamford Mercury. Can Stamford bear the loss of these amenities and has it been proven by SKDC that hundreds of new homes are needed in Stamford?	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST25	240	55	F H Gilman & Co	The Chamber of Trade 2004 car parking information pack shows there is little to be gained by including this site for residential development. The site may have possibilities but no project should be considered unless it triples the no.of car parking space	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST25	297	56	GVA Grimley	Issues raised are loss of Town Center car parking and contamination of the site. Therefore this site should be discounted.	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.

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ST25	332	56	GVA Grimley on behalf of Persimmon Homes	Site car park serves Town Center. Site is heavily contaminated and is therefore not viable for residential development. Furthermore, the site has adjacent industrial uses resulting in noise and disturbance if delivered.	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST26	012	2	Stamford Bypass Group	UCS not comprehensively researched. Ignores issues of flooding, conservation of historic buildings and natural environment. It allocates allotment land for housing and does not take account of traffic generation or sustainability	This site is now likely to be included within a new mixed-use development called The Welland Quarter. Further consultation is being carried out for this new 12Ha site. A notional figure of 100 residential units is now included.
ST26a	013	2	Stamford Bypass Group	UCS not comprehensively researched. Ignores issues of flooding, conservation of historic buildings and natural environment. It allocates land for housing and does not take account of traffic generation or sustainability	Site considered suitable but relies on relocation to alternative site which is yet to be found. This constraint reflected in timescale being 5-10 years. Sustainable location. Other wider issues addressed in forthcoming LDF.
ST26a	272	56	GVA Grimley	This site is included in the study but is below 0.4Ha in size	Paragraph 4.3 to be amended to state that sites that meet all the criteria specified in table 2.4 and are above 0.4Ha in size or have capacity for 10 or more units are included. Sites below 0.4Ha and below 10 units should therefore be discounted.
ST26b	014	2	Stamford Bypass Group	UCS not comprehensively researched. Ignores issues of flooding, conservation of historic buildings and natural environment. It allocates allotment land for housing and does not take account of traffic generation or sustainability	This site is classified as Greenfield and therefore discounted in the UCS.
ST27	020	4		This allocation is on an existing sports field and not in accordance with PPG3	This site is involved in sports facility review with possibilities of relocating to another site. Still unresolved issues so 5-10 year timescale. Access will be a consideration for any new site found.
ST27	057	8	Stuart Smith Reynolds	Site is not PDL	This site is involved in sports facility review with possibilities of relocating to another site. Still unresolved issues so 5-10 year timescale.

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ST27	061	8	Stuart Smith Reynolds	PPG17 issues	This site is involved in sports facility review with possibilities of relocating to another site. Still unresolved issues so 5-10 year timescale.
ST27	153	38	Stamford Civic Society	We understand the need for better facilities for this club and look to its relocation to one that has good access	This site is involved in sports facility review with possibilities of relocating to another site. Still unresolved issues so 5-10 year timescale. Access will be a consideration for any new site found.
ST27	242	55	F H Gilman & Co	The football ground site is well situated near to the cattle market site and can be used by home and away supporters alike. Possibilities may arise for the relocation when the new relief road connecting Queen Eleanor TC with Ryall Rd is finalized	This site is involved in sports facility review with possibilities of relocating to another site. Still unresolved issues so 5-10 year timescale.
ST27	298	56	GVA Grimley	Site subject to wider sports review within the Town. Proposals contrary to PPG17 and should be discounted until up-to-date assessment carried out or suitable relocation site found.	This site is involved in sports facility review with possibilities of relocating to another site. Still unresolved issues so 5-10 year timescale.
ST27	333		GVA Grimley on behalf of Persimmon Homes	Football club are yet to find a suitable site of sufficient size. It is also the subject of strong opposition and the site should be discounted for these reasons.	This site is involved in sports facility review with possibilities of relocating to another site. Still unresolved issues so 5-10 year timescale.
ST28	117	26		Stamford is a tourist attraction and is under-provided for car parking and this provision should remain for both residents and visitors. To build on existing car parks results in alternative sites needing to be found for new car parks	This site is discounted within the UCS.
ST28	155	38	Stamford Civic Society	The cattle market site should have a pricing policy to encourage its use on all days of the week. We would not want to see a reduction in the number of car parking spaces	This site is discounted within the UCS.
ST28	243	55	F H Gilman & Co	In due course the site may have possibilities but no project should be considered unless it triples the no. of car parking spaces here	This site is discounted within the UCS.

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ST30	178	44	Stamford Town Council	If this site does come available, it would be appropriate for housing development	Site is not likely to become available and is discounted in the UCS.
ST30a	179	44	Stamford Town Council	If this site does come available, it would be appropriate for housing development or a multi-story car park	This site is discounted within the UCS.
ST33	118	26		The sporting activities allowed on this site should be retained and not be redeveloped using piecemeal development	Site falls below area and unit thresholds and is therefore discounted.
ST33	180	44	Stamford Town Council	support only given if a suitable site could be found for relocation for the rugby club and play area within the vicinity	Site falls below area and unit thresholds and is therefore discounted.
ST34	119	26		The sporting activities allowed on this site should be retained and not be redeveloped using piecemeal development	Site falls below area and unit thresholds and is therefore discounted.
ST34	181	44	Stamford Town Council	support only given if a suitable site could be found for relocation for the rugby club and play area within the vicinity	Site falls below area and unit thresholds and is therefore discounted.
ST35	120	26		The sporting activities allowed on this site should be retained and not be redeveloped using piecemeal development	Site falls below area and unit thresholds and is therefore discounted.
ST35	182	44	Stamford Town Council	support only given if a suitable site could be found for relocation for the rugby club and play area within the vicinity	Site falls below area and unit thresholds and is therefore discounted.