

Local Investment Plan for Grantham

A Pilot for the Single Conversation

**Grantham Growth Board
February 2010**

DRAFT

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Preface

This Strategy and Local Investment Plan for Greater Grantham has been prepared to provide the necessary strong direction to focus engagement between local and national government through the “Single Conversation” approach. The document will enable the production over the next year of the local investment agreement that will include specific details of the HCA interventions and worked up project appraisals. Grantham is the pilot area in Lincolnshire for developing the Single Conversation approach; this document and the work that flows will be used in further developing the Single Conversation approach for Lincolnshire, also taking account of related Growth areas.

The document has wider purposes too in setting out the ambition for Grantham by way of a vision and plans including both growth and regeneration:

- To begin to tell Grantham’s story consistently and holistically to the range of Public and Private sector organisations that can contribute to Grantham’s development – to influence their investment plans
- To provide core information about Grantham’s planned growth which can be used in a range of ways to let current and future communities know about changes proposed and invite their views and involvement in shaping change, including through the production of the Grantham Area Action Plan (a Development Plan Document within the emerging Local Development Framework for South Kesteven)
- To co-ordinate delivery of the agreed Vision for development and regeneration of Grantham as a Growth Point – taking account of long, medium and short term timeframes

The Homes and Communities Agency (HCA) was formed in December 2008 as the national housing and regeneration agency for England. Its sponsor government department is Communities and Local Government (CLG).

By engaging partners and stakeholders in a ‘Single Conversation’ on all aspects of housing and regeneration, the HCA aim to connect local ambition with national targets. Through the approach, HCA agree and secure delivery at local level in support of national objectives. By working in an open and transparent way with local authorities and others the HCA aim to become local government’s best delivery partner, able to secure more and reach better outcomes for each place.

‘Single Conversation’ refers to comprehensive coverage – taking into account the full range of housing, infrastructure, regeneration and community activities required in an area. In implementing the Single Conversation approach, the emphasis is on the priorities for a local area – and whilst they are set out in local plans and captured in this document, it is accepted that this is an ongoing, evolving and dynamic process. There will always be an element of negotiation and adjustment but, at the core of the approach is working towards shared visions and objectives for places.

The Strategy and Local Investment Plan covers both the Spatial Vision for Grantham – from the broad Grantham context and areas which are the focus of development or regeneration – to the themes through which change will be delivered: Housing, Economy and Employment, Transport, Environment and Local Services.

This first strategy and plan sets out a “work in progress” position. In the plan we recognise and capture further work that needs to be done in planning, shaping and delivering high quality development – there is a strong commitment to continue to move forward on all fronts.

The strategy and investment plan also sits within the developing context of the Lincolnshire Sustainable Communities Strategy and Local Development Framework for South Kesteven. Both County and District authorities are planning their priorities and ways of working in the context of shared objectives, more joined up planning to deliver them and closer working to achieve outcomes.

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1. Context and Vision

Introduction

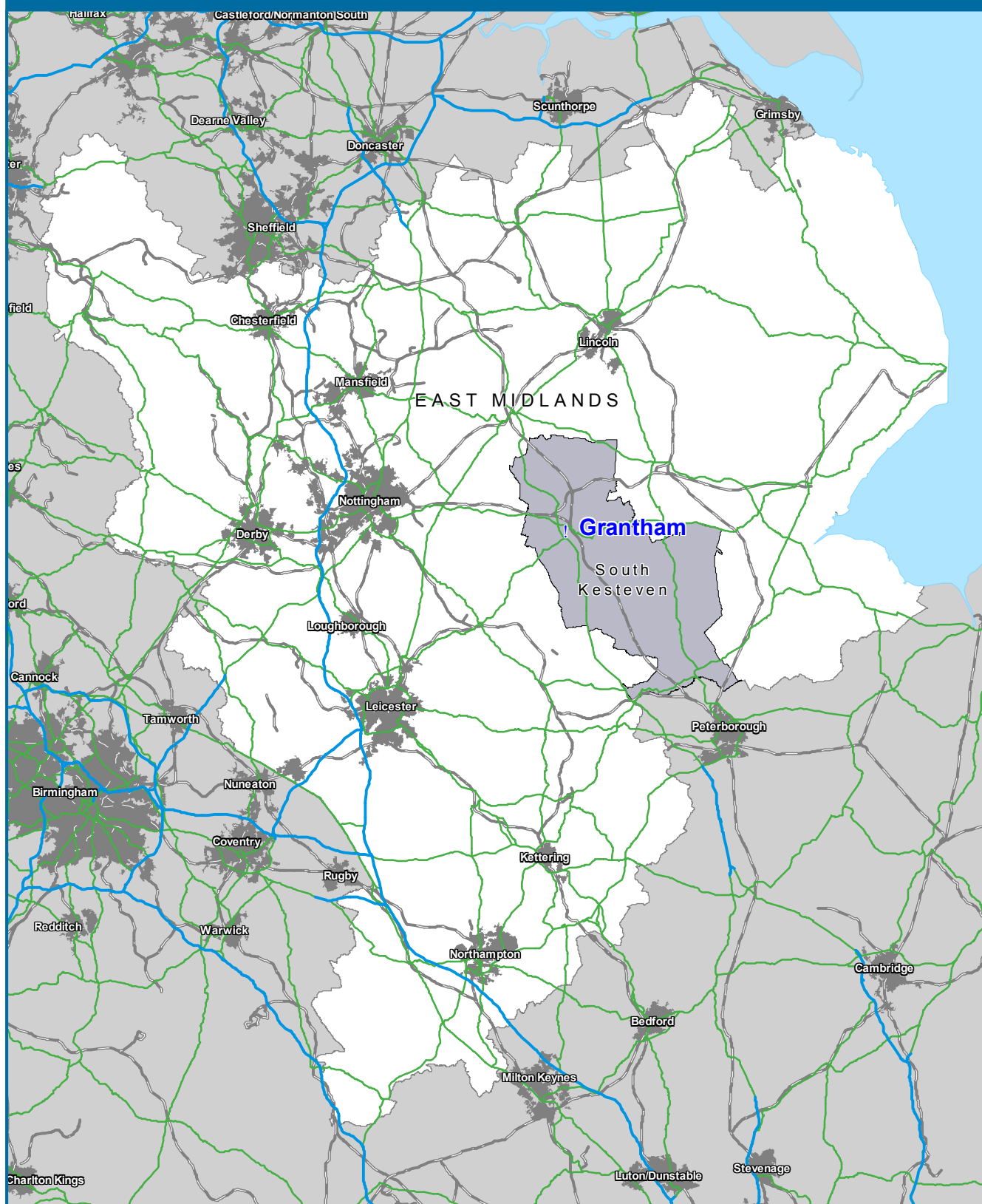
The town of Grantham is the largest town in southern Lincolnshire, and one of four towns prioritised for growth in the A1 corridor in the East Midlands. Grantham had a population estimated at just over 45,000 in 2007 and a travel to work population rising to over 60,000. It is an important sub-regional centre which complements the larger urban centres of Lincoln, Peterborough, Nottingham and Leicester. Grantham's strategic road and rail location along side the A1, A52 Nottingham/Derby east coast link and the A607 Lincoln to Leicester road are key routes which serve the town. The East Coast Main Line has an hourly rail service calling at Grantham, providing a fast and effective link to London's Kings Cross, or north to Edinburgh (Map 1).

As a well connected town, Grantham is an attractive location for employers and has traditionally been a centre of the food and engineering industries. Located on the river Witham and known as the birthplace of Sir Isaac Newton, Grantham is an ancient and red-brick town functioning as a market town with retail, employment, leisure and other facilities. Grantham is surrounded by attractive countryside with a rich heritage of historic houses and parkland, including Belton House and Harlaxton Manor.

Grantham has the capacity to support sustainable growth as part of the ambition for the town. This will provide the means to strengthen the role of the town in ways which ensure a good quality of life, safety, health and well being for existing and new communities. The majority of the development opportunities are located in two urban extensions –the north west quadrant and southern quadrant– and in the town centre and canal basin areas. Associated investments will be made, as an integral part of the place making agenda for the town, in:

1. the transport network including a strategic east-west link from the A1 to A52 as part of the southern quadrant, public transport extensions, safe and attractive walking and cycling routes.
2. a range of employment sites with good connections
3. a network of green infrastructure, capitalising on the waterways
4. retail, leisure, health, education and other facilities.

Map 1: Grantham: Regional Location and Transport Links



- Motorways
- Main roads
- Rail

Lincolnshire
COUNTY COUNCIL

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Context

Our vision for the future development of Grantham seeks to draw upon the town's natural strengths. In particular, these comprise:

- Its appeal as a residential location;
- Its excellent transport connections;
- Its potential as a business location; and
- Its ambitions for the future and readiness for growth.

Grantham has many positive aspects including a good quality of life; lack of widespread deprivation, high economic activity rates and good external transport links. In addition, the strategy also has buy-in from key local landowners and developers who are ready and able to invest in the town, despite the current economic climate.

In order to develop and meet its potential, the town faces a series of key challenges such as:

- The retention of younger skilled workers
- The provision of higher paid higher skilled jobs in knowledge based sectors
- The need for a higher quality provision of commercial floorspace
- Specific local transport and traffic issues and other local service improvements
- A fragmented town centre offer
- The lack of affordable housing to meet all requirements.

If these challenges are addressed, the town could suitably accommodate significant and sustainable housing, ensuring that Grantham fulfils its enormous potential as a location of choice for a wide range of people and businesses.

Grantham has the capacity to accommodate accelerated housing both in terms of:

- its supply of sustainable, deliverable sites which can support the increased rate of new development, and
- its clear strengths as a sustainable location for economic growth - ensuring that the creation of jobs and community infrastructure can be effectively delivered in tandem with population growth

Building upon the Growth Point concept and through this plan developing a place making strategy, Grantham can realise its ambitions, particularly in terms of:

- Delivering and unlocking the potential of key development sites whilst protecting biodiversity
- Providing a wider variety and better quality of low carbon homes
- Promoting local transport links including integrated green pathways, and improving air quality through traffic management
- Improving local services providing new community facilities in development areas
- Improving the town centre's leisure, culture and retail offer
- Diversifying its employment base and attracting higher value, higher paid employment
- Retaining the younger skilled residents
- Encouraging healthy lifestyles and tackling health and social inequalities

Housing growth for growth's sake will not lead to an improved Grantham. However, if the place making agenda is taken forward and key challenges such as those mentioned above are tackled along with the delivery of additional housing, an increased population and more jobs in higher value sectors, Grantham will represent an even more attractive place in which to live, work, shop and visit.

Underpinning and shaping all development is the aim to achieve excellence in design and environmental standards. The partnership is ambitious and Grantham can deliver against regional and national targets, increasing and fulfilling its role as a sub-regional centre.

Developing the Vision

In July 2008, a Visioning Workshop was held in order to gain an understanding of what Grantham of the future should be, and to highlight the assets and challenges for the town. The headline and detailed vision set out below are based on the results of the workshop aligned with other key local strategies –principally the South Kesteven Community Strategy and the Local Development Framework. The vision has been approved by South Kesteven District Council and more detailed consultation on realising the vision will be carried out as part of the Grantham Area Action Plan (a Development Plan Document within the emerging Local Development Framework for South Kesteven).

The Vision for Grantham

By 2026 Grantham will have developed as a key economic centre in Lincolnshire and the sub region, based on its accessible location and transport connections, offering quality and choice of retail, leisure, learning, residential, and employment opportunities for all.

The vision will be achieved by improving the economy, infrastructure, connectivity, and environment of Grantham through realising inclusive housing, balanced growth and development opportunities, to provide benefits for all.

The urban extensions and other significant development opportunities available provide the critical mass and opportunity to reinforce this future. Development will be achieved in ways which ensure a good quality of life, safety, health and well being for existing and new communities, as well as conserving and enhancing Grantham's heritage and environment.

Economy - To realise Grantham's potential as a sustainable sub-regional centre through investing in quality infrastructure and high quality sustainable development which takes advantage of the waterways, unique topography of sites and gateways to the town.

Infrastructure - To unlock urban extensions in northwest and southern quadrants of the town, other opportunity sites, facilities and services for the benefit of existing and new communities.

Connectivity - To capitalise on connections with Grantham's sub-region and regional centres, improve digital connectivity, and improve internal connectivity between neighbourhoods and a compact town centre including through better management of movements into and through Grantham.

Environment - To achieve balanced growth and a high quality natural and built environment for the town as a whole, which promotes sustainable use of natural resources, a network of green infrastructure, and which reconnects the town with its historic role and character.

Inclusive housing growth - To deliver housing through a mixture of public and private sector initiatives, aiming to create a range of types and sizes of open market housing catering for young professionals, families and older people. Alongside this the needs of those who are unable to access the housing market will be supported through development of a range of affordable housing products, including social rented housing, sub-market rented housing, and different low cost home ownership options, from restricted equity schemes to traditional shared ownership.

The Spatial Vision

The Grantham Growth Board will work with identified local delivery partners to achieve a balanced mix of development as the key sites in Grantham are developed:

North west quadrant

The site has the potential to provide up to 3,500 dwellings, plus some additional employment, education and community facilities. The first tranche of development known as Poplar Farm was allocated for residential development in the 1995 Local Plan. A planning application for 1,800 dwellings at Poplar Farm has been approved subject to the agreement of the planning

obligations. a local centre, school, open space and link road will be included within the development.

Southern quadrant

The sustainable urban extension site to the south of the town offers the potential for new mixed use residential and employment development, with integrated community and educational facilities. The overall development is likely to provide up to 4,000 new homes alongside new local shops, schools, open space and community facilities, and the first phase will deliver a new employment area adjacent to the A1. This first phase which was granted planning permission in 2009 will support the delivery of a new access to the A1 which will be the terminal point of a relief road provided as part of the wider development, improving east west linkages across the town, and offering the potential to remove traffic pressure (particularly HGVs) from the town centre.

Town centre

The town centre of Grantham has great potential to grow and develop. The area is the subject of a detailed masterplan (2007) which set out a strategy for the development of the town as a sub-regional centre. The regeneration of the town centre is planned to provide mixed-use development, including retail, leisure, office, transport, and education.

The land adjacent to Grantham Station presents an ideal opportunity for a high profile redevelopment to improve this crucial gateway to the town. With London just over an hour a way by train, the station, the approach and immediate surrounding area has a huge volume of daily commuter traffic. The area offers enormous potential for a mixed development of business, retail and residential uses and will form an integrated link to the town centre. A detailed feasibility study and development brief has been completed for the Station Approach site.

Further studies of town centre sites are planned for 2010, and will focus on improving retail offer and the night time economy as well as both commercial and community use. An overarching theme will be improved pedestrian access, connectivity, and the public realm in general.

Canal basin

The canal basin is an industrial area on the fringe of the town centre. The Grantham canal is partially filled in but has great potential for the regeneration of the town in the longer term. An appraisal is being undertaken for the Canal Basin redevelopment.

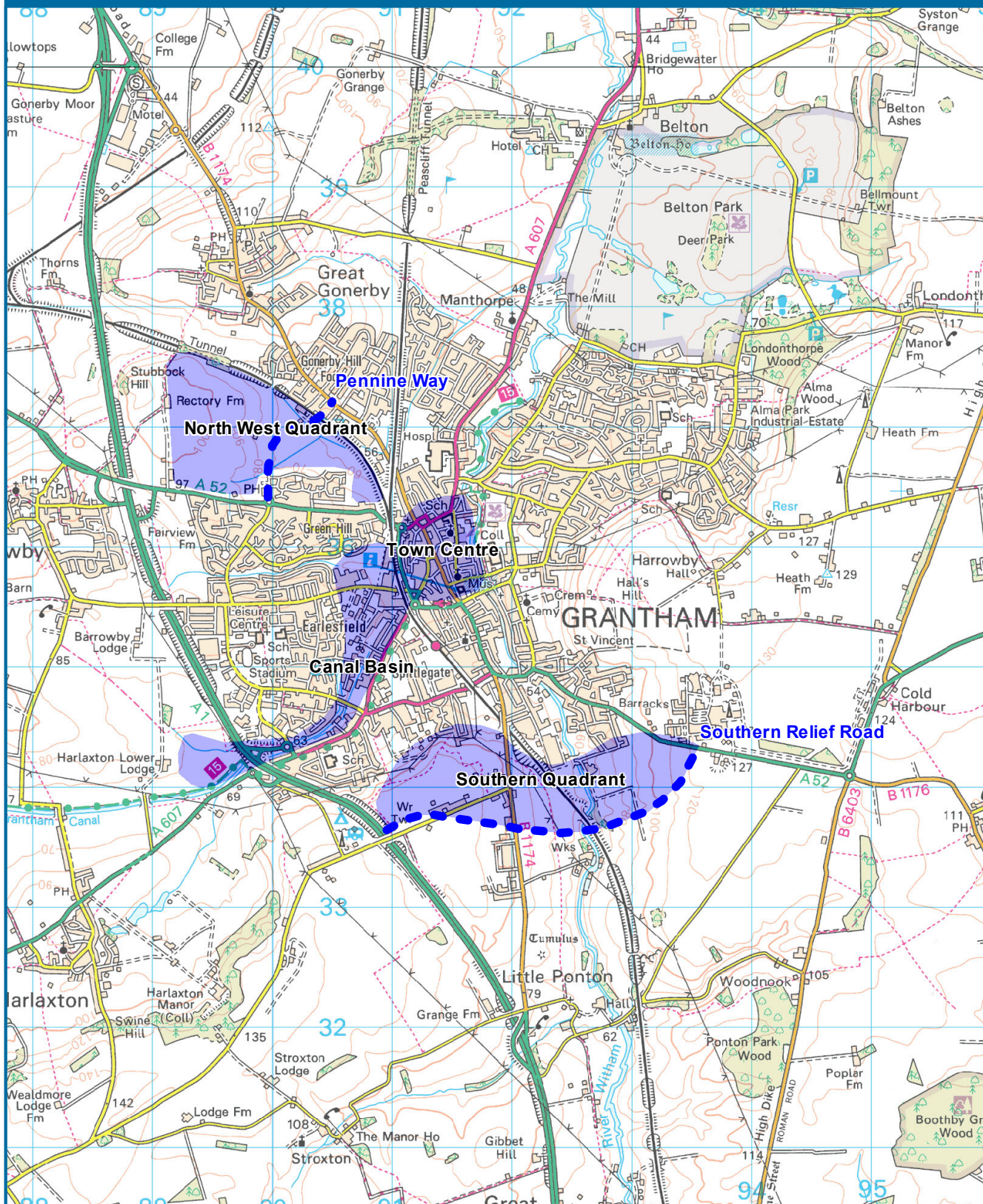
The redevelopment of the Canal Basin is expected to provide a new high quality residential and business district, supported by a range of retail, leisure and visitor facilities. The area has the potential to create a new office quarter, diversifying the town's residential offer and creating a high quality visitor destination, each of which will play an important role in transforming the image and perceptions of the town.

Taking other development opportunities

The 2007 Urban Capacity Study identified potential windfall sites in Grantham which could become available for residential use over the period to 2016 and deliver an estimated 1000 units of housing. These will be important sites to secure the delivery of a stable housing trajectory, and may offer opportunities as sites for affordable housing development. Such schemes will be considered for support where they reflect the objectives of the ambition shown in this document by contributing to the local economy and providing local employment, having a positive impact or making a contribution towards the local transport infrastructure, having regard for the environment, including the green environment, and local heritage and cultural assets, and supporting the creation of a vibrant and vital town centre. Such schemes, whilst on a smaller scale than delivery in the urban extensions, will help to deliver a balanced community, and contribute to provision of appropriate infrastructure and community resources, and therefore may be considered. However, it is recognised that funding, particularly for affordable housing, will be targeted to the priority areas of most strategic importance, and in particular that affordable housing is a key element needed to ensure the delivery of balanced communities in the new urban extensions.

Map 2 shows the key investment sites.

Map 2: Grantham: Main Development Sites



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Delivering the vision

Governance

Well-established governance and delivery arrangements are in place to deliver the Vision and growth plans for Grantham. Led by the two Local Authorities, the Leaders of both Councils and the Economic Development Portfolio Holders are represented on the Grantham Growth Board. The operation and suitability of the governance arrangements has been reviewed during 2009 with the assistance of Atlas, to ensure it is satisfactory for the Single Conversation process. The Commissioning Group are putting the revised governance in place.

The Board and working relationships are intentionally as informal and non-bureaucratic as possible with transparency and accountability assured through the respective Local Authority decision processes. Equally, there is the need to engage effectively with all organisations that can make a strategic and practical contribution to Grantham's sustainable growth. The Board prioritises and agrees expenditure within the overall Grantham programme, subject to respective authority decision process requirements. Governance comprises the following groups:

- Strategic Board
- Commissioning Group
- Strategic Stakeholder Group
- Sub groups and project teams

Appendix 1 shows the governance structure, roles and relationships.

Resources

Funding and effective deployment of skilled and experienced people are required to ensure that these plans come to fruition. In addition to financial support, we are keen to gain benefit from HCA staff time and expertise to work alongside Council staff and other partners.

Lincolnshire County Council has a strong track record of delivering economic infrastructure, utilising highways and economic development capital programmes. It has facilitated development in a number of ways, dependent upon the scheme, including forward funding new schemes or supporting cash flow pressures in programmes. LCC is examining the specific requirements of the Southern Relief infrastructure and is currently undertaking designs for it. The level and type of intervention and support required from LCC is currently not fully identified. Cost and other considerations will clearly influence LCC's decisions, particularly in the current financial climate. However LCC gives this scheme a high priority and the commitment to preparation work demonstrates the degree of priority.

LCC also has a strong track record in undertaking major projects utilising a range of funding sources – for example through a long term Waterways strategy for the County. The LCC/SKDC team involved in the Grantham Programme are working in partnership, and actively working on bringing together SRIP and LCC funding to provide a more strategic, commissioned approach following changes to the Strategic Sub-Regional Partnership.

It is extremely difficult to forecast the actual costs of delivering growth plans for the town – particularly given that this will occur over such a long time span – so we have broken down this plan into short (1 yr), medium (3 years) and longer term (over 3 years) timeframes. There is clearly more certainty on short term budget and funding availability. We have set out the principles and detailed requirements of funding and staff support requested in the Investment Plan Section.

The growth point team has been funded from growth point funding with match funding from LCC. We would look to use HCA funding contributions to continue to fund the revenue costs of keys posts to deliver key projects and service the governance arrangements and structure of the project delivery team.

Thematic objectives of the Investment Strategy

The first Programme of Development for the Growth Point was prepared in 2007, and was updated and revised in 2008. Since then, projects have been prioritised and delivered, a Visioning Workshop was held in July 2008, and work has progressed on the Local Development Framework for the district. There are five thematic objectives derived from this work which guide the growth point programme, regeneration and investment plans for 2010-2026, subject to amendments which arise as part of the Grantham Area Action Plan. Part 3 gives further details about how each theme is consistent with and contributes to the relevant regional, county and local strategies, and Lincolnshire LAA priorities. The next section shows the strategic fit between the themes and the principal regional, county and local strategies. The evidence base for the themes is contained in these strategies.

1. Housing

To grow Grantham's population by delivering a step change in the level of new housing development in the town, primarily through the development of four key sites – the Town Centre, the Canal Quarter, the North West Quadrant and the Southern Quadrant. Provide new dwellings of sufficient variety in terms of sites, sizes, types, tenures and affordability to meet the needs of the population.

2. Economy and Employment

Deliver sustainable economic growth, increasing the economic contribution of Grantham to the region's economy through opening up development sites, improving digital connectivity, attracting high quality investment and skilled jobs.

3. Transport and accessibility

Fully capture and exploit the value of the town's excellent location and transport connections, deliver an integrated and efficient local public transport system, walking and cycling routes, and improve internal connectivity between neighbourhoods and a compact town centre including through better management of movements into and through Grantham.

4. Environment

Improve the environmental quality of the town, to protect and enhance the area's heritage and natural assets, provide a network of multifunctional green space, promote and demonstrate sustainable use of natural resources and play a lead role in tackling climate change.

5. Local Services – health, leisure, facilities and services

Increase and maximise the quantity and quality of investment in local people and services, and regenerate the deprived areas of the town. Deliver town centre renaissance and re-connect the town to its local waterways through seeking a major increase in retail provision, bringing enhanced quality and choice, whilst keeping the centre compact and retaining the best and most valued aspects of its existing character.

2. Regional and local strategic context

This section demonstrates how the vision for Grantham and the associated growth and investment will assist the implementation of regional and local policies relevant to the area. Table 1 shows how each theme directly contributes to, or is consistent with, regional plans and Table 2 illustrates the relationship with local strategic plans.

Table 1. Strategic fit between regional strategies and Grantham Investment Strategy Themes

Regional Strategies Regional visions and key objectives	Grantham Investment Strategy Themes				
	A. Directly contributes to regional strategy			B. Consistent with	
	1. Housing	2. Economy and Employment	3. Transport and accessibility	4. Environment	5. Local Services
Integrated Regional Strategy					
• A vibrant and competitive economy		A	A		
• Cohesive and diverse communities	A				B
• A rich, diverse and attractive natural and built environment and cultural heritage				B	
• Sustainable patterns of development	All themes				
East Midlands Regional Plan (March 2009) Core Objectives					
• Address need and extend choice of housing	A				
• Reduce social exclusion					A
• Environmental quality of settlements				B	
• Improve health and well being				B	B
• Improve economy and employment		A			
• improve accessibility			A		
• protect and enhance the environment				A	

1. Housing	2. Economy and Employment	3. Transport and accessibility	4. Environment	5. Local Services
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Policy 4

- ensure that the agreed Growth Point Programmes of Delivery at Lincoln and Grantham are achieved both in overall numbers of dwellings and in the agreed phasing of development;
- consolidate and where appropriate strengthen the Sub-Regional Centres of Boston, Grantham and Spalding

All themes

A

A

Regional Economic Strategy

- To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies
- To develop a strong culture of enterprise and innovation, creating a climate within which entrepreneurs and world-class businesses can flourish
- To create high-quality employment opportunities and to bring about excellence in learning and skills, giving the region a competitive edge in how we acquire and exploit knowledge

A

B

B

B

A

Regional Housing Strategy (to 2010)

To help create sustainable communities in which the housing needs and choices of all the people of the East Midlands can be met at a price they can afford.

Regional Housing Investment Strategy

Around 40% of the additional 2750 homes that South

	1. Housing	2. Economy and Employment	3. Transport and accessibility	4. Environment	5. Local Services
Kesteven District Council are seeking by 2016 are likely to be in the Grantham area. Of these 30% overall are to be affordable.	A				
Regional Transport Strategy (in RSS)					
1. support sustainable development in the Principal Urban Areas, Growth Towns and Sub-Regional Centres	A				
2. promote accessibility and overcome peripherality in rural areas;.			B		
3. support the Region's regeneration priorities		A			
4. promote improvements to inter-regional and international linkages that will support sustainable development			A		
5. improve safety across the Region and reduce congestion, particularly within the Principal Urban Areas and on major inter-urban corridors;			A		B
6. reduce traffic growth					
7. improve air quality and reduce carbon emissions from transport by reducing the need to travel and promoting modal shift away from the private car, and encouraging and supporting innovative transport technologies.	B B		A A	A	B
Regional Environment Strategy					
Overall objective:					
• to integrate considerations of the environment in all decision-making as part of a move towards a sustainable region	B	B	B		

Table 1 shows that the vision and investment objectives for Grantham are wholly in line with regional sustainability and spatial plans to locate growth in an accessible urban centre with good local and strategic connections. The growth plans take into account the employment, services, natural assets and heritage issues, and thus contribute to and are consistent with the objectives of the regional plans.

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Table 2. Strategic fit between county and local strategies and Grantham Investment Strategy Themes

Sub-regional Strategies Visions and key objectives	Grantham Investment Strategy Themes				
	A. Directly contributes to sub-regional strategy				
	B. Consistent with the sub-regional strategy				
	1. Housing	2. Economy and Employment	3. Transport and accessibility	4. Environment	5. Local Services
<p>Lincolnshire Sustainable Community Strategy</p> <p>1. Communities in 2030 ...</p> <p>Lincolnshire has many vibrant communities where people enjoy life.</p> <p>People get on well and respect each other.</p> <p>Everyone feels safe</p> <p>There are enough homes in good condition that are affordable and suit people's needs.</p> <p>Local environments are well cared for.</p> <p>There are opportunities for social, recreational, sporting and cultural activities.</p> <p>People influence, contribute to and take part in their communities.</p> <p>People have choices about their lives and are treated with dignity.</p>	A	B	B	B	A
<p>2. Health in 2030 ...</p> <p>Everyone, whatever their background or age, has opportunities for good health.</p> <p>More people enjoy good health for longer.</p> <p>The gap between the most and least healthy has reduced.</p> <p>People are actively involved in their own and others health and wellbeing.</p>				B	A

1. Housing	2. Economy and Employment	3. Transport and accessibility	4. Environment	5. Local Services
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3. Economy in 2030 ...

Historic Lincolnshire has one of the healthiest and most sustainable economies in Europe.

Clusters of economic excellence.

A much more diverse economy supported by high quality training for skills.

Our top 30 UK university leads on research and transferring knowledge into the county.

A

B

4. Connections in 2030 ...

There are good connections between people, services, communities and places.

There is convenient access to services.

Widespread use of digital technology.

A safe, well managed transport network.

A

A

A

5. Environment in 2030 ...

Lincolnshire's rich diverse environments, heritage and cultures are recognised and enjoyed by all.

Balancing the needs of people, our heritage, the economy and nature.

We have embraced the challenges of climate change.

Residents and visitors enjoy our heritage and environmental attractions.

Alongside our flourishing economy, the countryside, coastline and towns are much richer in biodiversity than in 2000.

B

A

B

1. Housing	2. Economy and Employment	3. Transport and accessibility	4. Environment	5. Local Services
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South Kesteven Community Strategy

1. To support and stimulate lifelong learning and cultural activity to enable our residents of all ages to maximise their individual potential and employability.

2. To create an economically prosperous community that encourages investment, supports business development and job creation and enables local people to achieve their full potential

3. To create an attractive, sustainable and clean environment for all to enjoy and to ensure that South Kesteven has the best possible integrated, accessible and safe transport systems

4. To secure decent homes for all

5. To improve health and to encourage healthy living

6. To strengthen social cohesion and improve community safety by reducing crime, disorder and the fear of crime

LDF Core Strategy Vision

South Kesteven will become by 2026

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

	B			A
B	A			A
		A	A	B
A			A	A B
A	A	A		A
				A

1. Housing

2. Economy
and
Employment

3. Transport
and
accessibility

4.
Environment
A

5. Local
Services

for everyone as well as celebrating the distinctiveness of the districts countryside and heritage."

The objectives of the County and District community strategies do not have a spatial element to them. The investment strategy for Grantham and the Grantham Area Action plan (part of the LDF) will set out the spatial aspects. The analysis shows that the growth plans will make a contribution to most of the objectives of the plans and are consistent with all the objectives.

3. Investment Strategy Themes – strategic fit and links to the evidence base

This section considers the strategic fit in more detail for each investment objective, showing how investment in each theme contributes to specific regional, county and local strategies.

1. Housing

Investment objective - *To grow Grantham's population by delivering a step change in the level of new housing development in the town, primarily through the development of four key sites – the Town Centre, the Canal Quarter, the North West Quadrant and the Southern Quadrant. Provide new dwellings of sufficient variety in terms of sites, sizes, types, tenures and affordability to meet the needs of the population.*

Table 3: Strategic fit with housing strategies and the LAA

Regional Housing Strategy 2008-2016
To help create sustainable communities in which the housing needs and choices of all the people of the East Midlands can be met at a price they can afford.

- a robust understanding of need and housing market conditions in the region.
- everyone is able to both access and afford suitable housing to meet their needs.
- improve the co-ordination of housing's contribution to economic development
- raising the quality of design in housing, and the creation of sustainable homes.
- develop a framework within which regional and local partners can develop

Lincolnshire Housing Strategy 2009-2014
Priorities:

- increase the supply of affordable housing across Lincolnshire
- increase the supply of affordable homes in rural communities
- meet the challenge of our ageing population
- assist vulnerable households

Themes

1. To create a well informed evidence base on housing markets, performance and housing need, to inform decision making
2. To ensure the people of Lincolnshire are both able to access and afford suitable housing to meet their needs
3. To improve the co-ordination of

South Kesteven Housing Strategy 2010-2013
Priorities:

- Meeting a range of needs for housing and support
- Maximising our resources
- Delivery of a quality, affordable housing environment

Actions linked to Grantham Growth Point delivery:

- Develop a local strategy based on information about housing needs and aspirations of older people
- Review the Private Sector Housing funding policy to target funding in area based renewal and to effect key policy objectives
- Engage in the Single Conversation with

Regional Housing Strategy 2008-2016
sustainable and cohesive communities.

- ensure that rural affordable housing need is correctly addressed
- improve the co-ordination of provision which meets the housing needs of vulnerable people.
- provide a robust response to the housing implications of our ageing population.

Regional Housing Investment Strategy
Around 40% of the additional 2750 homes that South Kesteven District Council are seeking by 2016 are likely to be in the Grantham area. Of these 30% overall are to be affordable.

LAA Priority – Create better communities through growth and improved housing provision

NI154 Net additional homes provided

NI155 Number of affordable homes delivered

NI156 Number of households living in temporary accommodation

Lincolnshire Housing Strategy 2009-2014
housing's contribution to Lincolnshire's economic development

4. To contribute to raising the quality of design in housing and the creation of sustainable homes
5. To develop approaches and frameworks to enable sustainable communities
6. To meet the affordable housing needs of rural communities
7. To improve service quality, housing choice and accessibility of housing for venerable people
8. To manage the housing implications of an ageing society

South Kesteven Housing Strategy 2010-2013

the Homes and Communities Agency and secure funding for new housing and the Grantham Growth project

- Develop the urban design framework for the District
- Review the affordable housing delivery partnership
- Adopt a policy to support negotiation of an appropriate level of intermediate and affordable housing on proposed new housing developments

The growth point will make a strategic contribution to the housing strategies and the LAA indicators. Conditions for the development of extension sites are set out in the LDF Core Strategy Submission for South Kesteven (January 2009) as follows:

'An urban extension is expected to comprise a full range of local facilities, and should be developed in accordance with established design principles and concepts which reflect local circumstances, infrastructure and design objectives.

It is considered that urban extensions to Grantham should seek to achieve the following objectives:

- minimise the total amount of land required for development, whilst ensuring that there is sufficient land available to provide a mixed-use development with a wide range of facilities and services capable of fostering a high degree of self-sufficiency;

- retain and preserve land and/or landscape features that are protected, or considered locally important, unless appropriate mitigation strategies can be successfully implemented or there are no other feasible alternatives;
- locate development around existing physical and social infrastructure to minimize the development of new infrastructure and to ensure that existing residents can benefit from new development;
- implement sustainable urban drainage systems to minimize impacts on groundwater quality and quantity; promote energy efficient layouts and buildings and encourage the harnessing of renewable sources of energy;
- ensure that areas of new residential development are successfully integrated with existing residential areas;
- enhance the local environment through the creation of wildlife corridors and refuges and through careful consideration of the landscape;
- promote the use of active, overlooked streets and areas of open space to provide community safety;
- ensure that development is based around existing good quality public transport links and improve the quality and frequency of public transport links where possible;
- ensure that there are safe, attractive, short and direct linkages for pedestrians and cyclists between housing areas and employment, retail, leisure and education facilities, and public transport links.'

Information on housing is available from the Housing section of the South Kesteven website, where you can find or request a range of publications and documents including the Council's Housing Strategy, the Lincolnshire Housing Strategy, the Lincolnshire Homelessness Strategy, the Lincolnshire Youth Strategy, and the Strategic Housing Market Assessment 2008.

2. Economy and Employment

Investment objective - *Deliver sustainable economic growth, increasing the economic contribution of Grantham to the region's economy through opening up development sites, improving digital connectivity, attracting high quality investment and skilled jobs.*

Table 4: Strategic fit with economy and employment strategies and the LAA

Regional Economic Strategy	Lincolnshire ED strategy in 2030:	Lincolnshire's Investment Plan (The SRIP) 2010-2011	South Kesteven Economic Development Strategy Objectives
<ul style="list-style-type: none"> • To provide the physical conditions for a modern economic structure, 	<ul style="list-style-type: none"> • Lincolnshire builds on its assets and strengths to become one of the highest- 	<ul style="list-style-type: none"> • Encouraging Enterprise • Stimulating Innovation • Investor Development 	<ul style="list-style-type: none"> • The inward investment challenge - "Attracting

- including infrastructure to support the use of new technologies
 - To develop a strong culture of enterprise and innovation, creating a climate within which entrepreneurs and world-class businesses can flourish
 - To create high-quality employment opportunities and to bring about excellence in learning and skills, giving the region a competitive edge in how we acquire and exploit knowledge
- quality and most sustainable economies in Europe.
 - Clusters of economic excellence in agriculture, food manufacturing, power engineering, leisure and creative industries are critical to the world's economy after the recession.
 - These clusters are part of a very much more diverse economy supported by high quality training for skills.
 - Our top 30 UK university leads on research and transferring knowledge into the county, within a high-quality education system.
- Employment, Learning and Skills
 - Land, Property and Development
 - Transport and Accessibility
 - Achieving Equality
- Grantham commitments:-**
Completing the network of innovation centres across the county, for example by bringing forward a Grantham Incubation and Innovation Centre.
- inward investment"
 - The skills challenge - "Diversifying our skills"
 - The productivity challenge - "Improving our local output"
 - The entrepreneurship challenge - "Growing our local businesses"
 - The knowledge and technology challenge - "Increasing our knowledge economy"

LAA Priority – Improve skills and conditions for the economy

NI 091 Participation of 17 year olds in education or training

NI 117 16 or 18 year olds who are not in education, training or employment (NEET)

NI 152 Working age people on out of work benefits

NI 164 Proportion of population aged 19-64 for males and 19-59 for females qualified to at least Level 3 or higher

NI 171 New business registration rate

NI 174 Skills gaps in the current workforce reported by employers

3. Transport and accessibility

Investment objective - *Fully capture and exploit the value of the town's excellent location and transport connections, deliver an integrated and efficient local public transport system, walking and cycling routes, and improve internal connectivity between neighbourhoods and a compact town centre including through better management of movements into and through Grantham.*

Table 5: Strategic fit with transport strategies and the LAA

Regional Transport Strategy	Lincolnshire Local Transport Plan	Grantham Area Transport Strategy 2007-21
1. Support sustainable development in the Principal Urban Areas, Growth Towns and Sub-Regional Centres 2. Promote accessibility and overcome peripherality in rural areas; 3. Support the Region's regeneration priorities 4. Promote improvements to inter-regional and international linkages that will support sustainable development 5. Improve safety across the Region and reduce congestion, particularly within the Principal Urban Areas and on major inter-urban corridors 6. Reduce traffic growth 7. Improve air quality and reduce carbon emissions from transport by reducing the need to travel and promoting modal shift away from the private car, and encouraging and supporting innovative transport technologies.	<ul style="list-style-type: none"> • to assist the sustainable economic growth of Lincolnshire, and the East Midlands region, through improvements to the transport network • to increase public transport usage by improving : <ul style="list-style-type: none"> - the quality of vehicles and infrastructure - the reliability, frequency and journey time of services; and - bus/rail integration • to improve access to key services by widening travel choices, especially for those without access to a car • to make travel for all modes safer and, in particular, reduce the number and severity of road casualties • to remove unnecessary HGVs from affected communities through : <ul style="list-style-type: none"> - appropriate traffic management measures - highway improvements; and - encouraging the use of alternative 	Strategy outcomes <ul style="list-style-type: none"> • Reduced private vehicle levels on streets in the town centre area • Safer environment with increased pedestrian space and facilities • Improved management of on and off-street parking • Sufficient parking provided to aid the economic success of the town centre • Improved reliability of bus services • Improved levels of bus services accessible to all users • Improved connectivity between bus and rail • Improved waiting environment for public transport users at key locations • Clear and attractive links between public transport services and the town centre • Reduced number & severity of bridge hits • Maximised efficiency of key junctions • Increased level of walking & cycling

Regional Transport Strategy

Lincolnshire Local Transport Plan modes of transport

- to maintain the transport system to standards which allow safe and efficient movement of people and goods
- to protect and enhance the built and natural environment of the county by reducing the adverse impacts of traffic
- to improve the quality of public spaces for residents, workers and visitors by creating a safe, attractive and accessible environment
- to enhance air quality, particularly within declared Air Quality Management Areas

Grantham Area Transport Strategy 2007-21 trips throughout the town

- Reduced proportion of car trips to all new developments
- Economic growth achieved alongside an increase in sustainable travel
- Improved air quality within the Air Quality Management Area

LAA Priority – Get connected

People killed or seriously injured in road traffic accidents

Access to services and facilities by public transport, walking and cycling

Local indicator(s) about people being virtually connected – being developed

4. Environment

Investment objective - *Improve the environmental quality of the town, to protect and enhance the area's heritage and natural assets, provide a network of multifunctional green space, promote and demonstrate sustainable use of natural resources and play a lead role in tackling climate change.*

Table 6: Strategic fit with environment strategies and the LAA

Regional Environment Strategy 2002

People and heritage component:

- **manage the historic environment so that the resource is conserved;**

South Kesteven Green Infrastructure (GI) Strategy

Principles for managing and developing
environmental GI Assets

Give priority to the conservation and

Grantham Area Action Plan Scoping Report

Cultural Heritage

- **to conserve and enhance**

- ensure that all elements that underpin the concept of local distinctiveness are conserved and managed;
- equip people with the skills and knowledge so that they value the environment and can contribute to its enhancement;
- work in suitable partnerships in the region to ensure that all East Midlands people have safe access to a diverse, well managed environment of which they can be proud;
- encourage the use of environmentally friendly methods of travel;

Air component:

- minimise greenhouse gas emissions and protect the environment when adapting to the challenges and taking up the opportunities which climate change will bring;
- reduce the region's contribution to the emissions of air pollutants;
- seek to support the implementation of energy efficiency and renewable energy schemes to at least the level of the targets set out in the Regional Planning Guidance

Land and land use component:

- conserve and manage our natural heritage of geology, geomorphological landforms and processes so that the best is protected during development affecting it;
- value the soil as a resource and protect the most important and vulnerable types;
- protect important environmental assets and minimise any adverse environmental impact at all

management of all existing protected habitats and floodplains, which form the foundation of the environmental GI network. Overall the aim should be to connect existing fragmented and isolated patches of habitat, enhancing the connectivity of the network and increasing their biodiversity value and ability to adapt to climate change.

Principles for managing and developing cultural GI Assets

The district's cultural GI Assets include environmental destinations, such as nature reserves, historic villages and towns, historic parks and gardens and open access land. They also include promoted cycleways and footpaths which connect local towns and villages with each other and with environmental destinations.

General principles are:

- Provide access for all – no stiles and maximise opportunities for disabled access.
- Consider gateways to the countryside – from local towns and villages. These are the points where the promoted routes begin. There should be good signage, bus stops, car parking and, if possible, public toilets.
- Provide high quality signage and interpretation – designed to encourage

Grantham's heritage, respecting historic buildings, links and views

Biodiversity

- to provide a network of multifunctional greenspace which secures a net gain in biodiversity, provides for the sporting and recreational needs of the population, promotes healthy lifestyles and enhances the quality of the natural and built environment.

Water

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

- stages of mineral working;
- achieve an agricultural system which is economically viable whilst protecting and enhancing the environment;
- protect and appropriately manage all ancient and semi-natural woodland and increase the extent of multi-purpose forests and woods that deliver environmental, as well as social and economic benefits;
- use appropriate high quality materials and design to optimise the environmental benefits of built development, contributing to the 'urban renaissance';
- optimise the use of brownfield sites of all kinds, whilst recognising them as environmental assets;
- promote and support sustainable waste management practices and minimise the impact of waste on the environment;

Water component:

- continue to protect and improve the quality of the region's natural water resources for all uses;
- continue to protect and improve surface, bathing and groundwater quality;
- protect rivers and their floodplains as a natural resource and to increase floodplain capacity wherever possible;
- ensure the conservation and enhancement of the natural and historic coastal assets by working with natural processes wherever possible;
- **Natural heritage component:**
- conserve and dramatically enhance biodiversity according to regional BAP priorities;

appreciation and enjoyment of the environment.

- **enhance the character and quality of the region's landscape by protecting the best and improving the rest.**

LAA Priority – Tackle the causes and effects of climate change

CO2 reduction from Local Authority operations

Reduced per capita reduction in Carbon Dioxide emissions across Lincolnshire – a local programme of work focused on changes measured in the medium to long term by NI186

Improved Local Biodiversity – proportion of Local Sites where positive conservation management has been or is being implemented – we will work with the Lincolnshire Biodiversity Partnership (BAP) to ensure that their Biodiversity Action Plan is completed

An opportunity identified in the South Kesteven Green Infrastructure Strategy is

- to promote hinterland route(s) to countryside to the north west of Grantham, including links to and around the village of Allington.

5. Local Services – health, leisure, facilities and services

Objective – Increase and maximise the quantity and quality of investment in local people and services, and regenerate the deprived areas of the town. Deliver town centre renaissance and re-connect the town to its local waterways through seeking a major increase in retail provision, bringing enhanced quality and choice, whilst keeping the centre compact and retaining the best and most valued aspects of its existing character.

Table 7 shows the strategic fit with current children's and adult services plans and the relevant LAA targets. More work is required to this section as the investments in local services are developed as part of the growth plans, and further studies are completed e.g. the Open Space and Green Infrastructure Study.

Table 7: Strategic fit with Children's and Adult Services, and the LAA

County Children and Young Peoples Plan

County Adult Social Care Services

The eleven priorities for Lincolnshire are:

Be Healthy:

- Promote a healthy start to life
- Promote healthy lifestyles
- Reduce health inequalities

Stay Safe

- Promote safety, prevent harm and death

Enjoy and Achieve

- Maximise the potential of children and young people through high levels of achievement and attainment
- Ensure children and young people have the confidence, commitment and aspirations to enjoy themselves, benefiting from the wider opportunities available in schools and their community

Make a Positive Contribution

- Ensure children, young people and families are listened to, informed and are part of making things happen
- Enable children and young people to engage in community activities

Economic Wellbeing

- Prepare all young people to fulfil their potential in education, training and employment.

:

Priority Areas

• **Personalisation of Services**

How we give real choice and control to people and the carers who need services across Lincolnshire

- Transport
- Support services to reduce isolation
- Opportunities to day time activities and employment
- Respite services
- Carers services
- 24 hour flexible care
- Access to information
- Supported housing

• **Promoting Well-being**

How we look at the broader aspects of how people live their lives and addressing issues such as health, engaging and involving, employment, transport and leisure

• **Safe Guarding of Vulnerable Adults**

Making sure that all those who have a role in supporting vulnerable people understand their responsibilities and how to discharge them.

County Children and Young Peoples Plan

Service Management

- **Work in partnership to deliver early, timely, accessible services which meet local needs**
- **Invest in prevention to deliver efficient, effective services that improve outcomes for children**

LAA Targets

Early Years foundation stage

Achievement at level 4 English and Maths key stage 2

Achievement of 5 or more GCSEs A* - C grades

School persistent absence rate

Narrowing the gap between the lowest achieving 20% in the Early Years Foundation Stage Profile and the rest

Looked after children reaching level 4 in English at Key Stage 2

Looked after children achieving 5 A*-C GCSEs (or equivalent) at Key Stage 4 (including English and Mathematics)

Children who have experienced bullying

Reduction in number of schools where fewer than 30% of pupils achieve 5 or more A*- C grades at GCSE and equivalent including GCSEs in English and Maths *

County Adult Social Care Services

LAA Targets

People with a long term condition supported to be independent and in control of their condition.

Achieving independence for older people through rehabilitation / intermediate care.

Social Care clients receiving Self Directed Support per 100,000 population

Carers receiving needs assessment or review and a specific carers service or advice and information

The extent to which older people receive the support they need to live independently at home

Percentage of vulnerable people achieving independent living*

Adults with learning disabilities in employment*

4. Principles of delivery

It is difficult to forecast the actual costs of delivering the vision for the town – particularly given that this will occur over such a long time span – so we have broken down this plan into short (1 yr), medium (3 years) and longer term (over 3 years) timeframes. There is clearly more certainty on short term budget and funding availability. We have provided best estimates of the likely total costs of delivering growth at each of the key development sites as well as the key infrastructure and other enabling projects that will be required to both deliver these projects and enable our vision for the town to be realised. We have indicated a range of possible funding bodies and mechanisms for each of these, and where possible quantified this and provided an indication of the likely funding which CLG may provide to fill any gap.

We are keen to demonstrate within this investment plan that any funding will be complementary and will include funding and capacity from a range of public and private investment, as indicated by the following table:

Funding Sources for the Key Development Sites	
Site	Main Sources of Funding and Capacity
Southern Quadrant	Private, HCA, LCC,
North West Quadrant	Private, HCA, , LCC
Town Centre	Private, SKDC, CLG, LCC, Network Rail,
Redevelopment	EMDA, LE, HCA
Canal Basin	Private, SKDC, LCC, British Waterways,
	EMDA, LE, DEFRA
Other Urban Capacity	Private, SKDC, HCA
Sites	

Planned HCA support

There is a strong mix of experienced officers in a well-developed joint working culture between Lincolnshire County Council and South Kesteven District Council, and strong engagement with regional advisors and observers. However, direct involvement of HCA staff is needed to provide additional skills, experience, capacity and to ensure the Grantham programme benefits from best practice and problem solving elsewhere. This involvement will be delivered through the Regional Team, Atlas and when required the Knowledge and Skills Directorate. HCA involvement is also required to:

- improve and support high level engagement of key agencies, particularly: Highways Agency, Network Rail, Environment Agency, and CABE.
- deliver the new large housing growth areas which require masterplanning, design, development option and delivery expertise.
- assist with the “intelligent client” role, including: project and programme scenario planning, financial modelling, approach to setting and negotiating developer contributions, dialogue with land owners and developers and planning performance agreements.

- shape detailed delivery mechanisms on housing, employment and transport theme activities – to ensure both HCA and local resources are deployed across the necessary matrix of theme and area based planning and delivery.
- input to future reviews of the implementation plan in the light of joint experience.

More details about specific planned support are given in the project details contained in the tables below.

The local partnership is confident it can deliver on development projects and regeneration schemes in the town centre, including Station Approach, but there is an overall lack of capacity in planning, so additional support, advice and capacity would be of help covering the range of planning perspectives and input across the areas.

Thematic issues, objectives and plans

1. Housing

Theme:	Housing
Current Issues:	Need to accommodate housing growth. Need for affordable housing
Objectives	Delivery of both Sustainable Urban Extensions and associated key infrastructure
Actions Planned:	The Northern quadrant will deliver from 2010 onwards with the Southern quadrant beginning on site in late 2013 Affordable housing requirements are set by the emerging policy in the South Kesteven Core Strategy which is based on a recent affordable housing viability assessment. This suggests a viable affordable housing requirement of 20% in early years rising to 30% later in the plan period. Review of preferred developer partnership in relation to affordable housing provision. Consideration of Council land holdings being used for the provision of affordable housing.
Partners	SKDC, HCA, LCC, Landowners, developers, RSLs & utility providers,
Outputs	Housing trajectory delivered. Affordable housing viability assessment met.
HCA Support	Expertise in delivery mechanism of affordable housing. Support on SUEs as outline in Section 5 below Funding to support Affordable Housing Assistance with development of Council land i.e. sharing best practice and experience from around the Country.

2. Economy and Employment

Theme:	Employment
Current Issues:	Lack of good quality commercial floorspace Relatively small labour force Reliance on traditional industries Variable availability of digital technologies
Objectives	To close the gap which currently exists between the proportions of the town's jobs in knowledge based sectors and those of the national economy. Ensure that the local economy benefits from the physical development of the town Ensure that the town can meet increased demand for employees to support the increased population. Provide the necessary good quality, appropriate and flexible employment land and premises. Ensure that local people can benefit from the increase in locally-based higher-paid and higher-skilled, knowledge based jobs.
Actions Planned	Promote, facilitate, support and increase in knowledge based employment. Support employment in construction as development in this plan takes place. Support retail, distribution & leisure employment to serve the increased local population. Increasing and improving the provision of economic infrastructure, including digital services. Work with the Strategic Skills Agencies, Grantham College and other training providers to ensure that local people are adequately skilled to under take jobs provided in the town going forward. Progress the Grantham Innovation Centre project through bids for SRIP, <i>emda</i> and European funding.
Partners	LCC, SKDC, Emda, Strategic Skills Agencies, Grantham College, other training advisors
Outputs:	Current forecasts are to provide an additional 4,800 jobs by 2016 above 2005 figures in order to provide jobs for an additional 6,800 people.
HCA Support	Apprentices on all HCA funded schemes Shared knowledge on maximising employment from development. Sharing best practice from other SUEs across the country.

3. Transport and Accessibility

Theme:	Transport and Accessibility
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Current Issues:	<p>Congestion within town centre</p> <p>HGVs passing through town centre</p> <p>Issues with bridge strikes on several roads within the town</p> <p>Reliance on the car as a mode of transport</p>
Objectives	<p>To reduce the traffic -flow in the town centre, in particular HGVs</p> <p>Reduce the amount of bridge strikes</p> <p>Encourage a modal shift from the car to more sustainable modes of travel.</p>
Actions Planned:	<p>Support link road for Northern Gateway.</p> <p>£1.5m scheme to improve the town centre bus service (which could be extended to cover the SUEs as appropriate)</p> <p>Provision of Southern Link road to address both the needs of the SUE and to provide linkages from west to east for HGVs (thereby reducing HGV traffic in the town.</p>
Partners	LCC, SKDC, Network Rail, Highways Agency, public transport providers, DfT.
Outputs	<p>Achieve an agreed design, cost certainty, risk management and commercial agreement with Network Rail over the course of the period to 2011 for both the Pennine Way link and the Southern link road</p> <p>Provision of improved bus service.</p>
HCA Support	Broker role as necessary.

4. Environment

Theme:	Environment
Current Issues:	Issues with water supply, flooding and sewer and sewerage capacity in the Northern Gateway. Biodiversity protection and improvements Requirement for green infrastructure.
Objectives	To ensure that the environment is protected and enhanced where possible. Creation of new habitats where possible Provision of sustainable housing growth
Actions Planned:	Studies as outlined in the outputs section of this report. Ensuring that the environment is considered in the masterplanning process of the SUEs Working with partners to resolve environmental issues from the outset. Consideration of a Regional Park.
Partners	LCC, SKDC, Environment Agency, Utility Providers, Landowners, developers.
Outputs	Complete second stage of water cycle study Update the strategic flood risk assessment Open Space and Green Infrastructure Study.
HCA Support	Capacity building as required. Sharing of best practice from other SUEs

5. Local Services – health, leisure, facilities and services

Objectives and plans are included for –

Access to public services

Education

Adult social care

Fire and Rescue

More information will be given in future iterations of the plan

Theme:	Local Services: Access to Public Services
Objectives	To ensure that there is good access to public services within the town.
Actions Planned:	LCC and SKDC are working together through the New Ways of Working programme on potential opportunities for co-location and improved customer service
Partners	LCC, SKDC
Outputs	Asset management review

HCA Support	N/A
Theme:	Local Services: Education
Current Issues:	<p>Expanding population will require additional educational facilities within the town. The proposed Sustainable Urban Extensions are located where the nearest schools are full and, based on local projections of future school numbers, will continue to be full.</p> <p>It is equally important that accessibility to education facilities for existing residents is maintained. The accessibility standard used is walking distance to primary education; walking or cycling distance to secondary education. The aspiration is that all potential pupils can be admitted to schools in the town, with quality learning environments, accessible safely and sustainably.</p> <p>There are already at least 300 places provided in temporary mobiles in the secondary sector, with significant excess pressure being put on the permanent capacity and infrastructure.</p>
Objectives	<p>Grantham College has aspirations to expand. To ensure that the increased population has access to education at primary, secondary and further education levels</p>
Actions Planned:	<p>Primary schools to be provided in both SUEs</p> <p>Improved secondary educational facilities:-</p> <ol style="list-style-type: none"> 1. A new Academy formed from Grantham Church VA High School and Grantham Central Technology College. This would maintain current capacity but one site should provide better learning facilities, higher environmental standard and other benefits. 2. A merger of Grantham National Junior School, Little Gonnerby Infants School and Harroby Infants to provide a new primary school. This would result in similar capacity but again in better facilities, on one site, in a more viable school. <p>A new secondary school to serve the south of Grantham, in addition to increased capacity in existing schools.</p>
Partners	Potential expansion of Grantham College
HCA Support	<p>LCC, SKDC, Grantham College, Learning and Skills Council, schools, landowners and developers</p> <p>Assistance with S106/Community levy mechanisms</p> <p>Short-term "gap" funding</p>
Theme:	Local Services: Social Care
Current Issues:	<p>Social care strategy in the form of Extra Care Housing</p> <p>Growth of the elderly population and growing numbers of</p>

Objectives	<p>people with disabilities and complex needs.</p> <p>Across all client groups, increase capacity and the diversity of supported living services away from residential care and to modernise and develop alternatives for day services and respite. This means appropriate and sufficient housing (market and affordable) alongside support and repair solutions.</p>
Actions Planned:	<p>Grantham is highlighted as one of the five action zones for older people.</p> <p>Provision of the 48 unit Springfield Park scheme in the town to be delivered by LACE housing.</p> <p>Development of schemes as appropriate.</p> <p>Ensuring a sufficient mix of dwelling types in line with LCC/SKDC plans</p>
Partners	LCC, SKDC, HCA, NHS/DoH, Care providers, RSLs
HCA Support	<p>Funding as appropriate</p> <p>Participation in the Lincolnshire Extra Care Forum.</p>
Theme:	Local Services: Fire and Rescue
Current Issues:	Population growth will result in new / increased demands for Fire and Rescue services. There will be a need for new / improved premises, vehicles and equipment;
Objectives	Provide services in line with the LCC Integrated Risk Management Plan, and Fire and Rescue Service Plan.
Actions Planned:	<p>Liaison with Anglian Water to ensure that water infrastructure, such as fire hydrants, and sufficient mains pressure are available for fire fighting requirements.</p> <p>Access to open water supplies and funding for new resources will be secured on new development where appropriate, using planning conditions, "Section 106 obligations" and other mechanisms</p>
Partners	LCC, Anglian Water, SKDC, landowners and developers
Theme:	Local Services: Cultural Services and Adult Education
Current Issues:	Population growth will result in new / increased demands for Fire and Rescue services. There will be a need for new / improved premises, vehicles and equipment;
Objectives	Develop a high-quality building stock that meets the needs of existing and future service users.
Actions Planned:	<p>To promote Lincolnshire's culture and cultural activity within Lincolnshire</p> <p>Promote synergies with other service providers, including co-location.</p> <p>Belton Lane Library – new build facility in partnership with SureStart and the health sector</p>

Grantham Library & Museum – take forward potential co-location to improve efficiency, service provision and access

	Explore opportunities for cultural services in the Grantham Canal Basin
Partners	LCC, SKDC, schools, colleges, nurseries, landowners, developers and private organisations
HCA Support	Assistance and funding as appropriate

5. Spatial delivery

Overview

Our approach is to plan for, and facilitate, Grantham-wide development, whilst prioritising specific areas to bring forward housing, employment and green and leisure facilities in balance – we will focus on both the big picture and its component parts in parallel. We have prioritised the town centre regeneration areas in the short to medium term – whilst also undertaking detailed preparation to bring delivery of the Southern Quadrant as soon as possible.

The new strategic infrastructure in the Southern Quadrant is essential in reducing congestion and constraints in the town centre, so further town centre and canal basin improvements can then be brought forward in the medium to long term. Planning delivery of the new strategic infrastructure for the Southern Quadrant will be undertaken in parallel with master planning for the Southern Quadrant as the respective solutions on road and transport infrastructure and the style and quality of environment in the new urban extension are essential to establishing successful long term growth for Grantham. Work is underway to identify and agree the principles underpinning development in the area.

The relationship between the North West Quadrant and the Southern Quadrant is a key consideration in achieving balanced and effective growth and minimising strain on existing infrastructure whilst putting new infrastructure in place. Building long term relationships with landowners and developers will help ensure phasing and other issues are worked through.

The Station Approach development will bring much needed office development to increase footfall in the town centre, provide new, additional and safeguarded jobs, support business growth and diversification and change perceptions about Grantham as a business location. This development will demonstrate that the town welcomes new development and increase confidence from other investors and the local business community that further developments and improvements will happen.

Whilst the focus is on these areas, ongoing planning of how theme activities impact upon the whole or part of the town is core to our delivery approach. The Board, commissioning group and project teams provide the mechanisms to ensure the relationships and impact of one area of activity on another are kept in view. Marketing, communications, business and community engagement with a range of interest groups will ensure that views and activities of a wide range of individuals, organisations and partnerships are kept in view and supported and encouraged – especially if they help meet the objectives of high quality growth, development and regeneration,

North West Quadrant

Commentary:

A sustainable urban extension site to the north west of the town, offering the potential for new mixed use residential and employment development, with integrated community and social infrastructure.

The overall development is likely to provide up to 3,500 new homes which will be delivered as part of a Sustainable Urban Extension.

Investment Strategy Thematic Connections: (Housing/Economy and Employment/Transport/Environment/Local Services/Town Centre)

Housing, Economy and Employment, Transport, Environment, Local Services

Key Projects:

Secure Planning for Phase I development (Poplar Farm) and complete s106 agreement
Preparing Development Masterplan to show linkages with Phase I and subsequent phases.
Preparation and Submission of Planning Application for later phases

Assets/Resources/Budget/Grants etc

Growth Point Fund (to 2010/11)
Lincolnshire County Council
South Kesteven District Council
Private Sector

Delivery Mech (Public/Private):

It is envisaged that this development will be brought forward by the private sector with support from the public sector as appropriate.

Key Milestones:

Planning Permission for Phase I, Poplar Farm Granted subject to s106: 2009
Confirmation of Core Strategy Allocations: 2010 (for subsequent phases)
Develop Masterplan 2011
Start on Site: 2010

Position Statement:

Planning permission for Poplar Farm granted in 2009, subject to agreement of s106.

Early Masterplanning discussions underway.

Land owners approached.

Outputs: 3,500 housing units
Employment space
New strategic highway
Social and community infrastructure including primary school spaces
HCA Support Masterplanning support from Regional Team
Affordable housing/S106 input
Potential funding

South Quadrant

Area: South Quadrant

Commentary: A sustainable urban extension site to the south of the town, offering the potential for new mixed use residential and employment development, with integrated community and educational facilities.
The overall development is likely to provide up to 4,000 new homes which will be delivered as part of a Sustainable Urban Extension, alongside new local shops, schools, open space and community facilities.
A new employment area adjacent to the A1 will be developed as an early phase of this development. This development will support the development of an improved strategic access to the A1. A planning application has been submitted and approved for this project.
A new relief road will be provided as part of the development, improving east west linkages across the town, and offering the potential to remove traffic pressure (particularly HGVs) from the town centre. Design work for this infrastructure has been commissioned.

Investment Strategy Thematic Connections:
(Housing/Economy and Employment/Transport/Environment/Local Services/Town Centre)

Housing, Economy and Employment, Transport, Environment, Local Services

Key Projects:

Preparing Development Masterplan
Strategic Land Acquisition

	<p>Design of Relief Road and Viaduct</p> <p>Preparation and Submission of Planning Application (whole scheme)</p> <p>Delivery of Distribution Hub</p> <p>Construction of Relief Road and Viaduct</p>
Assets/Resources/Budget/Grants etc	<p>Growth Point Fund (to 2010/11)</p> <p>Lincolnshire County Council</p> <p>South Kesteven District Council</p> <p>Private Sector</p> <p>Central Government</p> <p>Network Rail</p>
Delivery Mech (Public/Private):	<p>It is envisaged that the public and private sector will together to develop a masterplan for the implementation of the Southern Quadrant.</p> <p>Subject to negotiation, availability of finance and legal issues it is possible that the public sector will forward delivery key enabling infrastructure to facilitate the forward delivery of housing in accordance with the masterplan with the public purse being reimbursed by developer contributions as and when houses are constructed and sold.</p> <p>The distribution hub will be delivered entirely by the private sector.</p>
Key Milestones:	<p>Planning Permission for Distribution Hub – Granted: 2009</p> <p>Confirmation of Core Strategy Allocations: 2010</p> <p>Completing Forward Design of Relief Road and Viaduct: 2012</p> <p>Develop Masterplan 2011</p> <p>Submission of Planning Application 2012</p> <p>Start on Site: 2014</p>
Position Statement:	<p>Planning permission for Distribution Hub has been granted (2009).</p> <p>Design of Relief Road and Viaduct well underway – preferred route identified by Growth Point Board</p> <p>Consultant appointed to begin initial Masterplanning exercise.</p> <p>Land owners approached.</p>
Outputs:	<p>4,000 housing units</p> <p>120,000 sq m of employment space</p> <p>and new strategic highway – (3,000 m</p>

HCA Support

approx)
Social and community infrastructure including primary school spaces
Intelligent client role in masterplanning from Atlas.
Input in to masterplanning process as potential funder.
Development of delivery mechanism with Regional Team.
Role of broker with other national agencies as required.
Potential funder.

Town Centre

Area:

Grantham Town Centre

Commentary:

The Town Centre currently presents a fragmented offer, punches below its weight and is in need of improvement to ensure increased footfall, connectivity and better services for local people.

The area is the subject of a detailed masterplan which set out the most appropriate town centre uses.

The regeneration of the town centre is planned to provide mix-use development, including retail, leisure, office, public realm, transport, education and destination.

The town centre has been broken down into three intervention areas as follows:

- Station Approach
- Greyfriars/Market Place
- Wharf Place

Investment Strategy Thematic Connections:
(Housing/Economy and Employment/Transport/Environment/Local Services/Town Centre)

Housing, Economy and Employment, Transport, Environment, Local Services, Town Centre

Key Projects:

Station Approach
Complete Development Brief (2009)
Adopt Development Brief as SPG (2010)

Commence Strategic Land Acquisition (2009)
Commence Detail Design and Site Investigation work (2009)
Prepare and submit Planning Application (2010)
Commence Feasibility Study for Incubation Centre (2010)

Works to bring Station Approach (road) to adoptable standard (2012)
Start on site (development land) 2012

Wharf Place

Complete Development Brief (2010)
Adopt Development Brief as SPD (2010)
Promote site for development

Greyfriars/Market Place

Complete Development Brief (2010)
Adopt Development Brief as SPD (2010)
Market Place Public Realm Improvement Works Commenced (2009)
Public Realm Improvements Completed (2013)
Promote site for development

Assets/Resources/Budget/Grants etc

Growth Point Fund (to 2010/11)
Lincolnshire County Council
South Kesteven District Council
Private Sector
Central Government

Delivery Mech (Public/Private):

Wharf Place and Greyfriars/Market Place
Development Briefs have been funded and commissioned by the public sector and once adopted as planning policy will be used to promote implementation by the private sector.

Public realm improvements will be implemented by the public sector.

Station Approach

Development Brief has been funded and commissioned by the public sector. Once adopted as SPG the first phase site clearance and servicing (including bringing road up to adoptable standards) will be undertaken by the public sector.

Further phases of clearance and development will be implemented by the private sector.

Key Milestones:

Wharf Place and Greyfriars/Market Place
Development Brief commissioned (2009)
Development Brief adopted (2010)
Public Realm Improvements Started (2009)
Public Realm Improvement Completed (2013)

Station Approach

Complete Development Brief (2009)
Adopt Development Brief as SPG (2010)
Commence Strategic Land Acquisition (2009)
Commence Detail Design and Site Investigation work (2009)
Prepare and submit Planning Application (2010)
Commence Feasibility Study for Incubation Centre (2010)
Works to bring Station Approach (road) to adoptable standard (2012)
Start on site (development land) 2012

Position Statement:

Wharf Place and Greyfriars/Market Place
Development Brief commissioned (2009)
Development Brief adopted (2010)
Public Realm Improvements Started (2009)
Public Realm Improvement Completed (2013)

Station Approach

Development Brief completed and public consultation period closed (2009)
Approaches to key landowners made.
Potential for need to use powers identified and being explored
LCC Strategic Design Partner commissioned to undertake detailed Design and Site Investigation work (2009)

Outputs:

Station Approach
21,000 sq m employment space
New hotel
62 housing units
New public highway
New public realm

Wharf Place and Greyfriars/Market Place
11,000 sq m new retail
6,000 sq m leisure space
380 housing units
New public realm
New highway infrastructure

HCA Support

Review of strategy and delivery mechanisms.

Assistance on acquisition strategy as necessary.
Affordable housing input.
Potential funding.

Canal Basin

Area: Grantham Canal Basin

Commentary: This area comprises a disused (and in part in filled) waterway, surrounded by low quality industrial uses and low value housing.

An Economic Feasibility Study has been undertaken for the Canal Basin redevelopment and a detailed developers masterplanning exercise has now been completed.

The redevelopment of the Canal Basin will provide a new high quality residential and business district, supported by a range of retail, leisure and visitor facilities. The redevelopment of this site will play a key role in creating a new office quarter, diversifying the town's residential offer and creating a high quality visitor destination – each of which will play an important role in transforming the image and perceptions of the town.

Investment Strategy Thematic Connections:
(Housing/Economy and Employment/Transport/Environment/Local Services/Town Centre)

Housing, Economy and Employment, Transport, Environment, Local Services, Town Centre

Key Projects:

Seek identification of the site into the emerging Grantham Area Action Plan

Identify existing land ownerships and start strategic land acquisition assembly.

Assets/Resources/Budget/Grants etc

Growth Point Fund (to 2010/11)
Lincolnshire County Council
South Kesteven District Council
Private Sector
Central Government

Delivery Mech (Public/Private):

It is envisaged that this development will be brought forward by the private sector but

with the public sector providing ongoing support, possible key infrastructure interventions and partnering (in respect of it's land holdings)

Key Milestones:

Complete Site Assembly Strategy (2009)
Completion of Developers Masterplan (2010)
Adoption of Grantham Area Action Plan (2012)
Complete Site Assembly (2020)
Submit Planning Application (2021)
Start on Site: 2025

Position Statement:

Developers Masterplan completed.
Site Acquisition Strategy completed.
Land owners approached.

Outputs:

800 – 1,000 housing units
3,500 sq m Food and Drink Space
1,500 sq m Leisure
New highway infrastructure
Social and community infrastructure
Maintain watching brief.

HCA Support

Other infrastructure

Education

The current major plans for improved educational facilities are:-

- A new Academy formed from Grantham Church VA High School and Grantham Central Technology College. This would maintain current capacity but one site should provide better learning facilities, higher environmental standard and other benefits.
- A merger of Grantham National Junior School, Little Gonnerby Infants School and Harroby Infants to provide a new primary school. This would result in similar capacity but again in better facilities, on one site, in a more viable, school.

Social care

48 unit “extra care housing” scheme at Springfield Park in Grantham, which is currently being delivered by LACE housing.

Public realm

Grantham Town Centre Improvements to improve the street scene

Funding source: **LCC SKDC and Growth Point**

Public transport

Bus Infrastructure

Funding source: **LTP, LCC, S106**

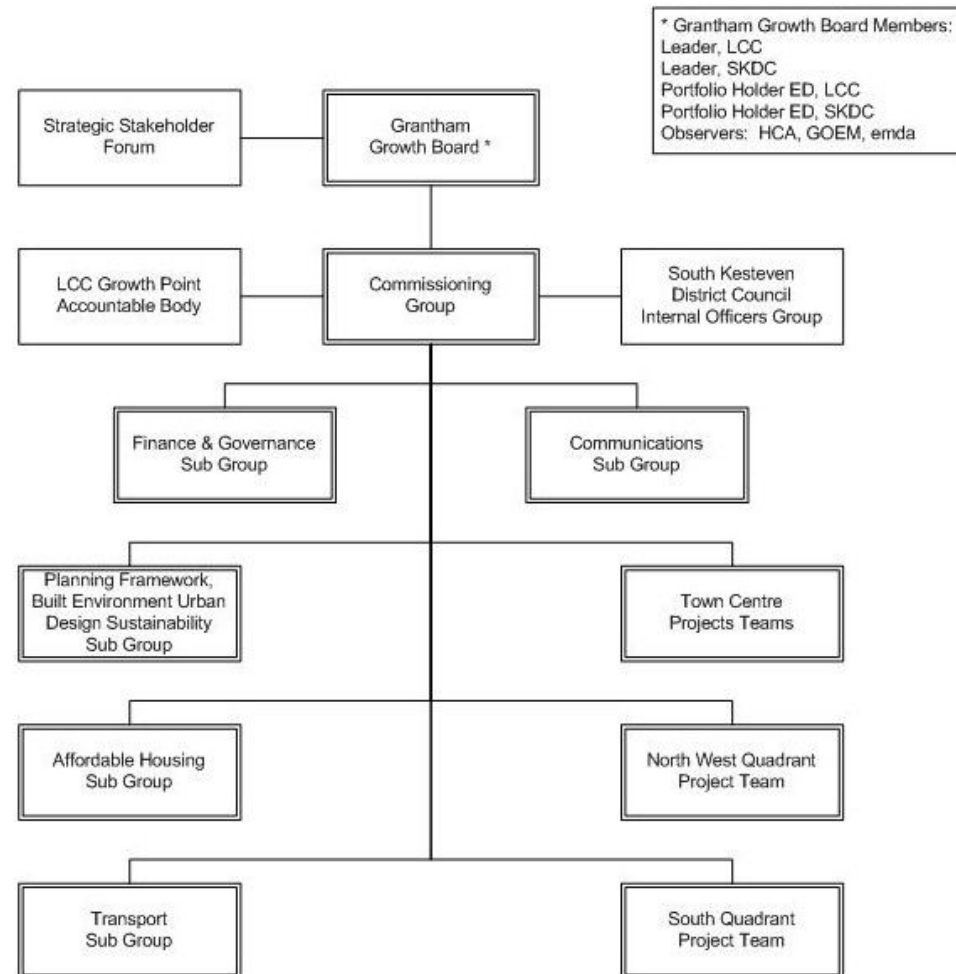
HCA Support

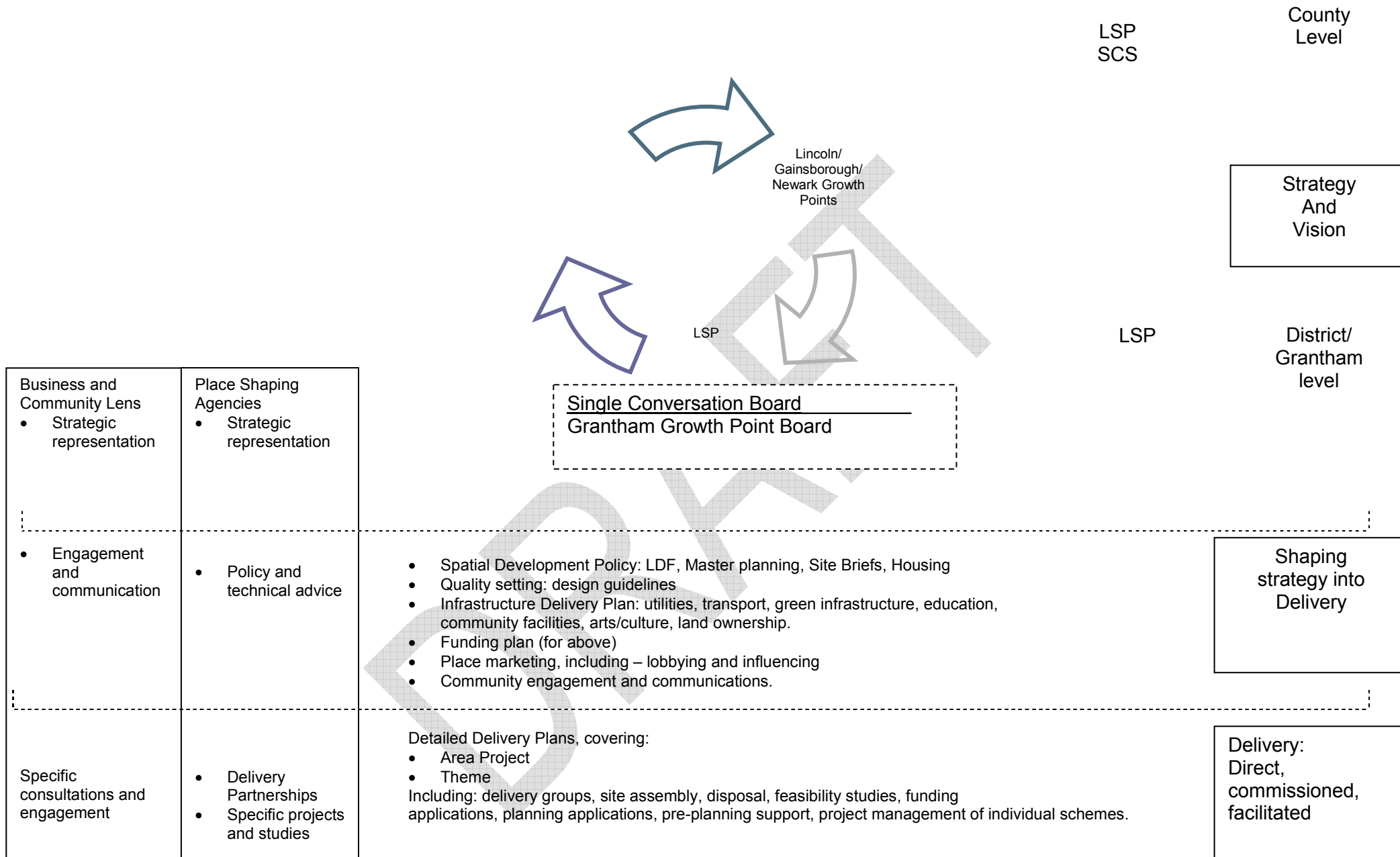
Maintain watching brief.

Table 8: Summary of investment projects (listed by spatial categories and short/med/long term) and cross referenced to the spatial themes

Quadrant	Housing	Transport	Employment Space	Other Infrastructure
Southern quadrant	✓✓✓	✓✓✓	✓	✓
North West Quadrant	✓✓✓	✓✓	✓	✓
Town centre	✓	✓✓	✓✓	✓✓
Canal basin	✓	✓	✓✓	✓✓

Appendix 1 Governance





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