

REPORT TO CABINET

REPORT OF: Economic Development Portfolio Holder

REPORT NO: PLA 848

DATE: 4th October 2010

TITLE:	Site Allocations and Policies DPD: Proposed Consultation on Policies	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	Key Decision	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	Cllr Frances Cartwright Economic Development Portfolio Holder	
CONTACT OFFICER:	Rachel Armstrong, Senior Planning Policy Officer 01476 406469 r.armstrong@southkesteven.gov.uk	
INITIAL IMPACT ASSESSMENT:	Carried out and Referred to in paragraph (7) below: n/a	Full impact assessment Required: No
Equality and Diversity		
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Local Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS:	PLA830 Adoption of Core Strategy PLA835 Site Allocations and Policies DPD: Additional Sites consultation	

1. RECOMMENDATION

That:

- a) **Cabinet approve the Site Allocation and Policies Development Plan Document draft policies as set out in the appendices to this report for six weeks public consultation to begin in October 2010.**

2. PURPOSE OF THE REPORT

- 2.1 To enable the Cabinet to consider the detailed policy matters and draft policy wording required by the broad policy framework set out in the Adopted South Kesteven Core Strategy. These detailed policy issues should be addressed within the Site Allocations and Policies Development Plan Document (SAPDPD) and the Grantham area Action Plan (GAAP) which together with the Core Strategy will form the Local Development Framework (LDF). It should be noted that this report considers policies for inclusion in the Site Allocations and Policies DPD only and therefore DOES NOT cover Grantham.

2.2 Public consultation about the policy issues and on the draft policy wording is proposed for six weeks to begin later in October 2010. This consultation will fulfil part of the requirements to engage with the local community early in the preparation of LDF documents.

3. DETAILS OF REPORT

3.1 The Site Allocations and Policies DPD (SAP DPD) will include allocated sites for development (yet to be determined) and a set of policies which add detail to the broad framework provided by the Adopted Core Strategy. Whilst the suggested sites have already been subject to public consultation (and additional sites are currently out to consultation), the draft policy wording on these other issues have not. This “policies” part of the SAP DPD should be subject to public consultation before we can finalise the “preferred approach”.

3.2 Within a number of the Core Strategy policies and their supporting text reference is made to the inclusion within the SAP DPD of more detailed policy criteria for determining specific types of proposal. In addition three core strategy policies also set out that defined areas (town centres, existing employment sites and areas of search for rural exceptions affordable housing schemes) will be identified in the SAP DPD.

3.3 The Core Strategy establishes the need for more detailed policy guidance on the following matters:

- SP2 – Retention of local facilities in Local Service Centres (LSCs)
- SP4 and EN1 – open space standards
- E1 – protection of existing employment areas
- E1 – rural employment opportunities, including rural diversification
- E2 - town centre boundaries (including primary and secondary shopping)

3.4 In addition policy H3 *Affordable Housing*– states that areas of search for rural exceptions affordable housing schemes will be identified. Policy E1 *Employment Development* states that locally important existing employment areas will be identified and Policy E2 *Town Centre and Retail Development* requires the town centre boundaries (including primary and secondary shopping areas) to be identified and where there is a need for additional retail floor-space for sites or areas to be allocated.

3.5 Previously consultation has taken place about a number of these issues in early versions of various LDF documents – most notably in the Issues and Options consultation (2005) and the Housing and Economic DPD (Preferred Options consultation 2006). However not all of the policy issues have been consulted upon and in some cases things have moved on and changed in the intervening period, as new background evidence has been obtained and local and national policy has changed. It is therefore appropriate and necessary to undertake this additional consultation to ensure that all these issues have been subject to appropriate and recent consultation prior to a final plan being drafted. Where a similar policy has been consulted upon in the Housing and Economic DPD the consultation responses have been summarised within this report and any implications for the policy now proposed highlighted.

- 3.6 The LDF Member Working Group met on the 16th September 2010 and considered the draft policy wording. A number of issues were raised through this process particularly around the degree of flexibility built into the policies and the use of local member knowledge to inform some policy areas specifically the definition of town centres and the primary and secondary shopping frontages. Some changes have been made to the policies to address these concerns. It is also proposed to arrange another meeting of the LDF Member Working Group, following the close of the consultation period, to further consider the policy wording in light of the consultation responses that may be received.
- 3.6 A six week period of public consultation will be held about the draft policies. This will take place through October and November finishing in early December. Relevant comments made in response to this consultation will be reported to the Cabinet as part of the consideration of and preparation of the final version of the Site Allocations and Policies DPD early in 2011. This additional policies consultation will ensure that the process is in accordance with both the Council's adopted Statement of Community Involvement and the Town and Country Planning (Local Development Framework) (amendment) Regulations 2008 – notably regulation 25.
- 3.7 The suggested policy wording for each matter is attached at Appendix 1.

4. Policy Issues

4.1 Retention of Services and Facilities in Local Service Centres

- 4.1.1 Policy SP2 of the Core Strategy establishes that local services and facilities within LSCs should be retained. The detailed policy criteria against which any applications for the change of use or redevelopment of an existing local facility which would result in the loss of a local facility should be established in the DPD.
- 4.1.2 The suggested policy provides additional guidance to the requirements established in policy SP2 of the Core Strategy. This in itself reflects the broad requirements which were included in policy E11 *Shops and Services in villages* of the Housing and Economic DPD (HEDPD). Five responses were made about that policy through public consultation all of which supported the objective to protect and enhance local facilities.

4.2 Rural Affordable Housing

- 4.2.1 Policy H3 of the Core Strategy provides detailed policy guidance for the delivery of affordable housing. In particular it identifies that rural affordable housing needs for those settlements not identified as Local Service Centres will be addressed through the delivery of about 10 units per year on rural exceptions sites. The policy also identifies that allocations or areas of search for sites will be included in the Site Allocations DPD to deliver rural affordable housing. The Council works closely with parish councils, affordable housing providers (Registered Housing Providers (RHPs) and the Community Lincs Rural Housing

Enabler to identify affordable housing need within rural communities, and potential small sites which could deliver housing schemes to meet that need.

- 4.2.2 Using this arrangement the Council has already delivered or has commitment to the provision of small exceptions schemes in a number of smaller villages. Work is continuing in other settlements to identify potential sites. This ongoing programme of work has informed the identification of a “priority list” of villages as areas of search for sites to meet identified need. The suggested policy wording builds upon the national policy in PPS3, the Core Strategy policy and evidence included within the recently updated Strategic Housing Market Assessment.
- 4.2.3 The Housing and Economic DPD (HEDPD) included policy H6 (*Affordable Housing to Meet Local Needs*). This considered affordable housing in the towns and villages of the district rather than in rural areas. The Core Strategy policy has changed the overall emphasis of housing delivery since the HEDPD was prepared therefore the suggested policy is substantially different from that included in the HEDPD, however the underlying principle of providing for affordable housing to meet a proven local need and seeking to ensure that it remains affordable in perpetuity have remained constant objectives since the HEDPD was consulted upon. 17 representations were made about H6 in the HEDPD most of these are objections which relate to the general restriction on housing development across the district which was included in that policy. A number of comments lent support to the general principle of meeting local affordable housing needs but these were not necessarily in the context of a “rural” location. Of relevance however is the comment made by the Environment Agency stating that affordable housing should not be permitted in areas a high risk of flooding (Flood Zone 3). This matter is already taken account of by Core Strategy policy EN3.

4.3 Supporting the Rural Economy

- 4.3.1 Policy E1 of the Core Strategy supports new employment opportunities in the Local Service Centres. It also lends general support for rural diversification proposals. More detailed policy guidance and criteria against which applications can be assessed is needed to ensure such proposals are of an appropriate scale and nature for the location. The suggested policy wording encompasses a range of new employment generating uses which may be accommodated in the Local Service Centres and provides detailed guidance for the consideration of rural diversification schemes.
- 4.3.2 The HEDPD included a number of policies which picked up elements now incorporated into the “Rural Economy” policies. Policy E3 *Small businesses and Employment in Rural Areas* restricted new employment opportunities to the four towns and the LSCs. It made no provision to support rural diversification schemes. This policy was subject to 11 representations at consultation, many of which identified the lack of reference to support for rural diversification opportunities. Policy E13 of the HEDPD concerned *Visitor Management*. 10 comments were made about this policy most making general observations primarily about the need to ensure biodiversity, natural, historic and water resources were protected; in addition a need for additional visitor accommodation in Stamford was identified. This would be considered

acceptable in principle under the general policy framework provided by the Core Strategy.

4.4 Protecting Locally Important Existing Employment Areas

4.4.1 In recent years a number of important local employment sites have been lost to other non-employment generating uses. A lack of available alternative sites has meant that some existing businesses and new investment opportunities have been lost to locations outside the district. Core Strategy policy E1 seeks to address this by providing a clear commitment to retaining existing employment sites in the towns and villages. Policy E1 also states that Locally Important Existing Employment Areas will be identified in the Site Allocations and Policies DPD. These are the areas which contain a variety of size, type and use of land and premises all of which accommodate employment-generating businesses. Generally this refers to development which falls within the B Use Classes, but may also include some public and community uses such as health and education, entertainment, recreation and tourism uses which provide employment opportunities. It does not however include retail uses which should be accommodated within the town centres.

4.4.2 The Housing and Economic DPD included policy E2 *Existing Employment Areas*. This policy was concerned with allowing for appropriate employment related development within existing employment sites and the retention of existing employment allocations rather than protecting existing areas from other non-employment generating uses. The consultation response for this policy is not therefore relevant to this issue.

4.4.2 The suggested policy wording is based upon the broad policy framework provided by E1 of the Core Strategy. The suggested sites for inclusion within this policy have been identified through joint work with the Councils Economic Development team. Sites which satisfy all of the following key criteria were initially identified:

- a) located within Stamford, Bourne, Market Deeping and Deeping St James, or in or adjacent to one of the 16 Local Service Centres;
- b) within easy reach by foot and cycle of centres of population;
- c) be suitable for employment uses;
- d) be well located in terms of the highway network

Of these sites, those which satisfy one or more of the following criteria have been specifically identified:

- e) Site / Use provides significant employment opportunities for local people
- f) Site provides a range of land and premises suitable for different sizes and uses of businesses
- g) Has the ability to meet the needs of multiple businesses in one area, allowing for business networks to be established
- h) Has scope to be redeveloped, improved, extended or for the business uses to be intensified to provide a better employment area.

4.4.3 The table of proposed Locally Important Existing Employment Areas is included within the draft policy at Appendix 1. Maps showing the location and extent of these areas are included at Appendix 2.

4.5 Town Centre and Retail Development

4.5.1 Core Strategy policy E2 provides the overarching framework for new retail and town centre developments, applying a sequential approach which focuses new development on the town centres. The policy states that the town centre boundaries will be defined in the SAP DPD. The policy also seeks to protect and enhance the retail function of the town centres. This should be achieved through the identification of primary and secondary shopping frontages.

4.5.2 In 2009 the Council commissioned Nathaniel Litchfield Partners (NLP) to prepare a new Retail Needs and Town Centre Study [2009] part of this evidence is a review of the town centre shopping areas and primary shopping streets identified in the 1995 Local Plan. The study shows that some slight adjustments are required to reflect current usage. The study also identifies that uses other than retail development within the town centre should complement rather than detract from the function and vitality of the town centre areas. It recommends that new development within the defined Town Centre areas should ensure that a ratio of 80% retail and 20% non-retail development is maintained. The study identifies primary and secondary shopping streets as the appropriate mechanism for concentrating retail development within the core shopping areas.

4.5.3 The proposed town centre boundaries and the primary and secondary shopping frontages are identified on the maps included in appendix 2.

4.5.3 Within the HEDPD two policies were considered which are relevant to this issue. These are policies E6 *Town Centre Development* (which makes reference to defined town centre boundaries), and policy E7 *Shopping Streets*. The suggested policy wording reflects the general requirements of these policies; however it should be noted that the town centre boundaries have changed since this consultation and the ratio of retail to non-retail uses in town centres was 75% - 25% - these changes are a result of the new Retail Needs and Town Centre Study. Consultation responses about these two HEDPD policies showed overwhelming support for the approach particularly that of focusing retail development in the primary shopping frontage. (E6 had 5 comments and E7 had 6 comments of support).

4.6 Town Centre Opportunity Areas

4.6.1 Core Strategy policy E2 also states that provision will be made to accommodate additional retail floorspace to meet the needs of the retail study by allocating appropriate sites.

4.6.2 The Retail Needs and Town Centre Study (2009) indicates that there is likely to be additional expenditure capacity within each town over the plan period. This additional capacity could support additional floorspace for retail and other town centre uses during the plan period to 2026, in each of the town centres.

- 4.6.3 The retail study identifies a number of sites within and on the edge of the town centres which could be redeveloped to accommodate new retail floorspace. These sites could be allocated as “opportunity areas” as they provide an opportunity to accommodate new retail development but could also be used for a mix of other town centre and /or community facilities. It should be noted that the sites suggested include the bus stations in Bourne and Stamford, as well as a car park in each of the towns. Maps showing the suggested opportunity areas are included in Appendix 2.
- 4.6.4 The Housing and Economic DPD also included a number of “opportunity areas” where mixed use development could provide important facilities and activities which would improve the offer of the town centres. Outside Grantham two areas were identified – Bourne Core Area (policy QA3) (which is also identified by the NLP study) and the Welland Quarter in Stamford (policy QA4). The Welland Quarter was included within the sites consultation last October as a suggested mixed use redevelopment site, including housing and employment uses. The site is located some distance from the town centre and cannot be considered on the edge of centre, as such it was not considered appropriate by NLP to include the site as opportunity areas.
- 4.6.5 Public consultation responses about these two sites in the HEDPD were as follows: 4 comments were made about the Bourne Core Area – relating to the need to protect listed buildings and the historic core and to recognise the potential archaeology of the area. 14 comments were made about the Welland Quarter – again expressing concern about the impact on historic and heritage assets, including the Scheduled Ancient Monument at the Priory. Many comments about this site express concern about its distance from the town centre and how retail development in this location could undermine the vitality and viability of the town centre as it would effectively be an out of centre development.
- 4.6.6 The suggested sites for consultation as opportunity areas therefore includes only those identified by NLP in the Retail Needs and Town Centre Study as listed in the policy text in Appendix 1.
- 4.6.7 The suggested wording for the Opportunity Area policy provides a single policy to cover both identified opportunity areas but also recognises that other sites may come forward during the lifetime of the plan. As such the policy provides a criterion based approach for the consideration of proposals. It also recognises that there will be local concern about the potential loss of local facilities and establishes that these uses would need to be retained as part of a redevelopment scheme.

4.7 Open Space Standard

- 4.7.1 The Core Strategy makes reference in policies SP4 *Developer Contributions* and EN1 *Protection and Enhancement of the Character of the District* to the need to provide for new open space and to protect existing open space.
- 4.7.2 In 2009 a Study of Open Space, Sport and Recreation in South Kesteven was prepared. This study sought to identify all existing open space provision and

where there was a deficiency in provision. As a result the study recommends the adoption of a local open space standard which should be used to provide new and improved open space and recreation facilities in areas of need across the district. The standard would replace the use of the Field in Trust (formerly known as the National Playing Fields Association (NPFA)) national recommended standard. The local standard should be used to ensure that all new housing developments make provision for all types of open space as appropriate to meet the needs of its residents.

4.7.3 Open space provision as part of new housing development was incorporated into two policies in the Housing and Economic DPD. Policy H3 *Allocated Sites* made reference to the need for allocated housing sites to make open space provision on sites and policy H13 *Providing for Open space in Housing Developments* required the provision of outdoor play space by all housing sites of 0.4 ha in size. The document also made reference to using the NPFA standard of 2.4 ha of open space per 1000 population. A large number of comments were made about policy H3 however these relate to the sites which were being proposed for allocation in the policy rather than the open space requirement. 14 comments were made about policy H13, many suggested that the policy should actually include the standard thereby giving an indication of how much open space would be required for a development. Reference was also made to the importance of green infrastructure as providing open space and recreation opportunities, and to the need to provide multi-functional open space – not simply providing play space. The Sports Council recommended the adoption of a local standard rather than the NPFA national standard.

4.7.4 The suggested policy wording covers both the protection of existing open space as well as seeking to redress existing deficiencies by promoting the provision of new and improved open space opportunities. The policy also picks up on the comments made about the HEDPD policy. It should therefore provide a robust policy which will deliver a variety of new and improved green space across the district.

5. OTHER OPTIONS CONSIDERED

5.1 The Adopted Core Strategy provides the overarching policy framework which requires these additional policies. If they are not included within the SAPDPD the plan will not be in conformity with the Core Strategy and could fail to be found sound at examination.

5.2 Each of the suggested policies is based upon a Core Strategy policy, this provides little scope to consider alternative policy options, however this is a requirement of the LDF preparation process and has been addressed through previous consultation, in particular through the Issues and Options consultation in 2005 and the Housing and Economic DPD consultation 2006.

5. RESOURCE IMPLICATIONS

5.1 There will be some costs associated with the consultation process primarily the cost of printing a limited number of copies of the consultation document, producing electronic version on CD for specific consultation bodies and notifying the 2000 or so individuals and organisations on the LDF mailing list.

These costs can be accommodated within the current Planning Policy and Partnerships Service Budget.

6. RISK AND MITIGATION (INCLUDING HEALTH AND SAFETY AND DATA QUALITY)

6.1 None identified.

7. ISSUES ARISING FROM EQUALITY IMPACT ASSESSMENT

7.1 The Core Strategy which establishes the policy framework and the need for these policies has been the subject of an equality impact assessment. It is understood that an equality impact assessment will be required for this DPD and this will be undertaken as part of the preparation of the final draft plan for pre-submission consultation.

8. CRIME AND DISORDER IMPLICATIONS

8.1 None arising from this report.

9. COMMENTS OF SECTION 151 OFFICER

9.1 I can confirm that the costs associated with the publication of this consultation document can be met from within existing budgets supported by the monies received from the Housing and Planning Delivery Grant award. I have no other specific financial comments to make in respect of this report.

10. COMMENTS OF MONITORING OFFICER

10.1 The purpose of the report to Cabinet is to inform Members of the draft policies for inclusion in the Site Allocations and Policies DPD to be approved for consultation purposes. It is proposed, following consultation, that the results of the consultation be reported to Cabinet. Cabinet will be asked to consider the responses and the implications they have for the proposed policies. A final plan including policies and site allocated (when determined) will be considered by Cabinet before publication next year.

11. APPENDICES:

Appendix 1: Suggested draft text for the policies part of the Site Allocations and Policies DPD

Appendix 2: Maps showing:

- Suggested Locally Important Existing Employment Areas
- Suggested Town Centre Boundaries including primary and secondary shopping frontages
- Suggested retail and town centre Opportunity Areas

Appendix 1: Draft text for consultation document

RETENTION OF SERVICES/FACILITIES IN LOCAL SERVICE CENTRES

Core Strategy Policy SP2 identifies the 16 settlements which have been identified as Local Service Centres (LSCs). These are villages which offer a range of local services and facilities which are largely able to meet the day-to-day needs of the local population. These settlements also act as focal points for the rural community and surrounding area.

Identification of LSCs was based on an assessment of the services and facilities existing within them. The assessment also took account of public transport links to the main urban areas, location of the settlement on the major transport corridors and proximity to large towns and other centres providing greater employment opportunities.

The LSCs are the most sustainable villages in District and will be the focus of all new development outside the urban areas of Grantham, Stamford, Bourne and the Deepings. The sustainability of these settlements could be undermined if services and facilities are lost or reduced. Consequently, the loss of shops and community facilities will not be supported unless there are alternative facilities (or they can be provided) to meet the local need at an equally accessible location. Policy SP2 of the Core Strategy, therefore, contains the following:

- support for proposals and activities which will protect, retain or enhance community assets,
- support for proposals which will provide additional assets that improve community well-being,
- no support for proposals involving the loss of community facilities, including land in community use, and
- a presumption against the change of use of existing retail, service & employment premises to other uses.

Community facilities are not defined in Policy SP2, although it contains an illustrative list: community/village halls, village shops, post offices, schools, health services, care homes, public houses, playing fields and allotments. It is not intended that this list is exhaustive, and any facility or service which enjoys wide support could be regarded as belonging to the "community". A vital community role is provided by public houses, village shops, post offices, community halls and garages.

Development which will improve community assets/facilities

Increases in community facilities can contribute towards the continuing viability of villages. It is important, therefore, that proposals which would result in either an increase in, or improvements to, community assets and facilities are supported. Gains can also be made by the replacement of existing community assets. For example, replacing an old or outdated village hall by a modern facility could allow the old site to be redeveloped to create a new village asset such as a playing field, or for affordable housing. Such development would be supported by policies SP1 and SP2 of the adopted Core Strategy.

Development which will result in loss of community assets

It is recognised that there needs to be scope for change of use where there is no longer a demand for the service or facility and it is no longer viable. Proposals for a change of use or for development which will result in the loss of community facilities and/or services must be fully justified. They must demonstrate that all options for continued use have been fully explored and that retention would not be economically viable. They must show that there is no reasonable prospect of the established use being retained, or resurrected, and that the impact of closure on the local community has been addressed.

In the case of public houses and shops, it must be demonstrated that all reasonable efforts have been made to sell or let (without restrictive covenant) the property as a public house or shop and that it is not economically viable.

Where permission is given for a change of use of a community facility, preference will be given to the premises remaining in either some form of community or employment use, provided that the proposal adheres to other policies in the adopted Core Strategy and accords with any allocations in the Site Allocations and Policies DPD.

Policy: Criteria for change of use of community facilities

Applications for the change of use of community facilities which would result in the loss of community use will be resisted unless it is clearly demonstrated that:

- **there are alternative facilities available and active in the same village which would fulfil the role of the existing use/building**

or

- **the existing use is no longer viable (supported by documentary evidence) and**
- **there is no realistic prospect of the premises being re-used for alternative business or community facility use**

The proposal must also demonstrate that consideration has been given to:

- **the re-use of the premises for an alternative community business or facility and that effort has been made to try to secure such a re-use,**

and

- **the potential impact closure may have on the village and its community, with regard to public use and support for both the existing and proposed use.**

The following evidence will be used by the Council to determine applications (This section may be more appropriate as SPD):

existence of alternative facilities in the same village

- for shops: this refers to the existence of general-purpose convenience stores, rather than the presence or absence of durable goods outlets. Whether garage shops or farm shops count as convenience stores serving a village will depend on their location relative to the settlement concerned and on the nature and range of goods sold. These matters will be assessed on a case-by-case basis.
- for public houses: this could include alternative premises which are within easy walking distance of the settlement boundary.

viability of the business

the prospects of the use being retained or resurrected

- consideration of / having regard to the effect of the current economic climate on the business
- the business/facility has been actively marketed for a reasonable period of time - the evidence should include advertisements, agents literature, valuations and details of any offers received.
- the property has been advertised for sale, at a realistic price, for a reasonable period of time. A realistic price is one at which the property might be expected to sell if it were to continue in its present use.

- information on annual accounts/turnover of premises for the most recent trading year (should be as submitted to Inland Revenue - not just statement that losses were £xxxx).
- details to show opening hours and attempts at diversification to sell/provide wider product range/let rooms.
- whether any application has been made for the multiple use of the accommodation.
- diversification: could the facility be used for another public facility (eg a public house might incorporate a shop or meeting room).

public support for the business or facility (or for the proposed change)

- letters/petitions expressing local concern - regarded as significant expressions of public support.
- letters or other support from a Parish Council - should include evidence of public consultation to be valid.
- questionnaire showing the proportion of the inhabitants using the facility.
- details of the effect of closure on certain groups of the community using the location as a meeting place.
- businesses: indications that the local community is willing to invest in its future (eg the possibility of a co-operative buy-out or support of the community council).

Other factors which will be taken into account when assessing proposals include:

- the impact a change of use would have on the attractiveness of the village (particularly if the premises are within a Conservation Areas).
- the reliance placed by particular groups (especially the very old and the very young) on the continuation of the facility.
- the level of public concern of the actual users of the facility (ie those living in the community).
- in the case of Public Houses, the effect of closure on groups within the community using it as a meeting place.

The following, while not essential to determination, may be of assistance in determining applications:

- CAMRA leaflet "Public House Viability Test" provides additional information to assist Local Planning Authorities and others when considering the viability of public houses. It identifies issues such as population density, visitor potential, local competition, flexibility of the site and car parking as factors which can affect the trade potential and viability of public houses.

RURAL AFFORDABLE HOUSING:

A lack of affordable housing to meet local needs has been identified as a key issue in South Kesteven. Background evidence, including the SHMA (2008 and 2010) identifies an unmet need for affordable homes in all parts of the District. The SHMA also considers what sort of housing (in terms of size, type and tenure) is needed to meet the identified need.

The Adopted Core Strategy establishes the policy framework which will help the Council deliver additional affordable housing to increase the available stock across the district.

In the rural parts of the District this will be delivered by the identification of affordable housing targets on allocated sites within the Local Service Centres; as a developer contribution (planning gain) on un-allocated schemes; and through the identification of sites or areas of search specifically for local affordable housing as rural exception schemes.

Affordable housing in LSCs and Towns

Within the Towns and LSCs affordable housing will be required as part of the development of allocated sites and, as a planning gain on other windfall sites which are of five or more dwellings. The Site Allocation and Policies DPD will identify suitable housing sites in the towns of Stamford, Market Deeping and Deeping St James and in some of the 16 Local Service Centres. The amount of affordable housing expected on each allocated housing site will be identified as part of the allocation. In accordance with policy H3 of the Core Strategy it is expected that up to 35% of a site's overall capacity will be for affordable housing.

Affordable Housing in Smaller Villages

The Council regularly monitors the need for and supply of affordable housing across the District and within individual settlements. Working closely with parish councils, housing providers and land owners the Council's role is to enable small housing schemes to take place in villages where housing development would not normally be permitted. Such housing, known as rural exception schemes, should meet a proven need for local affordable housing and should remain affordable in perpetuity.

Working in this enabling role the Council has identified the following priority settlements where a local need has been clearly identified and search for an appropriate site has begun. If a suitable site can be identified the Council will work with housing providers and the Homes and Communities Agency to identify appropriate funding to deliver a scheme which meets the identified need within the period 2010 - 2013.

Village	No units needed	Site identified
Carlton Scroop	3	
Claypole	9	yes
Marston	6	
Ropsley	8	
Uffington	3	

In addition to these villages which are identified as "areas of search" a further six settlements have been identified where further work will be undertaken to assess the level of need for local affordable housing. Where a need is proven, the Council will seek to identify suitable and available sites within the villages which could meet that need. It is anticipated that schemes within these villages would be delivered in the five year period 2013-2018.

- Allington
- Denton
- Little Bytham
- Rippingale

- West Deeping
- Woolsthorpe by Belvoir

Policy: Rural Exceptions Affordable Housing

Outside the towns and Local Service Centres the need for local affordable housing will be met through the development of rural exceptions schemes. In order that funding can be prioritised to those villages where a need has already been identified, the council has identified a number of small villages as “areas of search” for sites which may be suitable to meet the identified need for local affordable housing.

Areas of Search :

2010-2015	2013-2018
Carlton Scroop	Allington and Sedgebrook
Claypole	Denton
Marston	Little Bytham
Ropsley	Rippingale
Uffington	Stubton
Westborough and Dry Doddington	West Deeping
	Woolsthorpe by Belvoir

Within these villages the council will:

- continue to work with parish councils and housing providers to identify where and what the housing need is
- Identify opportunities to utilise land in public ownership which may be suitable for affordable housing development
- Invite land owners to suggest land which may be suitable to meet the identified need.
- Work with land owners and housing providers to secure appropriate small sites to deliver an appropriate local affordable housing scheme to meet the need identified.
- Submit appropriate bids for funding for schemes to enable the delivery of local affordable housing.

Rural exception schemes may be acceptable in other villages not listed above. Such schemes must be supported by clear up-to-date evidence that:

- There is a need within that village for the affordable housing being proposed
- That no other more suitable site is available within the village

Consideration of the suitability of a site to meet a local housing need will be based upon it satisfying all of the following criteria:

- That the site is located within the built up part of the village. If no such sites are available consideration may be given to a site adjoining the village, provided that it is demonstrated that all other options have been considered.
- That the site is small scale and capable of accommodating only the amount of housing needed
- Avoids areas which are protected because they are important for wildlife, biodiversity, natural, cultural or historic assets.
- Avoids sites which are at risk of flooding or which could increase the impact of flooding elsewhere.
- Have no or limited visual impact on the character of the village and surrounding landscape
- That the site can be safely accessed

- **Schemes will also be required to ensure that the development meets the requirements of national and local planning policies which control the form, scale, design and impact of new development.**

All affordable housing development provided as an exception must remain affordable in perpetuity.

Other options considered:

The Core strategy establishes a clear policy framework for the delivery of rural exceptions sites. No alternative options have therefore been identified to address this issue.

RURAL ECONOMY

Approximately 38% of the population of the District, some 50,200 people, live in the rural area. The majority of local employment-generating development is, however, in the four towns. There are employment opportunities within some of the villages of the District, although these tend to be small businesses. Outside of the District's towns, agriculture has traditionally been the main industry. However, although Lincolnshire is one of England's foremost agricultural counties, with 87% of the land in agricultural production compared with 72% for England as a whole, as elsewhere in the country jobs in this sector have greatly diminished.

National policy is to protect the countryside from inappropriate development. PPS4 [Planning for sustainable economic growth] and PPS7 [Sustainable development in rural areas] both recognise the need to ensure that most development takes place in or on the edge of settlements which provide a service centre role. Both documents do, however, also recognise that diversification into non-agricultural uses is vital to ensure the continuing vitality of rural areas.

Local Authorities are encouraged to establish criteria to be applied to planning applications for farm diversification, and to support diversification for business purposes. The size and impact of such schemes should remain in-keeping with their rural location. To help deliver the Government's Tourism Strategy, Local Authorities are encouraged to support sustainable rural tourism and leisure developments where these will benefit rural businesses, communities and visitors and enrich the character of the local area.

The East Midlands Rural Action Plan (2010-2014) identifies a need to support rural enterprises, support the diversification of the land-based business sector and to increase visitor numbers in rural tourism businesses and destinations.

The Council will generally support proposals for development which provide employment opportunities to local communities. The adopted Core Strategy policy E1 establishes land requirements for the towns of Bourne, Stamford and the Deepings which will be met through the allocation of specific sites within the Site Allocation and Policies DPD. Policy E1 also supports new employment opportunities within Local Service Centres, provided they are of an appropriate scale and character. Outside the towns and LSCs the Core Strategy policy supports rural diversification proposals which require a rural location, and which would support or regenerate the rural economy.

Small businesses in Local Service Centres

Whilst the Core Strategy focuses employment growth and job creation within the four towns of the district it is also important to recognise the role that small local employment development has in supporting the rural economy and providing for a sustainable pattern of development, by providing local employment and reducing the need to travel.

Proposals for the expansion of existing businesses and proposals for new employment generating uses within or on the edge of Local Service Centres will generally be supported,

provided that the scale of the proposal is appropriate to its location, and that it will not have a negative impact on the village and neighbouring land uses.

Policy: Supporting Local Business in Local Service Centres

Within Local Service Centres proposals for the expansion of existing employment development and opportunities for new employment generating development will be supported provided that the proposal meets all of the following criteria:

That the proposal:

- **is of an appropriate scale and use for a village location**
- **provides local employment opportunities which make a positive contribution to supporting the rural economy**
- **will not have an adverse impact on the character and setting of the village**
- **will not negatively impact on existing neighbouring land uses through noise, traffic, light and pollution impacts**
- **avoids areas which are protected because they are important for wildlife, biodiversity, natural, cultural or historic assets.**
- **will have limited visual impact on the character of the village and surrounding landscape**
- **can be safely accessed by motor vehicles, pedestrians and cyclists**

Schemes will also be required to ensure that the development meets the requirements of national and local planning policies which control the form, scale, design and impact of new development.

Rural Diversification

Traditional rural employment in agriculture and related enterprises account for a small proportion of the District's workforce. These enterprises can, however, have a great impact on the quality of the District's landscape and biodiversity. Changes in farming practices over the years have resulted in fewer people being employed in agriculture and related support industries. As a consequence rural buildings and sites have become disused or redundant and are prone to vandalism and dereliction.

Diversification into non-agricultural activities can ensure the continued viability of many farm enterprises and rural businesses, while the re-use of redundant buildings for other employment purposes can help to sustain the wider rural economy.

The term rural diversification is used to describe new economic activity in the countryside. It usually refers to schemes which enable redundant farm buildings to be put to new uses, but can also encompass other buildings or sites within the countryside which could be re-used for business related development.

For the purposes of this policy the term rural refers to the area outside the main urban settlements of Grantham, Stamford, Bourne and the Deepings.

Rural diversification generally falls into one of the following categories:

- **agriculture-based:** this includes alternative crops or energy crops as well as woodland management schemes
- **farm-based:** such as farm shops or farm-based food processing
- **non-agricultural use of agricultural and other rural buildings:** examples include equestrian businesses, sporting activities, craft workshops, holiday accommodation and small-scale commercial or industrial activities

The Council's approach to rural development and diversification is set out in the adopted Core strategy. Policy SP1 (Spatial Strategy) establishes which uses are considered appropriate in the rural parts of the district. This includes: agriculture, forestry and equine development and rural diversification schemes. The policy also establishes criteria against which the conversion of existing buildings should be assessed. Policy E1 (Employment Development) also supports rural diversification proposals in the rural areas where it is demonstrated that the proposal meets the needs of farming, forestry, recreation, tourism or other enterprises. In all cases the Council must be satisfied that a rural location is essential, and that the scheme will help to support or regenerate a sustainable rural economy.

Redundant rural buildings can be reused for appropriate new uses, including: commercial, industrial, tourism, sport or recreational use. However, it is important that any such change of use should bring genuine economic benefits both to individual farms and to the wider rural area. The conversion of rural buildings for residential purposes is not generally encouraged, unless it can be demonstrated that the building is unsuitable for an economic enterprise, or where the building's architectural or historic value is such that conversion to residential use is the most sympathetic way to use the building.

It is also important that the environmental qualities of the countryside are maintained. Some diversification schemes will have a low impact on the environment. However, there are likely to be significant environmental impacts where schemes involve increased traffic or public use. This is especially true for commercial or tourism-related activities. In such cases the need for rural diversification must be balanced against the likely impact, and schemes which detrimentally affect the environment or alter the appearance of the landscape or its biodiversity will be resisted.

Policy: Business Development in the Countryside (including rural diversification schemes)

Outside the towns and Local Service Centres proposals for the following types of small business schemes will be supported, provided that it is demonstrated that the business will help to support, or regenerate the rural economy:

- **Farming**
- **Forestry**
- **Equine**
- **Rural enterprise**
- **Sport and Recreation**
- **Tourism**

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

- **be of a scale appropriate to the rural location**
- **be for a use(s) which is appropriate or necessary in a rural location**
- **provide local employment opportunities which make a positive contribution to supporting the rural economy**
- **the use / development respects the character and appearance of the local landscape, having particular regard to the Landscape Character Assessment**
- **will not negatively impact on existing neighbouring uses through noise, traffic, light and pollution impacts**
- **avoids harm to areas, features or species which are protected because they are important for wildlife, biodiversity, natural, cultural or historic assets.**

Schemes will also be required to ensure that the development meets the requirements of national and local planning policies which control the form, scale, design and impact of new development.

Any new building or extension to an existing building will only be permitted where it is clearly demonstrated that it is an essential element of the viability of the business proposal. The scale, design and construction of any new building or extension must be appropriate to its rural setting and fully justified by the business proposal.

Proposals which generate high levels of visitor traffic or increased public use, such as large scale sport, leisure or tourist facilities will only be permitted on the edge of the towns and Local Service Centres, or where they can be easily accessed by public transport, foot and cycle.

To ensure that tourism-related development does not result in the creation of permanent living accommodation, conditions may be imposed which restrict the use and/or period of occupation.

EMPLOYMENT SITES

In addition to allocating new sites for future employment use, it is important to recognise the vital role existing employment sites and premises have in supporting the economy of the district. In the recent past a number of large employment sites have been lost to other types of development – such as housing. At the same time a shortage of employment space has meant that local businesses and inward investment have been lost to other parts of the country.

To reverse this trend and ensure a continuous supply of business land and premises the Council will protect locally important existing employment areas which are suitable, sustainable and attractive to the market. These are the areas which contain a variety of size, type and use of land and premises all of which accommodate employment-generating businesses. Generally this refers to development which falls within the B Use Classes, but also includes some public and community uses such as health and education, entertainment, recreation and tourism uses which provide employment opportunities, but it does not include retail uses.

Policy E1 of the adopted Core Strategy recognises the valuable role of locally important existing employment areas and establishes that they will be identified within the Site Allocations DPD and the Grantham Area Action Plan. Policy E1 also requires this plan to establish policy criteria to protect such areas from redevelopment to other non-employment generating uses. Within the identified areas the council will not, as a general principle, support development for non-employment uses.

The selection of Locally Important Existing Employment Sites has arisen through joint work with the Councils Economic Development team. Sites which satisfy all of the following key criteria were initially identified:

- i) located within Stamford, Bourne, Market Deeping and Deeping St James, or in or adjacent to one of the 16 Local Service Centres;
- j) within easy reach by foot and cycle of centres of population
- k) be suitable for employment uses
- l) be well located in terms of the highway network

Of these sites, those which satisfy one or more of the following criteria have been specifically identified:

- m) Site / Use provides significant employment opportunities for local people
- n) Site provides a range of land and premises suitable for different sizes and uses of businesses

- o) Has the ability to meet the needs of multiple businesses in one area, allowing for business networks to be established
- p) Has scope to be redeveloped, improved, extended or for the business uses to be intensified to provide a better employment area.

Policy: Locally Important Existing Employment Sites

The following locations are considered to be Locally Important Existing Employment Areas.

Site ref	Site / area	Why it is important	Criteria met
	Stamford		
S1	Gwash Way	Important area of mixed industrial uses. Location of many small businesses as well as larger units.	f,g
S2	Stamford Business Park	Important area of mixed industrial uses. Location of many small businesses as well as larger units.	f,g
S3	North of Uffington Road	Area comprises industrial/storage units and CWG Ltd, a long-standing user (retail farming & countryside supplies, distribution, wool grading & offices).	f,g
S4	North of Barnack Road	Site of HQ of Cummins Generator Technologies Limited (Newage International) one of the largest employers in Stamford. Local Plan allocation E2.5 is adjacent and could be suitable expansion land if required.	e,h
	Bourne		
B1	Pinfold Industrial Estate and area north of Spalding Road between Carr Dyke and Meadow Drove	Important area of industrial & mixed uses on edge of town and separate from it. Relative isolation makes it suitable for some 'bad-neighbour' uses, which are present. Scope for intensification and expansion to the north and west.	f, g
B2	East of Cherry Holt Road between Spalding Road and Bourne Eau	Site of Bakkavor Bourne Salads, one of Bourne's largest employers. Includes land to enable the business to expand. Location is on the edge of town and close to other industrial uses.	e,h
B3	West of Cherry Holt Road	Area of predominantly industrial uses occupying premises of varying sizes. Part of the wider industrial area of Bourne, centred on Cherry Holt Road, and which locates most industrial uses to the east of the town. Scope for intensification of use.	f, g, h
B4	East of Cherry Holt Road and south of Bourne Eau	Area of predominantly industrial uses. Part of the wider industrial area of Bourne which is centred on Cherry Holt Road. Scope for redevelopment and intensification of use	f, g, h
	Deepings		
D1	Northfields Industrial Estate	Important industrial area of the Deepings, containing units of varying sizes. Includes Ampy, one of the largest employers in the area, as well as many	e,f,g,h

		small units, providing large numbers of jobs. Excellent access to Peterborough and Spalding/Boston via A16 and A15. Area of strong demand and includes land for expansion.	
D2	Spitfire Way, Market Deeping	Area of small industrial units to north of Market Deeping. Area of strong demand for small industrial units. Has easy access to A16 and A15.	f, g, h
	Local Service Centres		
LSC1	Gonerby Moor, Grantham	Prominent location off A1 to north of Grantham. Existing uses including major employers and retail superstore. Easy access to national road network.	e, f, g,h
LSC2	Land adjacent to A1 Colsterworth	Prominent site with easy access to A1. A good location for storage and distribution uses which require access to the national road network.	f,g
LSC3	Long Bennington Business Park, Main Road, Long Bennington	Just off the A1 to north of the village, site provides local employment opportunities.	f,g
LSC4	White Leather Square, Billingborough	Location of several small industrial units providing local employment. Important for maintaining sustainability of village.	f, g

Proposals for the development, reuse and/or redevelopment of land or premises within these areas for employment generating uses will be supported.

Non-employment generating proposals within these areas will only be considered acceptable if it is clearly demonstrated that the alternative use:

- Will not have an adverse effect on the primary employment use(s) of the area.
- Will not reduce the overall supply and quality of employment land and premises within the area
- Will deliver economic regeneration benefits to the site and/or area
- Will resolve existing conflicts between land uses.

Retail and town centre uses on these areas will also be subject to the requirements of Policy E2 of the Core Strategy and Town Centre Policies in the Site Allocation and Policies DPD

Other Options considered

The framework for this policy is established by the Core Strategy (policies SP1, E1 and E2). Policy criteria are based upon the requirements of the Core Strategy, however consultation responses to the policy criteria may identify additional criterion for the consideration of proposals.

Other existing employment sites across the district were considered for inclusion within this policy but failed to meet many of the criteria for selection. However consultation responses may identify additional sites/area which do satisfy the selection criteria and which should therefore be included.

TOWN CENTRES:

The adopted Core Strategy promotes the vitality of the districts town centres, by encouraging uses and activities which sustain or enhance their character, use and attractiveness.

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

The Retail Needs and Town Centre Study [2009] prepared by Nathaniel Litchfield Partners included a review of the town centre shopping areas and primary shopping streets identified in the 1995 Local Plan. The study shows that some slight adjustments are required to reflect current usage. The study also identifies that uses other than retail development within the town centre should complement rather than detract from the function and vitality of the town centre areas. It recommends that new development within the defined Town Centre areas should maintain a ratio of 80% retail and 20% non-retail development. To assist the implementation of this the study also identifies primary and secondary shopping streets as a mechanism for concentrating retail development within the core shopping areas.

The Council's preferred approach is that the boundaries recommended in the retail study be used to define the town centre. The defined town centres will therefore include the properties identified in the tables below, and the boundaries will be as shown on the plans which follow this section.

STAMFORD SHOPPING FRONTAGES	
Primary Frontages	Secondary Frontages
1-40, 42-52 and 53-74 High Street	5-12, 24-31 and 35-52 Broad Street
units 1-3 St Michaels Church, High Street	1-10 Red Lion Street
43-50 St Pauls Street	Silver Lane
1-15 Ironmonger Street	1-8 All Saints Street
1-10 Red Lion Square	7, 9 & 11 All Saints Place
9-15 St Johns Street	11 Red Lion Square
1-12 and 31-43 St Marys Street	3-4 Sheep Market
	1-7 Castle Street
	4 St Johns Street
	13-17 and 44 St Marys Street
	4-16 St Marys Hill
	Stamford Walk
	Cheyne Lane
	1-10A and 15-19 Maiden Lane

BOURNE SHOPPING FRONTAGES	
Primary Frontages	Secondary Frontages
1-37 (odd numbers) and 8-48 (even numbers) North Street	4-6 and 50A-52 North Street
The Burghley Centre	10-18 (even numbers), 19-21 and 25-31 (odd numbers) West Street
1-17 (odd numbers) and 2-6 (even numbers) West Street	Crown Walk
	Angel Precinct
	1-11 (odd numbers) and 2-14 (even numbers) South Street
	1-17 (odd numbers) and 2-6 (even numbers) Abbey Road

MARKET DEEPING SHOPPING FRONTAGES
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Primary Frontages	Secondary Frontages
Units 1-10 The Precinct	1-7 and 13-23 (odd numbers only) Market Place
Co-op Supermarket and Pharmacy	2, 9, 10-12 and 13-13A High Street
4-14 (even numbers), 25, 27 and 37 Market Place	59-61, 116 and 122 Church Street
3-7A (odd numbers) High Street	
Market Gate	

Within the defined town centres for Stamford, Bourne and Market Deeping Primary Shopping Areas have been defined to help identify the main shopping areas. The preferred approach to promote busy and attractive town centres is to concentrate retail opportunities within the existing core shopping areas. Other town centre uses including leisure, offices, services, business and other commercial uses form an important complimentary function, and the town centre boundary recognises the existing location of these uses. New and improved retail development will be promoted within the primary shopping frontage, whilst proposals for other town centre uses should be located within the secondary shopping area or on upper floors within the primary shopping frontage.

Policy: Development within the defined Town Centres

The town centres of Bourne, Stamford and Market Deeping are defined on the proposals map extracts. Within each town centre the primary and secondary shopping streets have also been defined.

Within the defined Primary Shopping Areas the Council will seek to establish a minimum 80% of the street level frontage in Use Class A1 (shops).

Non-retail uses at street level will therefore only be permitted where it is demonstrated that the proposed non-retail use generates a high level of personal callers, such as banks and cafes, and provided that they are sited appropriately so as not to detract from the shopping frontage by creating "dead" frontages. Non-retail development should not form more than 20% of the overall primary shopping frontage at street level and should not be grouped together in a way that would undermine the retail role of these streets.

Non-retail development will be permitted for the upper floors of buildings within the defined Primary Shopping area.

Within other defined shopping streets proposals for retail, food and drink outlets, financial and professional services, and other leisure and tourist-related (uses classes A1-A5, B1, D1 and D2) and appropriate residential development will be acceptable.

Other options:

The Primary and Secondary Shopping frontages have been established by reference to the Retail Needs and Town Centre Study (2009). These may be refined in the light of local response to consultation.

POTENTIAL DEVELOPMENT OPPORTUNITIES:

The Retail Needs and Town Centre Study (2009) also indicates that there will be a requirement for additional development to accommodate retail and other town centre uses during the plan period to 2026, in each of the town centres. The study identified a need for additional retail floorspace for both convenience (day to day shopping for things such as food, newspapers etc) and comparison goods (for shopping where you might compare the offer and prices of two or more similar stores, such as for clothes, electrical goods etc). These projections provide broad guidance and should be used as an indicator when assessing major retail proposals:

The study found that most of the key commercial leisure sectors are sufficient to support the catchment population, although there may be potential for further health clubs, restaurants and bars in line with population growth in each town.

The capacity for additional floorspace to accommodate new town centre uses (that is those falling within Classes A1-A5 of the Use Classes Order) over the long-term has been identified in each of the towns. The floorspace projections take into account many factors, including population levels and spending patterns, and changes in shopping patterns e.g. increased growth in home/electronic shopping.

The Study identifies potential capacity in Stamford of about 8,000 to 9,000sqm to 2016. It is anticipated that much of this could be met by the reoccupation of vacant units. In Bourne the study identifies a capacity of between 4,800 and 6,400sqm by 2016. It anticipates that this could largely be accommodated by reuse of vacant premises as well as the implementation of the planning permission for a new supermarket on the former Opico site on South Road. The study identifies a potential capacity in Market Deeping of about 2,300sqm by 2016, a figure which is not expected to be reduced greatly by reuse of vacant units.

The study projects retail capacity beyond 2016. These long-term projections should be treated with caution as they are subject to uncertainty and may need to be amended to reflect, amongst other things, changing economic conditions, trends in retailing and commitments.

The study also identifies a number of sites within or on the edge of the town centres which may be suitable for development or redevelopment and which could go some way towards meeting the identified need for additional floorspace. A number of the areas identified are currently in use and provide an important local facility e.g. bus station or car park. The suitability of these areas for redevelopment may, therefore, depend upon the provision of a replacement facility either through the better use of that site, or by relocating or changing the nature of the facility.

Taking a long term view of the future of our town centres, it is important to consider the potential of some areas for redevelopment and reuse as a means of addressing both changes in shopping patterns and the way local services can be provided. This involves taking a proactive approach to opportunities to expand or change the town centre.

The retail study identifies that the following sites/areas may have potential as future town centre development, which could be identified as "opportunity areas".

Suggested Town Centre Opportunity Areas

Site	Suggested use (Suggested in NLP Retail needs and Town centre study)	Implications / opportunities for existing uses	Within/outside town centre
Stamford			
St Johns Lane/Bath Row	Arcade of small shops and service uses linking town centre to river	Good opportunity to increase commercial potential of the site	Within town centre
Bus Station Sheep market	New/improved bus hub and/or small food-store with parking	Retain bus station use unless improved or new bus hub facility provided	Adjacent to town centre
North Street Car Park	Small food-store with car parking	Retain public car parking until or unless equivalent replacement public parking made available	Adjacent to town centre
North Street, Chapel yard	Office/residential scheme	Existing uses could be retained or redeveloped as suggested	Adjacent to town centre
Bourne			
Core Area	Retail led mixed use town centre scheme to expand and improve town centre offer	Would improve and increase town centre uses, opportunity to increase commercial value of sites	Within town centre
Burghley Centre Car Park	Extension to Burghley centre with high street shops or small food store	Need to retain car parking use – so any redevelopment would need to provide equivalent replacement parking in town centre	Within town centre
Bus station, clinic and petrol filling station	Relocation / replacement bus station and health clinic to accommodate small food-store with parking	Retain bus station and clinic use unless new improved replacement facilities provided	Adjacent to town centre
Market Deeping			
R/o Original Factory Shop	Retail and/ or commercial leisure facility	Opportunity to increase commercial value of site	Part in part adjacent to
The Precinct and car park	Redevelopment to increase retail floor-space and provide links to Market Place / High St	Would retain retail use but make better use of the site so increase its commercial potential	Within
Adjacent to Co-op store	Extension to Co-op store	Would retain retail use but make better use of the site so increase its commercial potential	Adjacent to
Herewards Discount site,	High street frontage retail uses with residential/office	Would retain retail use but make better use of	Within

High Street.	above	the site so increase its commercial potential	
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Of the sites which have been identified as potential Opportunity Areas, the following are considered to represent the best opportunities to accommodate future change and growth within the town centres:

- St Johns Lane/Bath Row, Stamford
- Bus Station, Sheep Market, Stamford
- Core Area, Bourne
- Bus Station, clinic and petrol filling station, Bourne
- R/o Original Factory Shop, Market Deeping
- The Precinct and car park, Market Deeping
- Herewards Discount site, High Street, Market Deeping

Where a redevelopment proposal incorporates land which is currently in use as a bus station or health facility, the redevelopment proposal will be expected to make appropriate provision for relocation of the existing services.

Policy: Town Centre Opportunity Areas

Sites within the defined town centres of Stamford, Bourne and Market Deeping, and the opportunity areas identified on the proposals map provide an opportunity to increase or improve the retail and commercial offer of the town centre.

Redevelopment of these areas for retail and other appropriate town centres uses will be supported provided that the proposal is in accordance with the requirements of the Core Strategy and the town centre policy.

Where a site incorporates existing public services or facilities the proposal will be expected to include appropriate arrangements for the replacement or reconfiguration of that facility as part of the scheme.

Redevelopment and or re-use of sites on the edge of the defined town centre or in out of centre locations for large scale retail uses will only be acceptable if it is demonstrated that:

- **The proposals meets an identified capacity/need for additional retail floorspace, and**
- **all other sequentially preferable sites, including the identified opportunity areas have been considered, but are demonstrated to be unavailable or unsuitable for the proposed use.**

“On the edge of the defined town centre” is taken to mean any site which is well connected to and within easy walking distance (up 300 metres) of the Primary Shopping Area. “Out-of Centre” is taken to mean any location not in or on the edge of a centre but not outside the existing urban areas.

Other Options

Local responses to consultation may identify other Opportunity Areas.

OPEN SPACE STANDARDS

A Study of Open Space, Sport and Recreation in South Kesteven (2009) assessed open space and sports needs in the District, in accordance with Planning Policy Guidance Note17 (PPG17). The study examined the quantity, quality and accessibility of open space provision and considered the local needs of the present population and the demands that will be made by future development. It found deficiencies in provision throughout the District, and these are briefly summarised below:

Informal / Natural Greenspace

The report notes that, throughout the District, informal and natural greenspace tends to be well maintained but largely unimaginative in the way it is designed and laid out. It found the spaces were often little more than mown grass; the most glaring omission was a lack a tree planting and there were few spaces that could be considered "natural" in character.

Outdoor Sports Space

It should be noted that the study did not include provision on education land, or in parks, gardens or recreation grounds. Most of what is available is for pitch sports. Overall, the level of provision is quite good, although there is a wide variation, for example the best surfaces are mostly to be found on sites restricted to members only, and changing facilities were found to be non-existent in many locations. Rural outdoor sports provision is often on recreation grounds which are remote from the village and require better footway access.

Other Open Space

The report found wide variations in the quality of play equipment, most being for pre-teenage children. Allotment provision overall is good although there are deficiencies. With the exception of Grantham, parks and recreation ground provision is good, although the condition of facilities was found to vary throughout the District: those in Grantham being well-maintained, while provision in rural areas was often found to be poorly equipped (bins, seats etc) or well-maintained but basic and unimaginative.

Study Recommendations

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

Locally-based Open Space Standards have been developed based on the assessment of needs in the study, and proposals for new residential development should contribute to the provision of open space in areas where the standards are not met. These standards are all higher than the current levels of provision, with the exception of allotment provision.

Open space should be well designed, and high quality open spaces that are welcoming, well kept, litter and dog fouling free environment that is free of vandalism that are valued and enjoyed by everyone. This in turn will encourage healthy living, biodiversity and wildlife conservation, sustainable development and environmental education and is fit for the purpose intended.

Policy: Open Space Provision

The standards in the table below will be used to ensure the availability of adequate open space* for all areas. They will be used to ensure adequate levels of provision for each type of open space, based on existing and future needs. This will be achieved by both protecting existing open space and by opportunities to deliver additional open space where it is required.

	Standard	Component parts								
Informal / Natural greenspace	2.0 ha per 1000 population within 480m	Informal open space, natural greenspace eg woodland, wetland, meadow and heath, green infrastructure, routeways and corridors								
Outdoor Sports space	1.0 ha per 1000 population within 480m	Dedicated outdoor sports pitch provision (includes level grass pitch and sometimes hard/synthetic surfaces)								
Other Open space	0.8 ha per 1000 population	<table> <tr> <td>Play equipped space</td> <td>0.15 ha</td> </tr> <tr> <td>Young peoples space</td> <td>0.15 ha</td> </tr> <tr> <td>Allotments</td> <td>0.20 ha</td> </tr> <tr> <td>Parks</td> <td>0.30 ha</td> </tr> </table>	Play equipped space	0.15 ha	Young peoples space	0.15 ha	Allotments	0.20 ha	Parks	0.30 ha
Play equipped space	0.15 ha									
Young peoples space	0.15 ha									
Allotments	0.20 ha									
Parks	0.30 ha									

Providing New Open Space

To ensure that new housing development provide sufficient new (or improved) open space to meet the needs of the development, the above standard will be applied to all development proposals for new housing. Development proposals in areas that do not currently meet these standards for open space will be required to make appropriate provision, based upon this standard, as part of the development proposal.

Open space provision should be centrally located within the development. It should be easily accessible by means of pedestrian connections through the development and should be designed to ensure that it is clearly visible to the public.

Where open space cannot be provided on-site as part of the development an off-site financial contribution for the provision of a new open space or to improve the quality of existing open space within the locality of the proposal will be expected.

Protecting Existing Open Space

All existing open space including allotments, parks, equipped play space, sport pitches and informal natural open space, route ways and corridors will be protected.

Development proposals which relate to existing open spaces will only be permitted where it is demonstrated that:

- the proposal will provide increased or improved open space and/or recreational facilities, or
- the site is not required to meet the local standard set out above, or
- equivalent (or better) replacement provision is to be made within the locality.

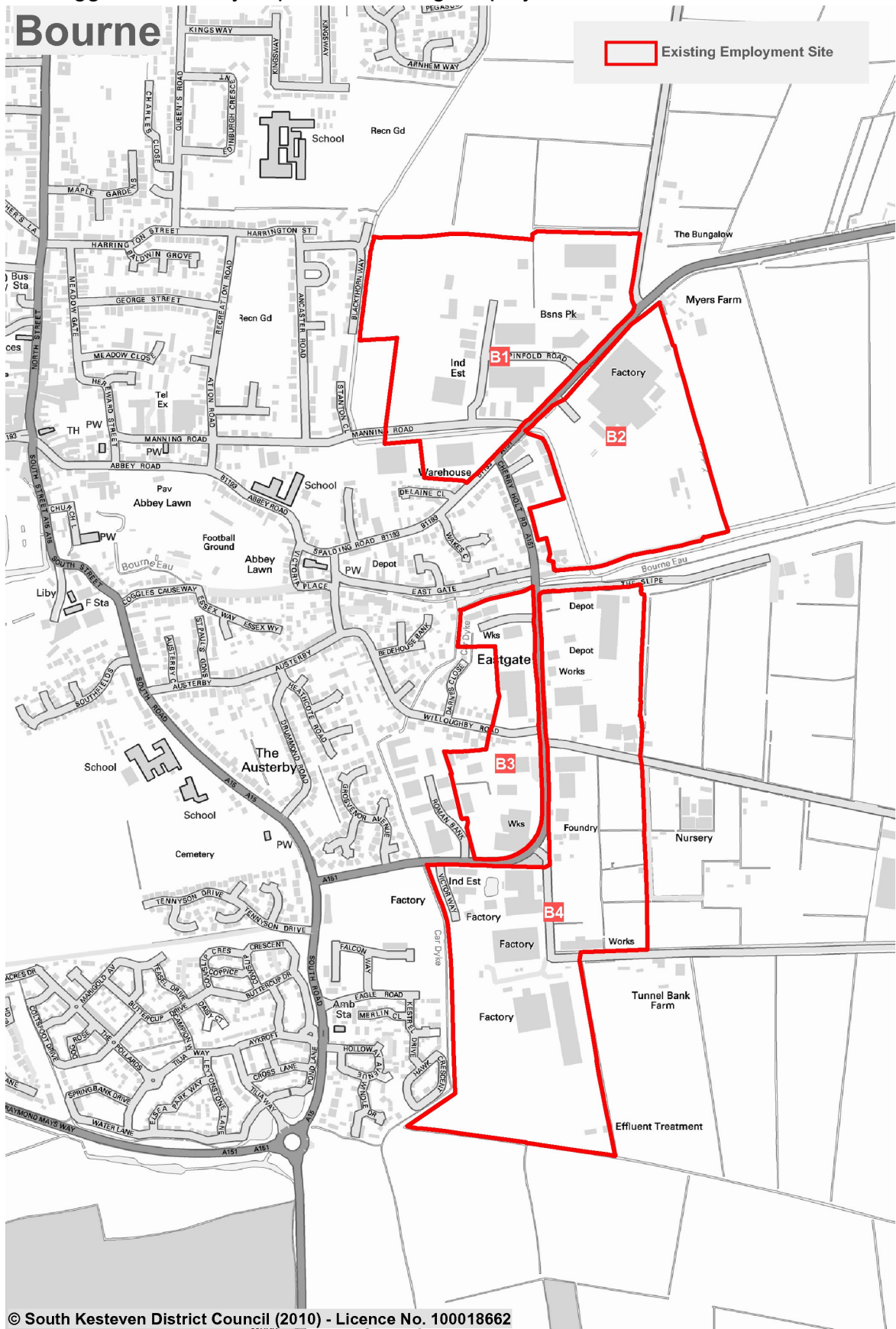
* open space in the context of this policy includes allotments, parks, equipped play space, sport pitches and informal natural open space, route ways and green corridors.

Other Options

The Open Space Standards have been established by reference to the Study of Open Space, Sport and Recreation in South Kesteven (2009). Local response to consultation may highlight other issues to be taken into account.

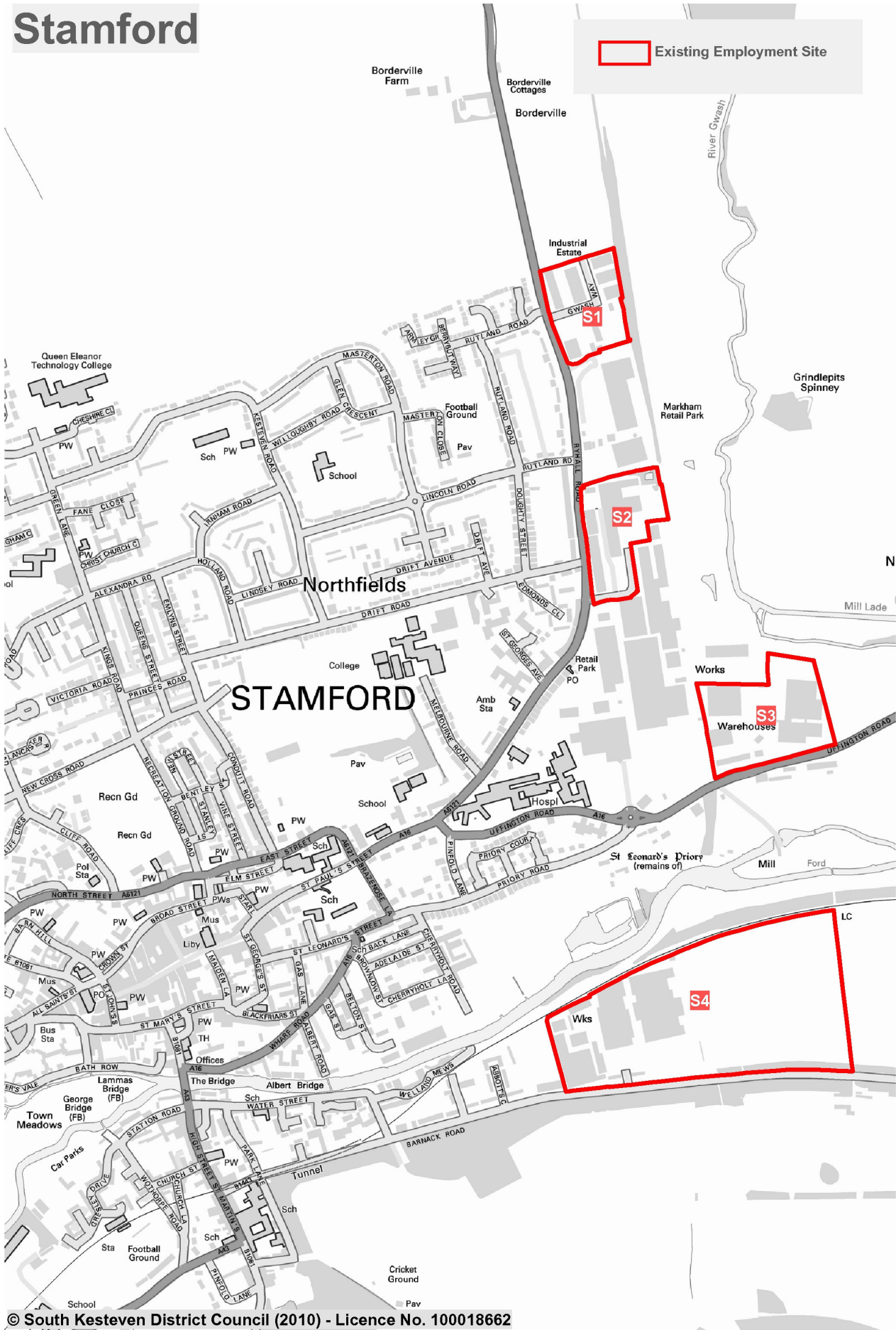
Appendix 2: Maps of suggested areas

Suggested Locally Important Existing Employment Areas



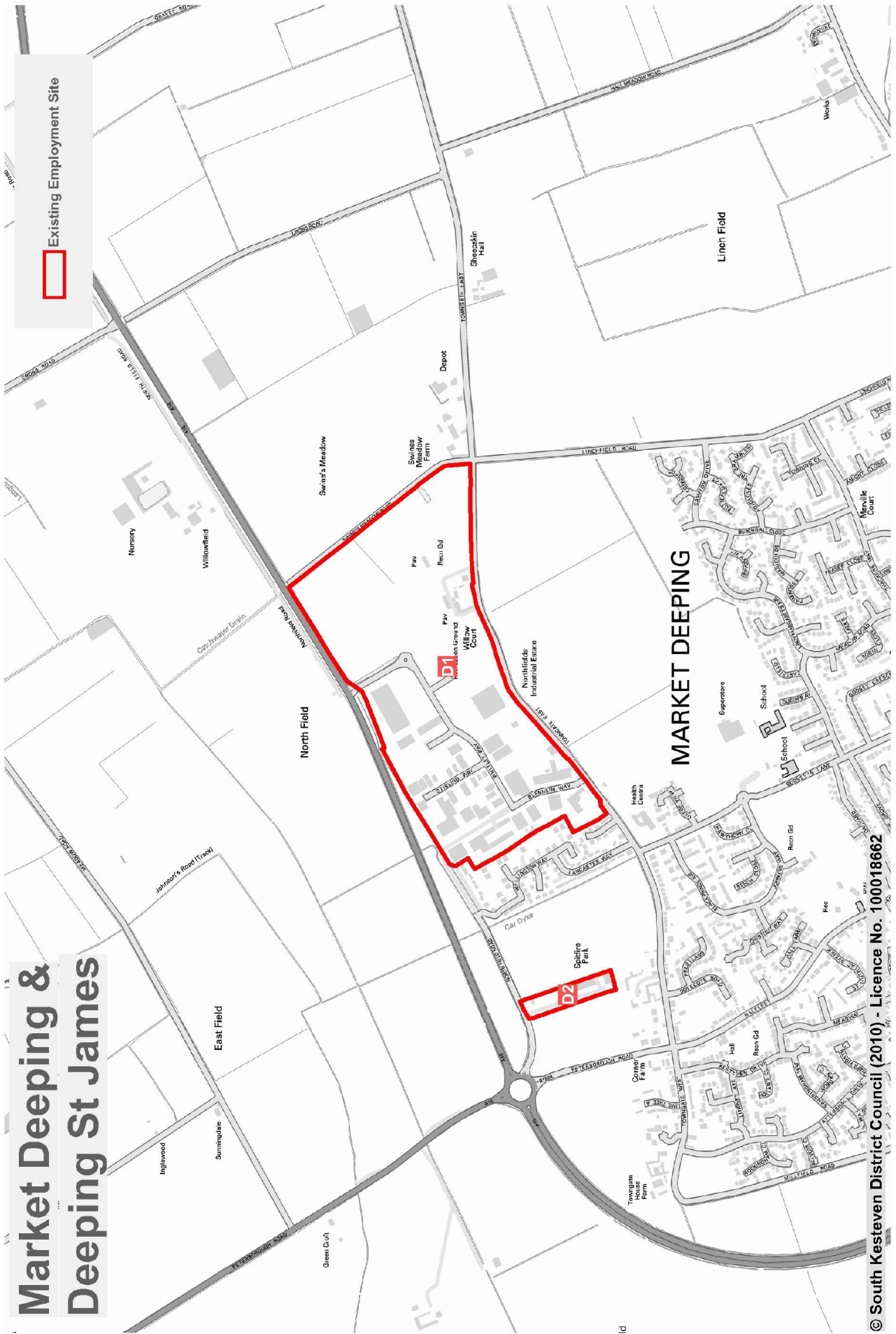
Stamford

 Existing Employment Site

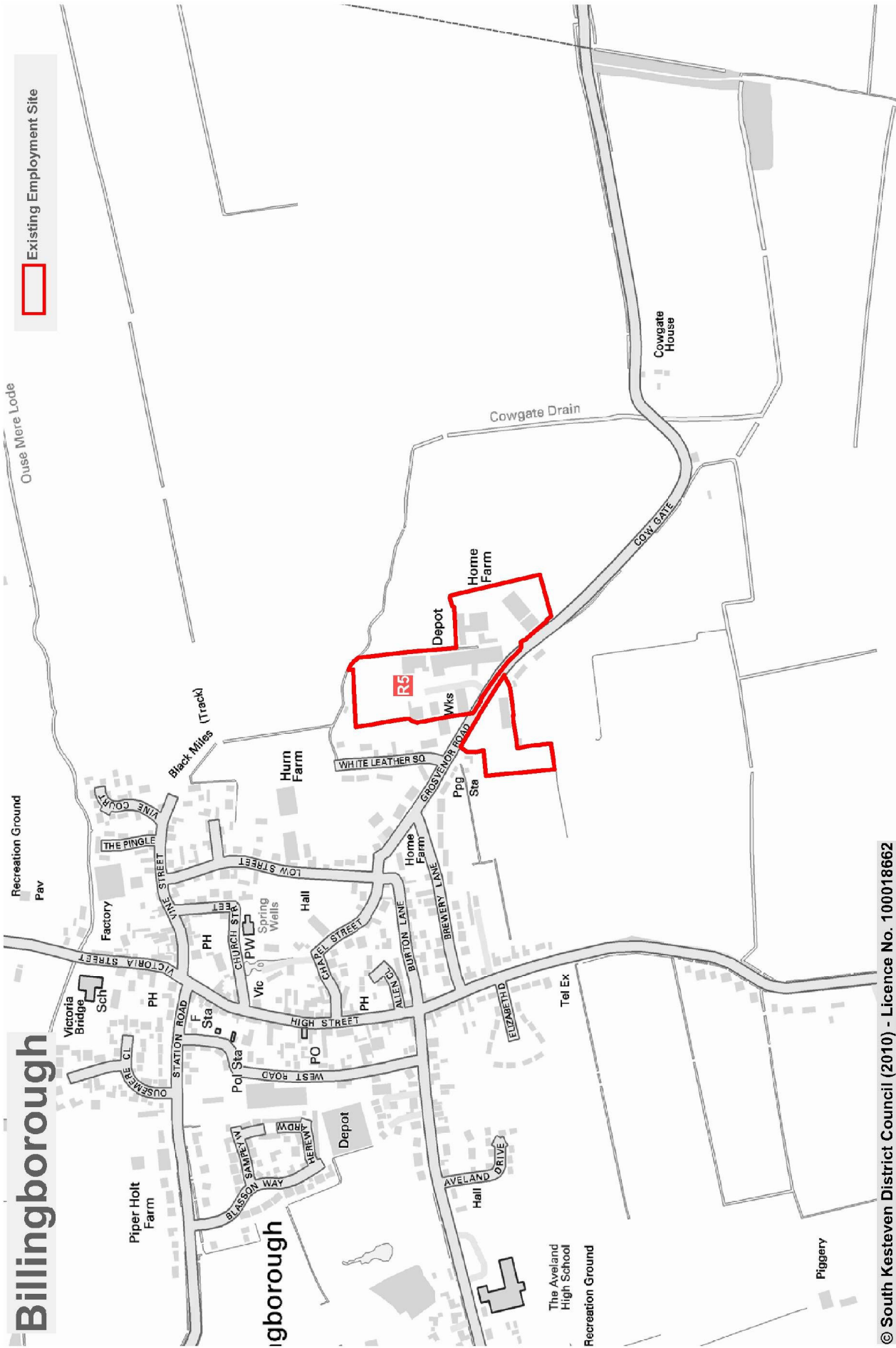


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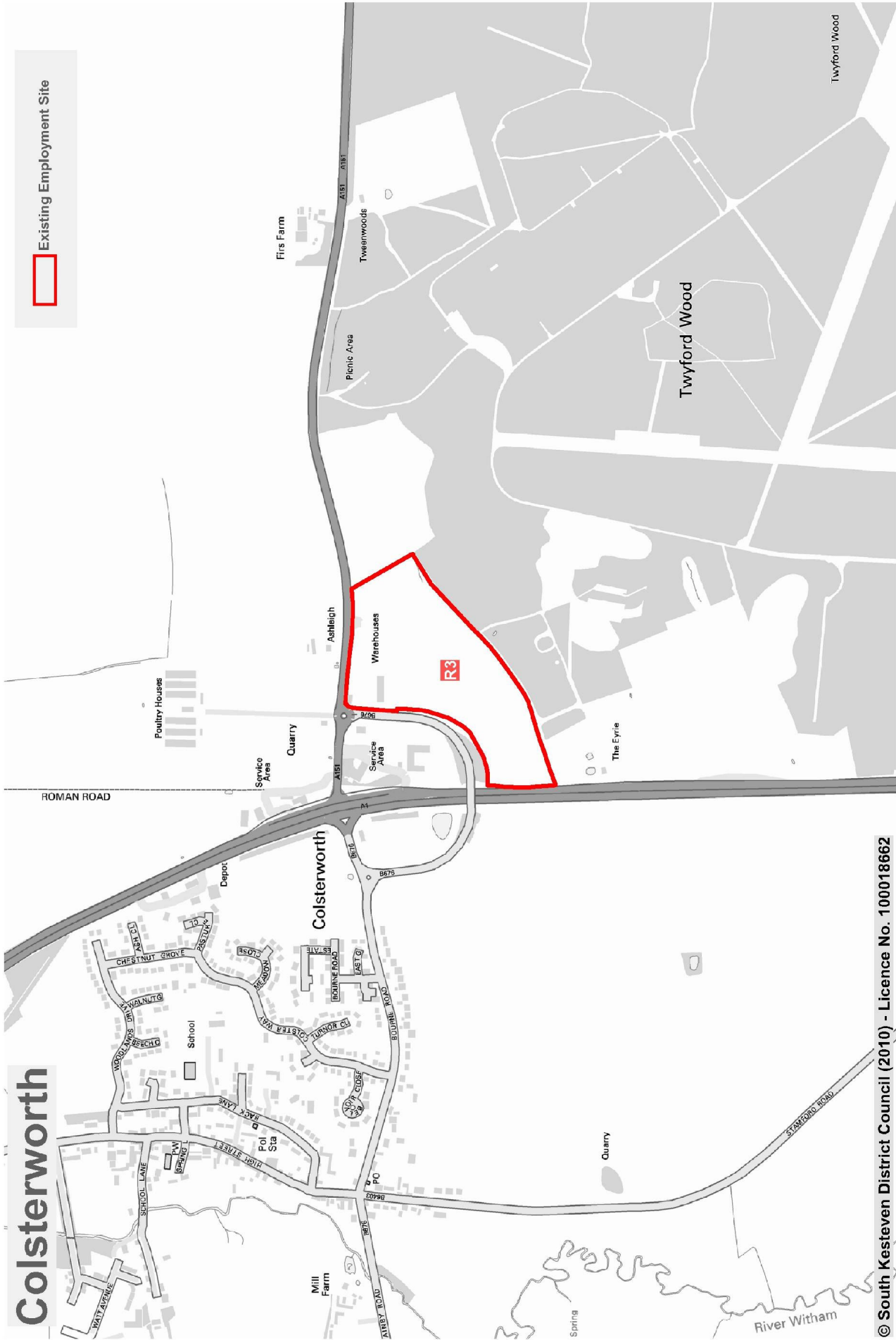
Market Deeping & Deeping St James



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Billingborough



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Gonerby Moor

House

Pasture Farm
Cottages

Pasture
Farm

Gonerby Moor

Hatchery

Mickling
Farm

Service
Area

Motel

The Croft

Shady
Hook

R1

Knox
Plantation

Belton
Gowd

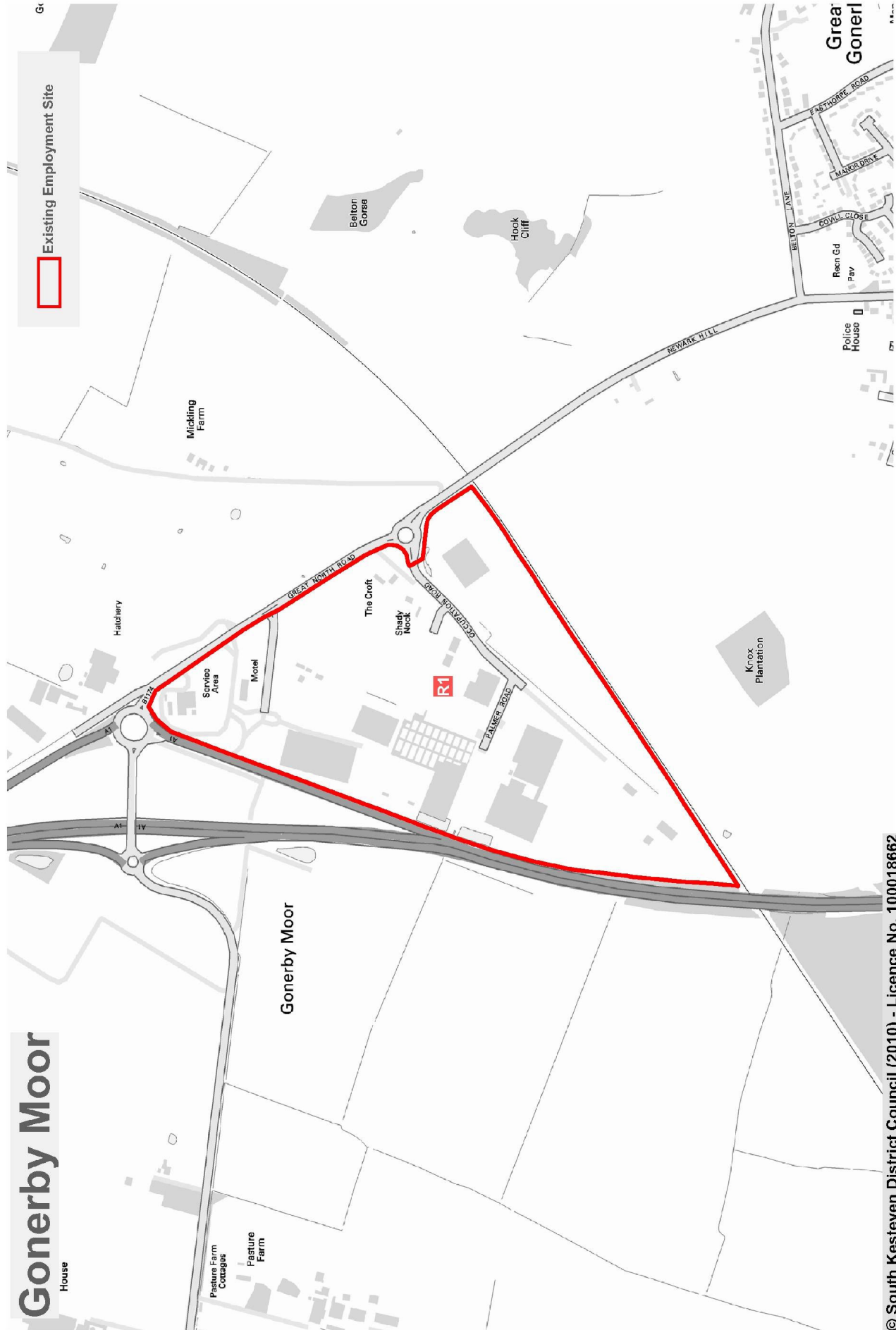
Hook
Cliff

Police
House

Reen Gd
Pav

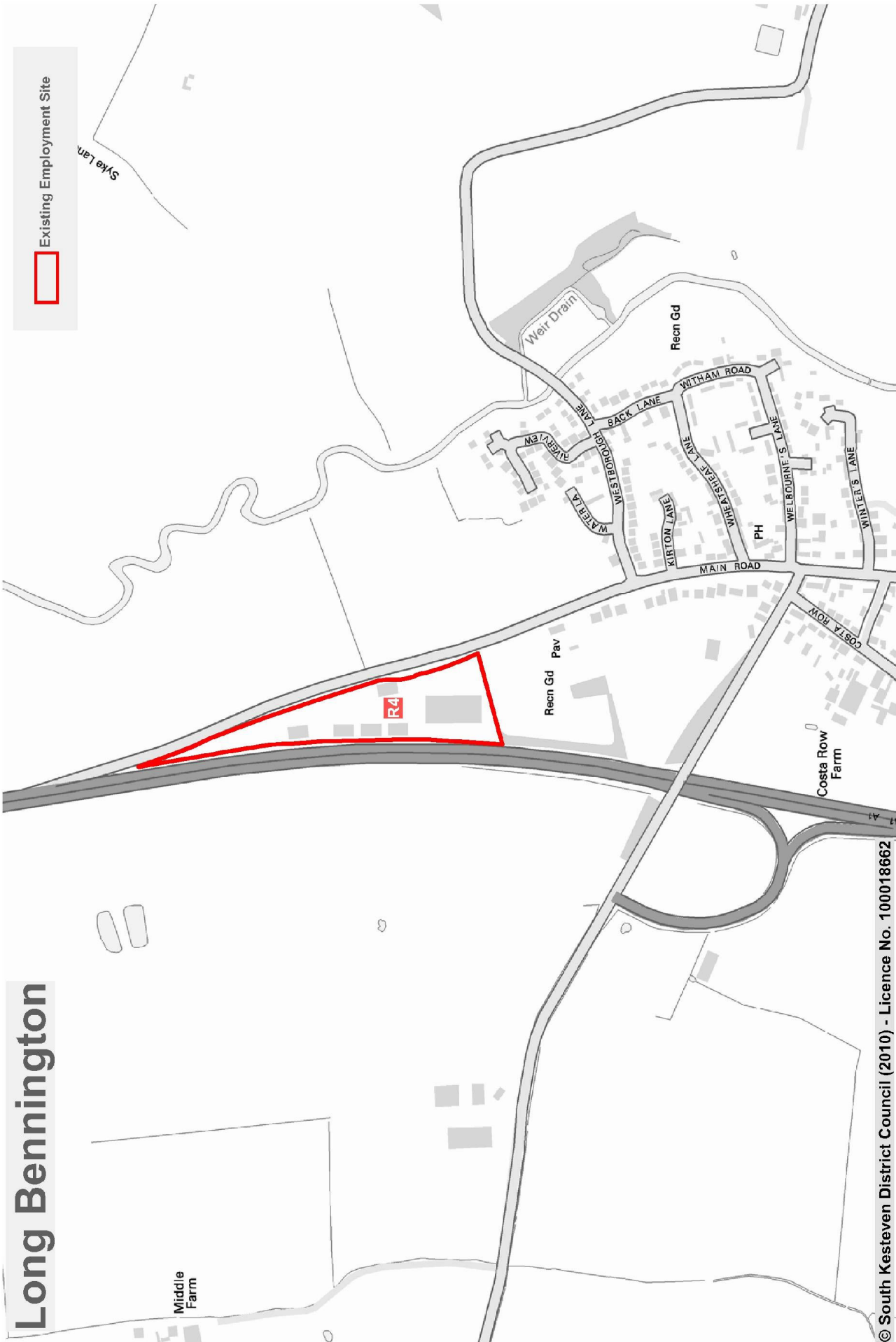
Great
Gonerby

Existing Employment Site

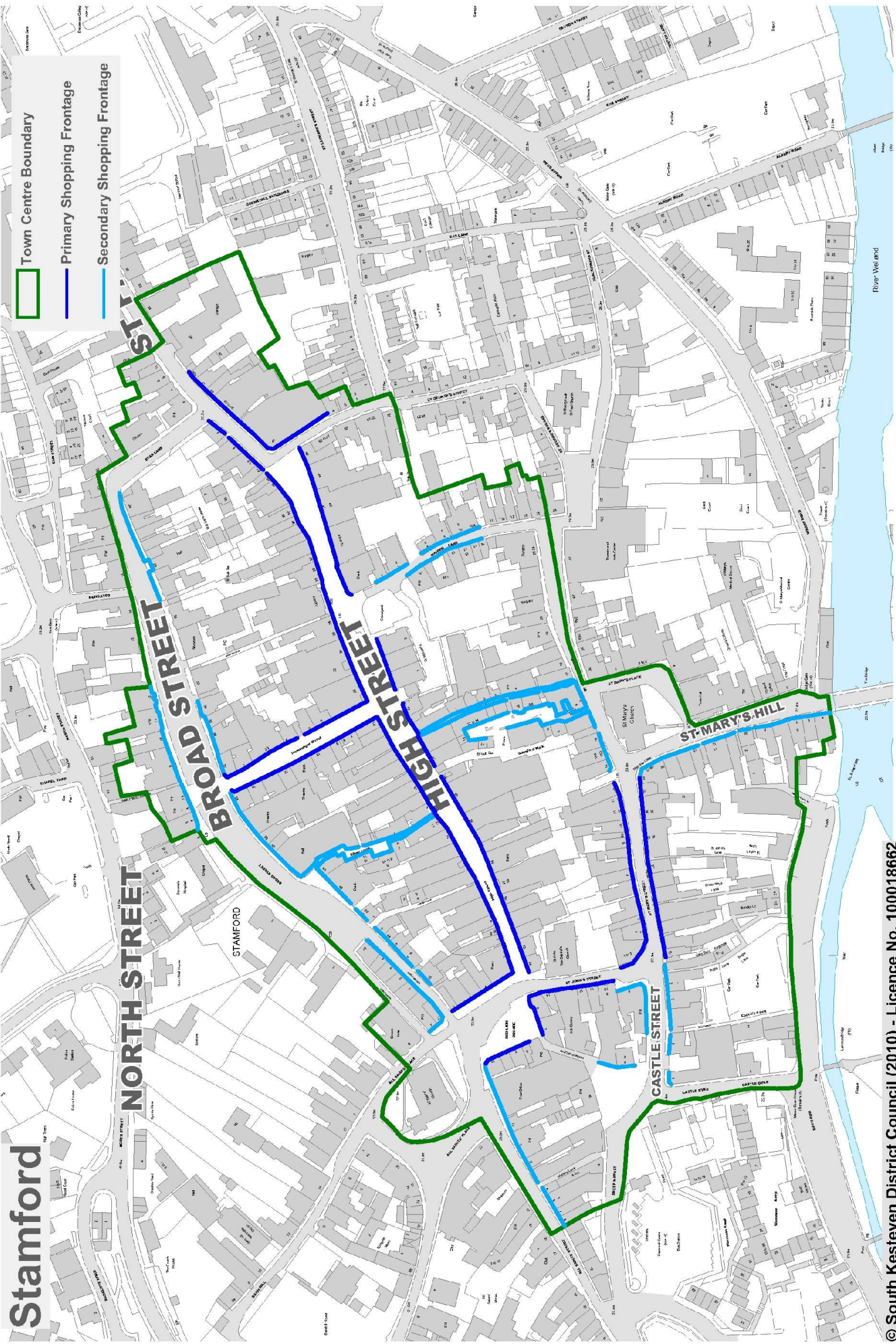


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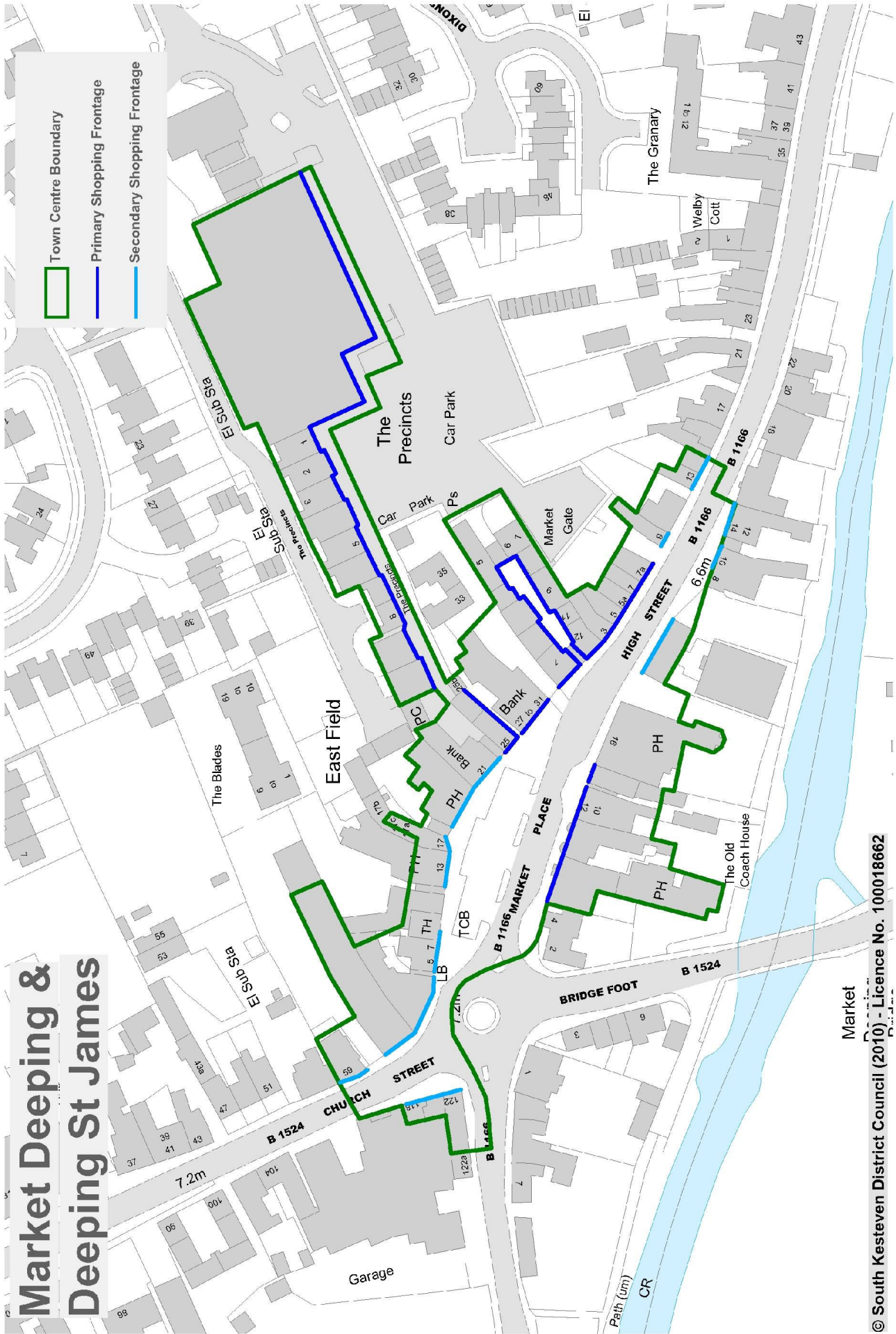
Long Bennington



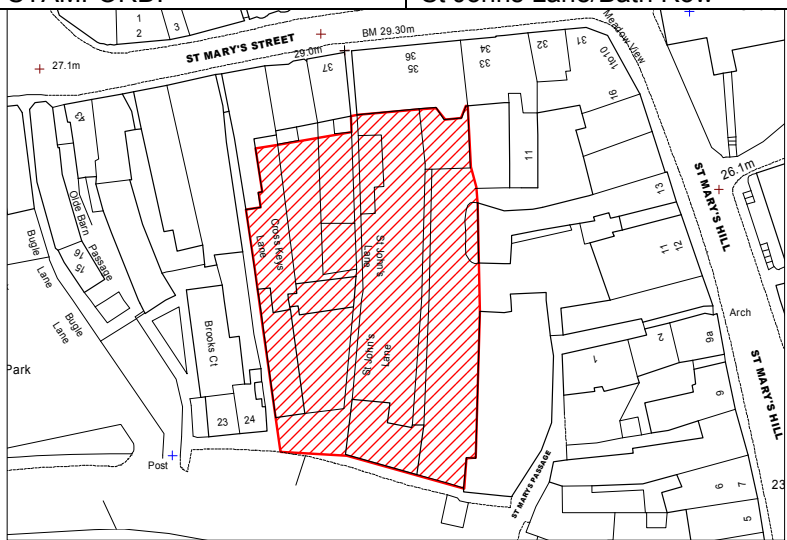
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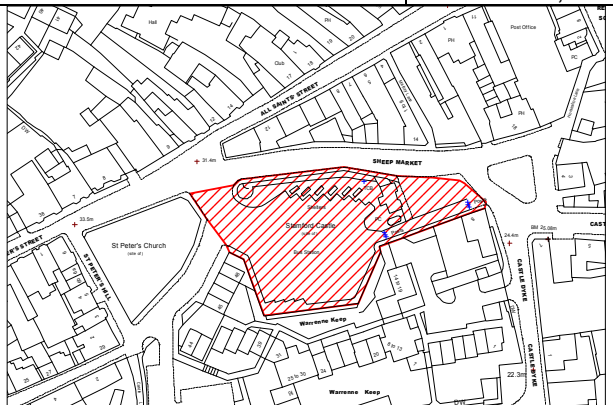


Market Deeping & Deeping St James



Suggested Town Centre Opportunity Areas

STAMFORD:		St Johns Lane/Bath Row
		
<p>Small site (0.22ha) to the rear of properties fronting St Marys Street and residential properties. Currently contains a garage, offices/storage and a narrow pedestrian link through to St Marys Street.</p>		
<p>Site could be redeveloped to provide a small arcade of unit shops/service uses, linking the retail area of St Marys Street through to the river.</p>		
scale of development	small scale: up to 1,000 sqm gross at ground floor level	
commercial potential	off-prime location with no visibility from main shopping area	
likely type of development	small unit shops/services	
development constraints	entirely within Conservation Area may need to maintain rear access to properties fronting St Marys Street multiple ownership of land	
access	existing from Bath Row	
overall development prospects	reasonable/poor	
officer conclusion	good redevelopment opportunity	

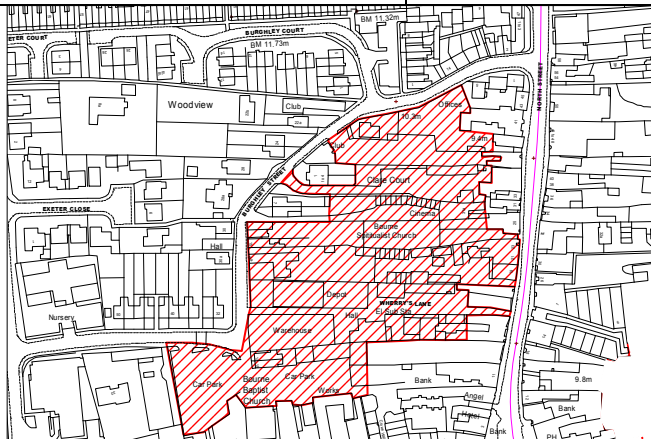
STAMFORD		Bus Station, Sheep Market
		
<p>Small site (.031ha) comprising existing bus station and waiting area.</p>		
<p>Could be redeveloped to provide a more efficient bus hub, or bus station could be relocated and site could accommodate small foodstore with surface parking.</p>		
scale of development	small scale: up to 1,000 sqm gross at ground floor level	
commercial potential	off-prime location but easily accessible and visible from main shopping area	
likely type of development	small-scale foodstore with surface parking	
development constraints	within Conservation Area and site of former Stamford	

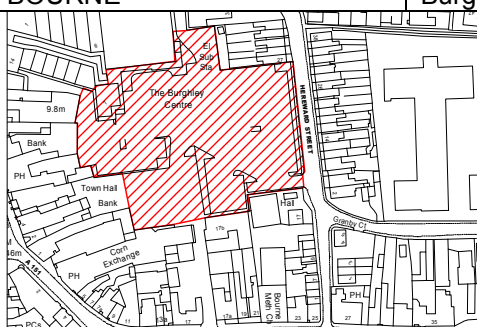
	Castle buss station would need to be replaced within site or relocated to alternative location
access	existing access from Sheep Market/St Peters Hill
overall development prospects	good
officer conclusion	retain as bus station

STAMFORD	North Street Car Park
Small site (0.36ha) containing public car park and Nelsons Butchers	
Could accommodate small foodstore with surface car parking	
scale of development	small scale: up to 1,500 sqm gross at ground floor level
commercial potential	off-prime location within easy walking distance of main shopping area
likely type of development	small-scale foodstore with surface car parking
development constraints	loss of car park may be unacceptable Nelsons Butchers could be retained within site, or need to acquire/relocate the business
access	existing access from North Street/Chapel Yard, new access could potentially be created from Cliff Row
overall development prospects	reasonable
officer conclusion	retain as car park

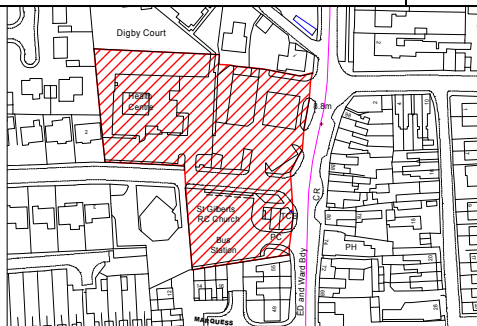
STAMFORD	North Street/Chapel Yard
Small site (0.12ha) containing vacant commercial premises, Class A3 restaurant and service uses.	
Site is underused and could be redeveloped for office/residential use	
scale of development	small scale
commercial potential	off-prime location within easy walking distance of the main shopping area
likely type of development	office/residential
development constraints	wall at the junction of North Street and Recreation Ground Road may restrict developable area multiple ownership of land
access	existing access from North Street
overall development prospects	poor

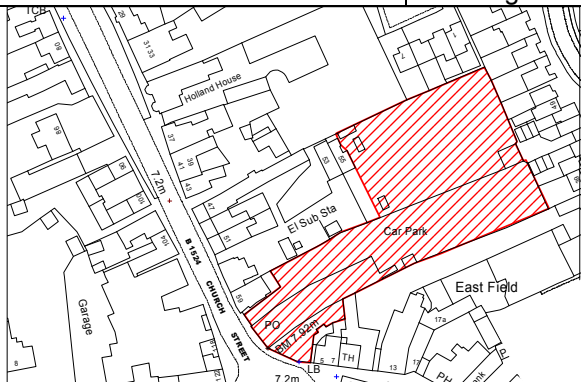
officer conclusion	appropriate location for either suggested use
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BOURNE	Bourne Core Area
	
<p>Site (1.77ha) contains range of uses, including car parking, retail units fronting North Street, warehouses and various commercial uses/services and residential use.</p> <p>Bourne Town Centre Redevelopment Supplementary Planning Guidance (adopted June 2009) has vision for comprehensive redevelopment to expand, complement and fully integrate the site within Bourne's main shopping area.</p>	
scale of development	large scale: up to 10,000 sqm gross at ground floor
commercial potential	off-prime, with some pedestrian links to North Street. Integration with town centre main shopping area requires improved links and possible removal of existing units fronting North Street
likely type of development	retail led, mixed use scheme high street type shops with anchor store and range of smaller shops for existing and new retailers other complementary uses eg leisure and office above ground floor level incorporation of some residential new public open space to be created car parking to be retained/reconfigured
development constraints	majority of site within Conservation Area, and listed buildings in close proximity multiple land ownership Council seeking comprehensive redevelopment of area and will resist piecemeal proposals
access	existing access via Burghley Street. some servicing access to rear of units fronting North Street may need to be retained
overall development prospects	good
officer conclusions	good redevelopment opportunity

BOURNE	Burghley Centre Car Park
	
<p>Site (0.73ha) comprising surface level public car park, adjacent to existing Burghley Centre and vacant former Budgens foodstore.</p> <p>Redevelopment could provide extension to Burghley Centre, either comprising high</p>	

street type shops or new foodstore.	
scale of development	medium scale: up to 4,000 sqm gross for high street type shops, or 2,000 sqm gross for foodstore
commercial potential	immediately adjacent to main shopping area
likely type of development	high street type shops/services or medium sized foodstore
development constraints	loss of car parking may be unacceptable
access	existing access from Hereward Street
overall development prospects	reasonable
officer conclusions	retain as car park

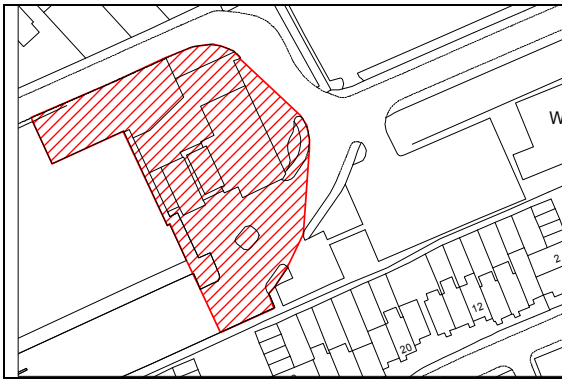
BOURNE	bus station, clinic & petrol filling station, North Street
	
Site (0.74ha) contains bus station, a petrol filling station and the Bourne Health Centre. It is split in two by St Gilberts Road.	
Redevelopment could provide a foodstore with surface car parking. The bus station and health centre would need to be relocated/reconfigured.	
scale of development	medium scale: up to 2,500 sqm gross at floor level
commercial potential	off-prime location but easily accessible and visible from main shopping area
likely type of development	foodstore with surface car parking
development constraints	division by St Gilberts Road may hinder pedestrian flow multiple land ownership potential contamination from petrol filling station bus station and health centre relocation/reconfiguration
access	existing access from North Street/St Gilberts Road
overall development prospects	reasonable/poor
officer conclusions	retain in current uses

MARKET DEEPIING	R/o Original Factory Shop
	
Site (0.48ha) includes The Original Factory Shop store, car parking and areas of open space.	
Redevelopment could provide retail or commercial leisure uses. Could be linked with The Precinct and Car Park site.	
scale of development	medium scale: up to 1,500 sqm gross at ground floor

	level
commercial potential	off-prime location, lacking frontage
likely type of development	high street type retail units/services or commercial leisure
development constraints	majority of site within Conservation Area relatively narrow access (via Church Street) access may need to be retained to properties fronting Market Place multiple land ownership
access	existing access from Church Street
overall development prospects	poor
officer conclusions	good redevelopment opportunity

MARKET DEEPING	The Precinct and Car Park
<p>Site (0.49ha) contains retail units within The Precinct, adjacent car park serving Co-op store and buildings to rear of Barclays Bank/Market Gate</p> <p>Could be reconfigured to increase amount of retail floorspace and improve links between Co-op and the Market Place/High Street. Potential link with Original Factory Shop site.</p>	
scale of development	medium scale: up to 3,000 sqm gross at ground floor level
commercial potential	prime site within heart of town centre, although limited visibility redevelopment could improve links between Co-op and High Street and encourage linked trips
likely type of development	high street type shops
development constraints	potential reduction in car parking may be unacceptable multiple land ownership
access	existing access from Godsey Lane
overall development prospects	reasonable/poor
officer conclusions	retain in existing uses

MARKET DEEPING	land adjacent to Co-op Store
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Small site (0.21ha) containing petrol filling station and servicing area for Co-op store	
Redevelopment could extend the Co-op store	
scale of development	medium scale: up to 1,500 sqm gross at ground floor level
commercial potential	extension to existing foodstore
likely type of development	extension to existing foodstore
development constraints	possible contamination from petrol filling station
access	existing vehicular access from Godsey Lane
overall development prospects	good
officer conclusions	retain in existing use



Small site (0.14 ha) containing Hereward Discounts retail unit and garage to rear	
Redevelopment could provide a more continuous, active frontage to High Street, with residential/office above	
scale of development	small scale: less than 1,00 sqm gross at ground floor level
commercial potential	key location on main shopping street within centre
likely type of development	high street type shops/services
development constraints	within Conservation Area existing occupiers may need to be relocated
access	existing access from High Street
overall development prospects	good
officer conclusions	retail use should be retained