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# 1 Introduction

**1.0.1** The Site Allocation and Policies Development Plan Document (DPD) forms part of the South Kesteven Local Development Framework (LDF). Together with the Core Strategy and the Grantham Area Action Plan, it will provide the planning policy framework for the District, guiding the location, design, form and use of land and buildings across the District to 2026.

**1.0.2** The Site Allocation and Policies DPD allocates land for specific types of development. It also includes policies to guide the way these sites are developed, ensuring that where development takes place, proper provision is made for necessary community facilities and infrastructure, and that appropriate open space and affordable housing is incorporated into the design and development of a site. The policies also provide the detailed framework to guide the scale, form and location of new employment and retail development expanding upon the policies included in the Core Strategy.

**1.0.3** The Site Allocation and Policies DPD covers all of South Kesteven District except for the town of Grantham which is covered by a separate Grantham Area Action Plan (GAAP). The Site Allocation and Policies DPD is in conformity with the spatial strategy and policies included within the Core Strategy, which was adopted in July 2010.

## 1.1 Background

**1.1.1** Work on the Local Development Framework for South Kesteven began in 2005 with the publication of an Issues and Options consultation paper. This led to consultation on two documents in 2006 - the Core Strategy and a Housing and Economic Development Plan Document. In 2007 the Council prioritised the preparation of the Core Strategy so that it would be adopted in advance of the more detailed policy and site allocation plans. This has ensured that the guiding principles and spatial strategy established by the Core Strategy are in place to guide the development of subsequent plans and to provide an overarching policy framework for determining planning applications.

**1.1.2** In October 2009 and September 2010 the Council asked for comments from local communities and key stakeholders about a large number of sites which had been suggested for consideration as future development sites. These sites have been assessed to determine whether they are suitable, available and deliverable. Consideration has also been given to the communities responses about the sites and the amount of new development needed within each of the principle settlements, before decisions were made by the Council about which sites to allocate.

**1.1.3** A standard set of criteria prescribed by the Core Strategy and the Sustainability Appraisal was used to assess each of the suggested sites. The assessment also relied upon evidence contained within a number of Background Evidence reports and studies, and the responses of statutory consultees and service providers. All sites were also been visited by members of the Planning Policy team.

**1.1.4** The criteria used to assess the sites are included within the Housing and the Economic Prosperity sections of the Core Strategy. These have been subject to examination through the Core Strategy and are, therefore, considered to be the most appropriate criteria when considering the suggested sites.

## 1.1.5 The criteria for housing allocations are:

- Availability
- Relationship to the existing highway network, public transport, cycling and pedestrian network, or the ability to create opportunities to improve accessibility
- Access to and capacity of existing services and infrastructure
- Potential impact on wildlife, biodiversity, historic assets, archaeology
- Ability of existing built up area to absorb/accommodate development
- Visual impact on surrounding landscape
- Known constraints to development (eg flood risk)

## 1.1.6 The criteria for employment allocations are:

- Suitability of site for employment use
- Market attractiveness
- Relationship to the strategic highway network

## 1.1.7 The following Core Strategy policies establish the need for more detailed policy guidance on:

- Policy SP2 - Retention of local facilities in Local Service Centres (LSCs)
- Policy E1 - protection of existing employment areas
- Policy E1 - rural employment opportunities, including rural diversification
- Policy E2 - town centre boundaries (including primary and secondary shopping frontages)
- Policy Sp4 and EN1 - open space standards

## 1.1.8 In addition the following Core Strategy policies require specific areas to be defined:

- Policy H3 *Affordable Housing* - states that areas of search for rural exception 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 sites or area to be allocated where there is a need for additional retail floorspace.

## 1.1.9 All allocations and policies within this DPD must be in conformity with the adopted Core Strategy.

## 1.2 Community Engagement

1.2.1 Extensive public consultation has taken place on all sites considered prior to allocation. Public consultation was undertaken about all sites considered in October 2009 and September 2010. The responses received about sites have been used alongside the site assessments to determine which sites to allocate.

1.2.2 In addition to the consultation on suggested allocation sites, the Council asked for comments from the local community and key stakeholders about policies to provide detailed criteria for decision making about specific types of development, and detailed policies

which define the town centres, identify existing employment sites and areas of search for rural exception affordable housing schemes. This consultation was held during November and December 2010.

**1.2.3** Previous community engagement has taken place on a number of these policy issues when we published the Issues and Options paper in September 2005 and the Housing and Economic Development DPD in June 2006.

## **1.3 Policy Context**

### **1.3.1 National**

**1.3.1.1** In producing the Site Allocation and Policies DPD, consideration has been given to the context provided by existing policy frameworks at the national level. This document has been influenced by the Government's Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs), which cover a wide range of topics, and Planning Circulars. Regard has also been had to the emerging Localism Bill.

### **1.3.2 Local**

**1.3.2.1** The adopted Core Strategy provides the overarching policy framework for the District. It is the key "umbrella" document of the new Local Development Framework (LDF). It informs other policy and guidance documents included within the LDF, and provides the spatial policy framework for development and change in the District of South Kesteven for the period to 2026. It establishes the key principles which should guide the location, use and form of development.

**1.3.2.2** The Core Strategy does not identify specific sites for development. This Development Plan Document sets out the sites where the Council wishes to direct housing and employment development. It identifies local employment areas for protection, the extent of the town centres of Stamford, Bourne and Market Deeping and provides further policies which expand those within the Core Strategy.

## **1.4 Background Evidence**

**1.4.1** The preparation of the Site Allocation and Policies DPD has been underpinned by the development of a robust evidence base. The evidence takes the form of both technical studies and evidence from dialogue with the community and stakeholders. The technical studies, commissioned by the Council unless otherwise stated, can be viewed on the Council's website.

### **1.4.2 Housing**

- Housing Needs and Market Assessment Study (February 2006)
- Peterborough Sub Regional Strategic Housing Market Assessment (2008) (joint study for Peterborough City, South Holland District, South Kesteven District, Rutland County, Huntingdonshire District, Fenland District and East Northamptonshire Councils)
- Strategic Housing Land Availability Assessment (2008) (joint study by Rutland County, South Holland and South Kesteven District Councils) (updated 2010)

## 1.4.3 Economic

- Employment Land Capacity Study (2010)
- Retail Needs and Town Centre Study (2010)

## 1.4.4 Transport

- Second Lincolnshire Local Transport Plan (2006/7 – 2010/11)
- Stamford Traffic Model (2010) (study for Lincolnshire County Council)

## 1.4.5 Environment

- Open Space and Allotments Study (December 2004)
- Strategic Flood Risk Assessment (June 2009 & January 2011)
- Lincolnshire Biodiversity Action Plan (July 2006)
- Landscape Character Assessment (January 2007)
- Landscape Sensitivity and Capacity Study (January 2011)
- Grantham Water Cycle Study (Level 1 Outline Strategy) (2008)
- Joint Outline Water Cycle Study (Stage 1) (January 2011)
- Detailed Water Cycle Study (final report expected October 2011)

## 1.5 Relationship with other LDF Documents

**1.5.1** The Site Allocations and Policies DPD must be in conformity with the adopted Core Strategy. It provides more detailed policies to enable the the Core Strategy objectives to be implemented appropriately. The DPD must also dovetail with the Grantham Area Action Plan to ensure a consistent policy approach to new development and to ensure there is no "gap" in area coverage.

## 1.6 Sustainability Appraisal

**1.6.1** The DPD has being prepared within the context of a large number of other plans and programmes prepared by a wide variety of statutory bodies and other organisations. Many of these plans and programmes have implications for the District and for the policies and proposals included within the DPD. These implications need to be identified to ensure that the DPD is either consistent with existing policies or allows an opportunity to influence future change of other plans and programmes.

**1.6.2** In addition to the other plans and programmes the Council must also consider a broad base of data which provides an overview of the current state of the District's environment, economy and social well-being. This process allows us to identify things which are good and should be protected as well as the identification of issues which may need to be addressed through planning policy.

**1.6.3** Information has been collated about the District over a number of years; this information is reviewed and updated at each stage in the LDF process through the Sustainability Assessment (SA). This constant updating allows for the identification of trends and significant changes in the state of the environment, economy or social structure. This information can be used to predict and monitor the effects of planning policies.

**1.6.4** Baseline data relating to biodiversity; flora; fauna; land; water; air; climate change; cultural heritage; landscape; population; health; recreation; the economy; employment and transport, have been collated and are used as the generic baseline of information on the state of the District. This process has enabled the Council to identify key issues which have affected the choice of sites for allocation and guide the way sites are developed over the plan period. These key issues have been used to inform the preparation of the adopted Core Strategy and as a result necessitate the preparation of a number of detailed policies

**1.6.5** Key issues which are considered relevant to policies to be included in this DPD are:

- Ensure appropriate levels of new housing and employment development are directed to locations which meet the spatial strategy established by the Core Strategy
- Meet the Core Strategy requirements in respect of delivering appropriate levels of affordable housing in rural areas
- Consider new open space requirements for development as well as ensuring existing open space is protected and where possible enhanced by development
- Identify town and local centres as the focus for new retail, leisure and service development to promote their vitality and viability
- Identify retail need/capacity and seek to address this through policies or site allocations
- Promote rural diversification and development of local employment to assist the rural economy

**1.6.6** The assessment of other plans and programmes and the consideration of baseline data is an integral part of the Sustainability Assessment (SA) process. A SA Report about the policies has been prepared and published as a separate document. This provides an assessment of the potential environmental, social and economic impact of the policies as currently drafted. Details of the baseline data, key issues, other plans and programmes and the sustainability objectives which have been used to undertake this assessment are included in the Scoping Report which was published in 2009.

## **1.7 Habitats Assessment**

**1.7.1** The Habitats Directive (Council Directive 92/43/EEC) requires an assessment of the implication of plans and projects on Natura 2000 sites. These are European sites identified and protected for their nature conservation value. There are two Natura 2000 sites within the District (Baston Fen and land at Grimsthorpe) and two areas outside the District which could be affected by development within South Kesteven (Rutland Water and the Barnack Hills and Holes). The Habitats Regulation Assessment for the Core Strategy was prepared, published and considered as part of the Public Examination. This concluded that the Core Strategy policies were not likely to have any significant effects on these Natura 2000 sites.

**1.7.2** The policies included in this DPD have been developed from and in conformity with the Core Strategy policies. These policies have been assessed to identify any possible effects on the Natura 2000 sites. The Assessment concludes that the policies of this DPD are not likely to have any significant effects on the four Natura 2000 sites and that there was, therefore, no need to proceed to the next stage of undertaking an Appropriate Assessment. The Habitats Regulation Assessment for this DPD is published as a separate supporting document.

## 2 Vision and Objectives

### 2.1 Vision

**2.1.1** The Core Strategy establishes the overarching policy framework for the LDF. It incorporates the Vision and Objectives for the whole LDF.

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

*This will be achieved by:*

- *Creating the right balance of jobs, housing and infrastructure;*
- *Ensuring that development is sustainable in terms of location, use and form;*
- *Balancing the development needs of the District with the protection and enhancement of the natural and built environment;*
- *Addressing and mitigating any negative effects of development on the built and natural environment;*
- *Working with partners and residents to develop a place where people really matter.*

**2.1.2** This vision seeks to reflect both the vision of the Local Strategic Partnership, which is included in the South Kesteven part of the Lincolnshire Sustainable Community Plan, and that of the Council's Corporate Plan. It is supported in the Core Strategy by fourteen broad objectives as the means of delivering the LDF vision.

**2.1.3** The Site Allocations and Policies DPD will provide more detailed policies and specific site allocations to enable the Core Strategy vision and objectives and policies to be delivered.

### 2.2 Objectives

**2.2.1** To ensure the policies and allocations of the DPD are in conformity with the Core Strategy and are developed in a consistent and robust manner, a number of sub-objectives have been identified to guide the preparation of the DPD.

## Statement 1

### Housing

#### Objective 1

Make provision for at least 8250 new homes across the District (excluding Grantham) up to 2026. Ensuring a rolling five year supply of housing development which varies in terms of sites, size, type and tenure and affordability.

#### Objective 2

Identify suitable and deliverable sites for affordable housing schemes to meet local needs within rural villages, and ensure the provision of an appropriate amount of affordable housing on qualifying development sites.

### Employment/Commercial

#### Objective 3

Identify a range of suitable and available sites to support a diversity of new and existing employers (including commercial, retail, leisure and other business sectors) to promote a thriving local economy.

#### Objective 4

Restrict the loss of existing viable and well located employment land to other non-employment generating uses.

#### Objective 5

Identify opportunities to support and encourage appropriate rural employment and diversification schemes in sustainable and accessible locations throughout the District.

#### Objective 6

Promote and enhance the vitality and viability of the principal retail areas within the District (excluding Grantham) by concentrating new retail, leisure and service developments within identified town centres and ensuring that such schemes meet an identified retail need and capacity. Identify local centres as the focus for local retail and service needs.

### Supporting Rural Communities

#### Objective 7

Promote sustainable patterns of development through: the identification of appropriate housing allocations including rural affordable housing sites; promoting sustainable rural employment opportunities; improving access and public transport: and by seeking to retain and improve existing facilities.

### **General**

#### Objective 8

Ensure all allocated sites are located in accordance with the spatial strategy and policies of the Core Strategy. In particular that they:

1. Prioritise the use of well located previously developed sites
2. maximise the use of existing public transport, cycling and pedestrian routes
3. have access to appropriate services and infrastructure
4. protect and enhance wildlife sites, protected species; biodiversity; historic assets; archaeology; water quality; landscape character and open space.

#### Objective 9

Minimise the impact of new development on the environment from construction through to occupation, by reducing the use of resources (including land); reducing carbon emissions and promoting a reduction in energy use.

#### Objective 10

Reduce the risk of flooding by ensuring that new development is appropriately located and designed, and that consideration is given to the use of Sustainable Urban Drainage Systems on allocated sites.

### **Green spaces**

#### Objective 11

To ensure that the District has a network of multi-functional green space which increases biodiversity, provides for the sporting and recreational needs of the population, promotes healthy lifestyles and enhances the quality of the natural and built environment.

## 3 Site Allocations and Development Policies

### 3.1 Stamford

#### 3.1.1 Settlement Profile

##### Population

**3.1.1.1** Stamford is the second largest town in South Kesteven. At the 2001 census Stamford had a population of 19,500; 17.5% of which was over of age of 65 and 19.2% under age 16. This compares with the District averages of 16.45% and 20/51% respectively. Unemployment in the town is 1.40% which is lower than the District average of 2.3%. Stamford has four electoral wards: St Georges, All Saints, St Mary's and St John's.

##### Location

**3.1.1.2** Stamford is located adjacent to the strategically important national north-south route the A1, meaning cities such as Peterborough and Cambridge are commutable and London (100miles away) within easy reach. There are direct rail services to Cambridge, Birmingham, Peterborough and Stanstead airport, and the east coast main rail network is accessed via Peterborough. The town serves as a service centre for nearby villages, such as Uffington and Great Casterton.

**3.1.1.3** Development is restricted by the A1 to the west and by the county boundary to the north and south of the town, as well as by Burghley House and grounds to the south.

##### Description

**3.1.1.4** Stamford is noted for its architecture and unspoilt medieval and Georgian character, which has been used as the backdrop for many film and television productions. The town centre is protected by a Conservation Area (the first in England). The River Welland passes east-west through the town, and its valley provides a valuable open space, known as The Meadows. This large area of Common Land is crossed by footpaths and serves as a recreation area for the town.

##### Services and Facilities

**3.1.1.5** Stamford has a full range of facilities, including a hospital and several doctors' and dentists' practices. Many of the major national retailers have stores in the town, including branches of the leading supermarkets and the major banks. The town also has many local independent traders providing a variety of goods and services. Stamford has a market every Friday and Saturday and a Farmers Market on alternate Fridays.

Education is available in both state and private schools in Stamford to Primary and Secondary level. New College, Stamford offers both Further and Higher Education courses.

### Development Needs

**3.1.1.6** The Core Strategy (Policy SP1) seeks to support and maintain the role of market towns. The policy states that priority for development will be given to sustainable sites within the built up part of the town and allocated sites. It also makes it clear that if insufficient land is available within the built-up part of the town to meet the development needs, appropriate sites on the edge of the town may be considered suitable for development

**3.1.1.7** Core Strategy Policy H1 establishes a requirement for 1140 houses for the 20 year period 2006-2026. This equates to an annual average of 57 houses per year. This is a very similar build rate to that which had been experienced by the town over the 10 years since 2001 (when just over 50 new houses were built each year in Stamford).

**3.1.1.8** Between April 2006 and 31<sup>st</sup> March 2011 380 houses had been built in Stamford. The remaining requirement for the town is therefore 760 houses (and annual rate of 50 per year for the remaining 15 years). In addition 170 additional homes had planning permission. Together the completions and commitments for Stamford total 530, leaving a shortfall of about 580 houses to be allocated.

**3.1.1.9** Opportunities for new employment development in Stamford are limited and this has been compounded by the loss in recent years of a number of employment sites to other types of development. The Core Strategy seeks to redress this by establishing a need for 24 ha of additional employment land, and by protecting important existing employment sites. The identification of employment land in the Site Allocations and Policies DPD will ensure that there are appropriate opportunities for land and premises to meet the needs of new investment and existing employers within the town, providing important local job opportunities for its residents.

### Local Issues

#### Highways and Access

**3.1.1.10** Whilst north - south access is very well served by the A1, cross town movements are heavily constrained. The historic street pattern in the centre of the town does not lend itself to modern traffic movement and issues of congestions and the capacity of junctions limit development opportunities. Highway and junction improvements will be required within the town centre to ensure safe access to smaller infill and redevelopment sites within the built up part of the town.

**3.1.1.11** Access to and from larger sites will have more serious implications for the existing network and the capacity of junctions. To assess the potential capacity of the existing and future road network to accommodate future traffic and land-use changes Lincolnshire County Council commissioned the development of a traffic model for Stamford. This model has been used to forecast the likely impact of a number of different scenarios for accommodating the towns housing and employment needs. The recommendations of that report have been used to assess the best sites for allocation from a highway perspective.

**3.1.1.12** It should be recognised that all sites are likely to require highway and junction improvements, footway / cycleway improvement/provision, and potentially the provision of a local bus service. All sites have been considered by the Highway Authority and are

considered to be acceptable in principle. However, a detailed Traffic Assessment will be required to identify the specific issues relating to access for each site. The TA should also identify the most appropriate method of resolving any outstanding highway constraints.

## **Water Cycle**

**3.1.1.13** The Outline Water Cycle Study for the District was completed in January 2011. The Water Cycle study looks at all water related issues including: water resources; wastewater treatment and transition; ecology; flood risk management and surface water management and SUDs potential. A detailed Water Cycle Study has also been prepared to look in more detail at issues arising from the Outline Study. This report was prepared in 2011.

In relation to Stamford the studies identify the following key issues:

- Wastewater Treatment and transition: Stamford lies within the catchment for Great Casterton Wastewater Treatment Works and for the Stamford WwTW (in Peterborough).

The Stamford WwTW has sufficient headroom capacity to accommodate growth proposed in the town.

Modelling of wastewater transition in the town reveals that there are constraints within the existing sewer network. Improvements will be required to the network to accommodate additional flows. This work will impact upon the phasing and delivery of large allocations.

- Surface Water Management and SUDs potential: The town is underlain by limestone, therefore, infiltration SUDs are likely to be suitable. However, the presence of large areas of Ground Source Protection Zones will require Environment Agency consent for soakaways.

## **Strategic Flood Risk Assessment (SFRA)**

**3.1.1.14** Areas of functional flood plain are identified along both the Rivers Welland and Gwash, and there are historical records of flooding instances which closely mirror the Flood Zone 3(FZ3) area along the River Welland. The SFRA recommends that development is steered away for those areas within the FZ3 and that development of undeveloped parts of the fluvial floodplain be avoided.

**3.1.1.15** Surface water flooding may be an issue following the route of the B1081 and along the flow route from the centre of town to the River Gwash. Wherever possible infiltration SUDs should be used to reduce surface water runoff, alternatively surface water runoff should be discharged into natural watercourses rather than using surface water sewers. These requirements may reduce the amount of land available for development on larger allocated sites.

**3.1.1.16** All sites of 1ha or more or which are at high risk of flooding should undertake a detailed sites specific FRA in accordance with the recommendations of the SFRA.

### Landscape

**3.1.1.17** A Landscape Character Assessment has been prepared for the District. This identifies that Stamford is within the Kesteven Uplands Character Area. The report recommends that special attention is given to sensitive spaces around the edge of the historic town of Stamford, and to maintain open areas that extend into the towns and villages.

**3.1.1.18** To assess the landscape impact of large urban extension sites, a Landscape Sensitivity and Capacity study has been prepared which considers the potential impact of development on the landscape around the town. The report looks at the sensitivity of the landscape to change and the capacity of it to accommodate development. The conclusions of this study have been used to inform the selection of allocation sites.

### Affordable Housing need

**3.1.1.19** The need for affordable housing across the District is very high. The recently updated SHMA demonstrates a need for 667 affordable homes each year. This equates to 98% of the District wide housing requirement. The Core Strategy Affordable Housing policy (H3) recognises this level of need and gives consideration to issues of viability and deliverability. The result of which is to require up to 35% of new housing on sites of five or more units to be affordable. Application of the policy in Stamford could deliver about 165 additional affordable homes over the remaining plan period. Evidence in the SHMA suggested that the majority of the affordable housing needed is for small (1-2 bed) accommodation, primarily as houses or bungalows rather than flats or maisonettes, whilst market housing is likely to be focused upon the larger (3-4 bed) accommodation.

### 3.1.2 Allocations

#### Site Selection

**3.1.2.1** A large number of sites have been considered by the Council for potential allocations. Each site has been assessed against the same criteria. The Core Strategy sets out the criteria against which potential sites should be assessed. An outline of the site assessment process and a summary of the conclusions for each site can be found in the background evidence to this plan.

**3.1.2.2** It is important that sufficient suitable, available and deliverable sites are identified and allocated for development in this plan to meet the development needs set out in the Core Strategy. It is also important to ensure that there is a continuous supply of housing and employment land to meet the needs of the town over the whole plan period. In particular Government housing policy (PPS3) requires a continuous five year supply of deliverable housing land, therefore, allocated land will be phased into five year periods.

**3.1.2.3** The proposed allocations for housing development in Stamford are set out in Policy STM1 and employment allocations are set out in Policy STM2. In addition a single large urban extension site has been allocated to meet the housing and employment needs of the town - Policy STM3.

### 3.1.3 Policies

**THIS SECTION WILL BE UPDATED FOLLOWING THE CABINET MEETING ON 1ST AUGUST 2011**

## 3.2 Bourne

### 3.2.1 Settlement Profile

#### Population

**3.2.1.1** The market town of Bourne is the third largest settlement in South Kesteven. At the 2001 census Bourne had a population of 11,933; 20.31% of which was over the age of 65 and 19.47% under age 16. This compares with the District averages of 16.45% and 20.51% respectively. Unemployment in the town is 1.60% which is lower than the District average of 2.3%. Bourne has two electoral wards: Bourne West (which includes the settlement of Cawthorpe) and Bourne East (which includes the settlements of Dyke and Twenty).

#### Location

**3.2.1.2** Bourne is an historically important market town because of its location on the A15 Lincoln to Peterborough route. There are regular bus services to Peterborough via Market Deeping, Stamford and Spalding. Bourne is important as a service centre for nearby smaller settlements in the south and east of the district, especially those located along the A15 corridor. It also provides housing for large numbers of people who commute the 16 miles to Peterborough daily.

**3.2.1.3** Further development is restricted by woodlands to the west of the town and the fens to the east of the town.

#### Description

**3.2.1.4** Bourne is a bustling market town on the edge of the fens, which extend eastwards from the town boundaries. The town has a large parkland area in the centre, bounded by the Bourne Eau, known as Memorial Gardens and Well Head Fields. The park also includes one of the most ancient sites of artesian water supply in the country: St Peter's Pool. This is reputed to be filled by seven springs and it is from this natural feature that the early settlement of Bourne was first formed.

#### Services and Facilities

**3.2.1.5** Bourne has a range of facilities, including several doctors' and dentists' practices. The town has a health centre, although the nearest hospital is in Peterborough, some 16 miles to the south. Many national retailers have stores in the town, including branches of the leading supermarkets and the major banks. The town also has many local independent traders providing a variety of goods and services. Bourne market is held on Thursdays and Saturday.

**3.2.1.6** There are primary and secondary schools, and a technology college, within the town.

### Development Needs

**3.2.1.7** Policy H1 establishes a requirement for 2310 houses for the 20 year period 2006-2026. This equates to an annual average of 115 houses per year. However the policy also restricts housing development in Bourne to that which is already committed via planning permission at the time the Core Strategy was adopted. This is in recognition of the high level of housing commitments in the town which includes the large ElseaPark development, which is expected to be built out during the life time of the plan. Between April 2006 and 31<sup>st</sup> March 2011 some 850 houses have been built in Bourne and a further 1666 have planning permission. If all of these homes are built, development will exceed the policy requirement. Therefore, no housing sites are allocated in this DPD.

**3.2.1.8** Opportunities for new employment development in the town have been limited for a number of years, and employment development has not matched the growth in house building. The Core Strategy seeks to redress this by establishing a need for 50 ha of additional employment land, and by protecting important existing employment sites.

**3.2.1.9** The identification of suitable and attractive employment land in this plan will ensure that there are appropriate opportunities for land and premises to meet the needs of new investment and existing employers within the town, providing important local job opportunities for its residents. Historically, the eastern side of the town has accommodated the town's employment areas. It is appropriate to continue this trend, however, it should be recognised that the capacity of the road network is limited. There may, therefore, be the opportunity to implement part of an eastern relief road through development funding to connect Cherry Holt Road with South Road.

### Local Issues

#### Highways and Access

**3.2.1.10** There are some major constraint issues on a number of the town's junctions which are at capacity. Access to and from larger sites may have more serious implications for the existing network and the capacity of junctions. Therefore, all sites are likely to require highway and junction improvements and footway / cycleway improvement/provision. All sites have been considered by the Highway Authority and are considered to be acceptable in principle. However, a detailed Traffic Assessment will be required to identify the specific issues relating to access for each site. The TA should also identify the most appropriate method of resolving any outstanding highway constraints.

#### Water Cycle (WCS)

**3.2.1.11** The Outline Water Cycle Study for the District was completed in January 2011. The Water Cycle study looks at all water related issues including: water resources; wastewater treatment and transition; ecology; flood risk management and surface water management and SUDs potential. A detailed Water Cycle Study has also been prepared to look in more detail at issues arising from the Outline Study. This report was prepared in 2011.

In relation to Bourne the studies identify the following key issues:

- Wastewater Treatment and transition: The level of housing development proposed in Bourne is committed and has therefore been taken into account in Anglian Water (AW) future planning. Predicting future flows arising from employment land development is difficult because it depends on the nature of the business uses developed. The Detailed WCS considers that there are no constraints to the development proposed from a Wastewater treatment or transition perspective.
- Surface Water Management and SUDs potential: The town is underlain by clay with a small area of limestone. It is likely, therefore, that infiltration SUDs are not likely to be suitable. New development will need to ensure runoff rates do not exceed pre-development runoff rates and that sufficient attenuation can be provided on site. Early discussion with Internal Drainage Boards and EA will be necessary and details of the maintenance of surface water systems should be provided with a site specific.

### Strategic Flood Risk Assessment (SFRA)

**3.2.1.12** Bourne is on the western edge of the Fenland floodplain. In addition an area of functional floodplain is identified in the middle of Bourne associated with the Car Dyke Drain and the Bourne Eau. Allocated sites are primarily located in Flood Zone 1, and thus, from a flood risk perspective, are appropriate for all land use vulnerability classifications. The SFRA recommends that sites which are affected by Flood Zone 3 should be avoided.

**3.2.1.13** The area has medium to low potential for infiltration SUDs and almost all suggested sites are located above Inner Source Protection Zones where infiltration SUDs are limited by the need to protect the water quality. Therefore other forms of SUDs should be considered which do not use infiltration for access roads and parking areas. This is a particularly important consideration when allocating land for employment areas.

**3.2.1.14** All sites of 1ha or more or which are at high risk of flooding should undertake a detailed sites specific FRA in accordance with the recommendations of the SFRA.

### Landscape Impact

**3.2.1.15** A Landscape Character Assessment has been prepared for the District. This identifies that Bourne is within the Fen Margins Character Area, where there is a low to medium sensitivity to new employment and residential development at the edge of existing settlements. Any new development around the edge of settlements should carefully consider the settlement edge.

### Affordable Housing need

**3.2.1.16** The need for affordable housing across the District is very high. The recently updated Strategic Housing Market Assessment (SHMA) demonstrates a need for 667 affordable homes each year. This equates to 98% of the District-wide housing requirement. The Core Strategy policy recognises this level of need and gives consideration to issues of viability and deliverability. The result of which is to require up to 35% of new housing on sites of five or more units to be affordable. As no housing allocations are proposed in this plan, the delivery of affordable housing in Bourne will be dependant upon affordable housing to be provided as part of existing planning consents. Evidence in the SHMA

suggested that the majority of the affordable housing needed is for small (1-2 bed) accommodation, primarily as houses or bungalows rather than flats or maisonettes, whilst market housing is likely to be focused upon the larger (3-4 bed) accommodation.

### 3.2.2 Allocations

#### Site Selection

**3.2.2.1** A large number of sites have been considered by the Council for potential allocation. Each site has been assessed against the same criteria. The Core Strategy sets out the criteria against which potential sites should be assessed. An outline of the site assessment process and a summary of the conclusions for each site can be found in the background evidence to this plan.

**3.2.2.2** It is important that sufficient suitable sites are identified and allocated for employment development to meet the development needs set out in the Core Strategy. A good supply of suitable and attractive employment sites should ensure that the needs of new investment and existing employers wishing to expand or relocate can be met throughout the plan period.

**3.2.2.3** The proposed allocations for employment land in Bourne are set out in Policy B1.

### 3.2.3 Policies

**THIS SECTION WILL BE UPDATED FOLLOWING THE CABINET MEETING ON 1ST AUGUST 2011**

## 3.3 Market Deeping and Deeping St James

### 3.3.1 Settlement Profile

#### Population

**3.3.1.1** Market Deeping and Deeping St James together make up the fourth largest settlement within South Kesteven. At the 2001 census they had a population of 13,400; 11.95% of which was over the age of 65 and 20.88% under the age of 16. This compares with the District averages of 16.45% and 20.51% respectively. Unemployment is 1.5% which is lower than the District average of 2.3%. Two electoral wards cover The Deepings: Market and West Deeping (which includes the settlement of West Deeping) and Deeping St James (which includes the settlement of Frognall).

#### Location

**3.3.1.2** Market Deeping and Deeping St James are located in the south of the District, at the junction of two major transport corridors: the A15 north-south and A16 east-west routes. The construction of the Market Deeping Bypass alleviated congestion by removing much of the north-south and east-west traffic from the town. They serve as a service centre for nearby smaller settlements as well as providing housing for large numbers of people who commute to Peterborough daily. There are regular bus services to Bourne, Peterborough, Spalding and Stamford.

**3.3.1.3** Development is restricted by the river to the south, which marks both the District and settlement boundary and by the bypass to the west and north.

### **Description**

**3.3.1.4** Market Deeping and Deeping St James are located on the edge of the fens, and are situated on the north bank of the River Welland, which also forms the boundary between Cambridgeshire and Lincolnshire. Between the bypass and the built-up part of the settlement lies an open area of land known as the Showground, where an Agricultural show has taken place every year since 1945. Market Deeping has a triangular market place surrounded by fine stone buildings and former coaching inns. Employment development has largely taken place to the north of both settlements, on the Northfields Industrial Estate.

### **Services and Facilities**

**3.3.1.5** There are a range of facilities, including a doctors' surgery and dental practices. The nearest hospital is in Peterborough, some 8 miles to the south. There are two supermarkets as well as a number of independent traders providing a variety of goods and services. A market is held in Market Deeping every Wednesday.

**3.3.1.6** There are primary and secondary schools within the town.

**3.3.1.7** The Core Strategy (Policy SP1) seeks to support and maintain the role of market towns. The policy states that priority for development will be given to sustainable sites within the built up part of the town and allocated sites. It also makes it clear that if insufficient land is available within the built-up part of the town to meet the development needs, appropriate sites on the edge of the town may be considered suitable for development. Future needs for housing and employment development for the town have also been identified in the Adopted Core Strategy

### **Development Needs**

**3.3.1.8** Policy H1 establishes a requirement for 870 houses for the 20 year period 2006-2026. This equates to an annual average of 43 houses per year. This is a higher annual build rate to that which has been experienced by the town over the 10 years between 2001 and 2010 (when about 30 new houses have been built each year).

**3.3.1.9** Between April 2006 and 31 March 2011 some 270 houses have been built in the Deepings. The remaining requirement for the town is therefore 600 houses (an annual rate of 40 per year for the remaining 15 years). In addition some 195 homes also had planning permission at 31 March 2011 reducing the overall remaining requirement for the town to just over 400. Sufficient land should, therefore, be allocated in this plan to provide for about 400 new homes.

**3.3.1.10** Opportunities for new employment development in the Deepings have been limited for a number of years. The Core Strategy seeks to redress this by establishing a need for 23 ha of additional employment land, and by protecting important existing employment sites. The identification of employment land in this plan will ensure that there are opportunities for land and premises to meet the needs of new investment and existing employers within the town, providing important local job opportunities for its residents.

### Local Issues

#### Highways and Access

##### 3.3.1.11

There are constraint issues on a number of junctions across Market Deeping and Deeping St James which are currently at capacity. This includes the roundabout of A16 / A15 and Peterborough Road; the Linchfield Road / Horsegate / Park Road junction; the B1624 and B1166 crossroads; and the junction of Broadgate Lane with Church Street.

The implications of new development on the capacity of the existing highway network and junctions needs to be explored. All allocated sites are likely to require highway and junction improvements, footway / cycleway improvement/provision. All sites have been considered by the Highway Authority and allocated sites are considered to be acceptable in principle, however a detailed Traffic Assessment will be required to identify the specific issues relating to access for each site, the TA should also identify the most appropriate method of resolving any outstanding highway constraints.

**3.3.1.12** The Highway Authority would not support additional development at Frognall, which is located some distance from the services and facilities of the Deepings. Any development at Frognall would require major improvement to footways and provision of a cycleway. The length of such provision would be very expensive and would affect the viability of any sites in this location.

#### Water Cycle (WCS)

**3.3.1.13** The Outline Water Cycle Study for the District was completed in January 2011. The Water Cycle study looks at all water related issues including: water resources; wastewater treatment and transition; ecology; flood risk management and Surface water management and SUDs potential. A detailed Water Cycle Study has also been prepared to look in more detail at issues arising from the Outline Study. This report was prepared in 2011.

**3.3.1.14** In relation to Market Deeping and Deeping St James the studies identify the following key issues:

Wastewater Treatment and transition: Market Deeping and Deeping St James lie within the catchment for Deeping WwTW. The consented Dry Weather Flow limit for this WwTW has been increased. There is sufficient capacity to accommodate the proposed development growth for the plan period.

Surface Water Management and SUDs potential: The town is underlain by clay therefore infiltration SUDs are not likely to be suitable. New development will need to ensure runoff rates do not exceed pre-development runoff rates and that sufficient attenuation can be provided on site. Early discussion with IDB and EA will be necessary and details of the maintenance of surface water systems should be provided with a site specific.

#### Strategic Flood Risk Assessment (SFRA)

**3.3.1.15** Areas of national flood zones associated with the Maxey Cut and River Welland are extensive. Whilst these flood sources are defended there is an area of residual risk in the form of failure of the flood defence. The residual risk for the River Welland has been modelled by the Environment Agency and the extent of the area at risk is large. However it does not affect the built up part of the Deepings as it is confined to the land south of Market Deeping and Deeping St James.

**3.3.1.16** Due to the flat topography of the Fens it is difficult to identify surface water flow routes, therefore rainfall is likely to pond where it falls. Because of this it is recommended that basements are discouraged and that flood resilience measures like raised thresholds and/or floor levels are considered on a site by site basis.

**3.3.1.17** The area has medium potential for infiltration SUDs however there are no Ground Source Protection Zones in the area reducing the restrictions which might be imposed on the SUDs. The use of SUDs should be promoted throughout.

**3.3.1.18** All sites of 1ha or more or which are at high risk of flooding should undertake a detailed sites specific FRA in accordance with the recommendations of the SFRA.

#### Landscape Impact

**3.3.1.19** A Landscape Character Assessment has been prepared for the District. This identifies that The Deepings is within the Fens Character Area, where there is a low to medium sensitivity to new employment and residential development at the edge of existing settlements. Any new development around the edge of settlements should carefully consider the settlement edge and consider having properties overlooking the countryside or utilising planting to soften the settlement edge.

**3.3.1.20** To assess the landscape impact of the larger urban extension sites a Landscape Sensitivity and Capacity study has also been prepared which considers the potential impact of development on the landscape around the four towns. The report looks at the sensitivity of the landscape to change and the capacity of it to accommodate development. The conclusions of this study have been used to inform the selection of allocation sites.

#### **Affordable Housing Need**

**3.3.1.21** The need for affordable housing across the District is very high. The recently updated Strategic Housing Market Assessment (SHMA) demonstrates a need for 667 affordable homes each year. This equates to 98% of the District-wide housing requirement. The Core Strategy policy recognises this level of need and gives consideration to issues of viability and deliverability. The result of which is to require up to 35% of new housing on sites of five or more units to be affordable. Application of the policy in the Deepings could deliver about 120 additional affordable homes over the remaining plan period. Evidence in the SHMA suggested that the majority of the affordable housing needed is for small (1-2 bed) accommodation, primarily as houses or bungalows rather than flats or maisonettes, whilst market housing is likely to be focused upon the larger (3-4 bed) accommodation.

### 3.3.2 Allocations

#### Site Selection

**3.3.2.1** A large number of sites have been considered by the Council as potential allocations. Each site has been assessed against the same criteria. The Core Strategy sets out the criteria against which potential sites should be assessed. An outline of the site assessment process and a summary of the conclusions for each site can be found in the background evidence to this plan.

**3.3.2.2** It is important that sufficient suitable, available and deliverable sites are identified and allocated for development in this plan to meet the development needs set out in the Core Strategy. It is also important to ensure that there is a continuous supply of housing and employment land to meet the needs of the town over the whole plan period. In particular Government housing policy (PPS3) requires a continuous five year supply of deliverable housing land, therefore allocated land will be phased into five year periods.

**3.3.2.3** The proposed allocations for housing development in the Deepings are out in Policy DE1 and employment allocations are set out in Policy DE2. In addition a single large urban extension site has been allocated to meet the housing and employment needs of Market Deeping, this site is considered by Policy DE3.

### 3.3.3 Policies

**THIS SECTION WILL BE UPDATED FOLLOWING THE CABINET MEETING ON 1ST AUGUST 2011**

### 3.4 Local Service Centres

**THIS SECTION WILL BE UPDATED FOLLOWING THE CABINET MEETING ON 1ST AUGUST 2011**

#### 3.4.1 Background

**3.4.1.1 Local Service Centres** are those settlements which offer a range of localised services and facilities and which act as a focal point for the rural communities and their surrounding hinterlands. Some limited development in these villages will prevent local services from becoming unviable and help to create more mixed and balanced communities.

**3.4.1.2** Sixteen Local Service Centres are identified in the Core Strategy (policy SP2). The Local Service Centres (LDCs) were selected by an assessment process, which took account of the presence of services and facilities considered to be essential or desirable, to meet the daily needs of the communities, as well as the public transport links with the main urban areas. Proximity to large towns for employment purposes and to satisfy needs not being met locally is an important factor in determining the sustainability of a community. Whether a village is on, or within easy reach of, one of the major transport corridors of the District is also important.

**3.4.1.3** The Core Strategy identifies that a modest amount of development should be directed towards the Local Service Centres to enable them to remain sustainable communities. The sustainability of these villages could be undermined if some of the services and facilities are lost. There is a presumption against change of use from retail and service premises in these centres established by Core Strategy Policy SP2. This DPD provides more detailed guidance to enable any proposals to be assessed.

**3.4.1.4** The Outline Water Cycle Study has concluded that water resource availability is not an issue in the District, and has identified that there is capacity within all wastewater treatment works to accommodate planned levels of growth.

**3.4.1.5** The Highway Authority have confirmed that, while some allocated sites will require highway improvements (which may include footpaths, cycle ways and/or road layout changes), there are no major highway constraints to development in any of the LSCs.

## **3.4.2 Development Needs**

### **Development Needs**

**3.4.2.1** The Core Strategy (Policy SP1) allows development in LSCs to maintain their vitality and meet local needs. The policy states that priority for development will be given to sustainable sites within the built up part of the settlements and allocated sites. It also makes it clear that if insufficient land is available within the built-up part of the settlement to meet the development needs, appropriate sites on the edge of the settlement may be considered suitable for development

**3.4.2.2** Core Strategy Policy H1 establishes a requirement for 1000 houses for the 20 year period 2006-2026. This equates to an annual average of 50 houses per year.

**3.4.2.3** Between April 2006 and 31<sup>st</sup> March 2011 633 houses had been built in the LSCs and planning permission exists for a further 262. Allowing for some flexibility for some of the committed not sites to come forward, additional land should be allocated for at least 150 new homes in these villages.

## **3.4.3 Assessment of Village Capacity to Accommodate Growth**

**3.4.3.1** Alongside the assessment of sites, the capacity of each LSC to accommodate new development has been assessed by reference to local issues and conditions including the level of recent development, affordable housing need and the capacity of local services including education provision, highway capacity and the ability of the water and sewerage network to accommodate additional development. This assessment also had regard to the opinion of local residents about new development, in particular the Parish Council's views. The assessment concludes that some of the LSCs (Barkston, Baston, Castle Bytham, Langtoft, Morton and South Witham) are less suitable for additional planned development, whilst the others could accommodate a modest allocation. In addition it recognises that a small allocation in some villages may also deliver some much needed affordable housing or other local benefit.

**3.4.3.2** If sites in all of these settlements were allocated however they could provide about 600 houses: well in excess of the Core Strategy requirement. Therefore the Council has made choices about which sites are the very best option for delivering some local housing in the best villages. These sites have been allocated. It is considered that allocating about 150 to 200 houses on a number of small sites across the district, will to meet the housing needs of the rural communities both in the provision of market and affordable housing, whilst not over burdening the existing infrastructure of these settlements or impinging upon the landscape and open countryside.

### 3.4.4 Allocations in LSC's

**3.4.4.1** A large number of sites have been considered by the Council as potential allocations. Each site has been assessed against the same criteria. The Core Strategy sets out the criteria against which potential sites should be assessed. An outline of the site assessment process and a summary of the conclusions for each site can be found in the background evidence to this plan.

**3.4.4.2** It is important that sufficient suitable, available and deliverable sites are identified and allocated for development in this plan to meet the development needs set out in the Core Strategy. It is also important to ensure that there is a continuous supply of housing and employment land to meet the needs of the town over the whole plan period. In particular Government housing policy (PPS3) requires a continuous five year supply of deliverable housing land, therefore allocated land will be phased into five year periods.

**3.4.4.3** The proposed allocations for housing development in the Local Service Centres are out in Policy LSC1 below. Some of the allocated sites will allow the delivery of development to benefit the local community. In addition to the provision of affordable housing and open space and play facilities provided in accordance with Policies H3 of the Core Strategy and SAP9 of this plan, three sites have been identified as also providing the opportunity to deliver additional local benefits. These are identified within Policy LSC2 below.

### 3.4.5 Policies

**THIS SECTION WILL BE UPDATED FOLLOWING THE CABINET MEETING ON 1ST AUGUST 2011**

## 3.5 Housing Development and Managing Delivery

**THIS SECTION WILL BE UPDATED FOLLOWING THE CABINET MEETING ON THE 1ST AUGUST 2011**

## 4 Policies

### 4.1 Retention of Services and Facilities

**4.1.1** 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 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.

**4.1.2** 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.

**4.1.3** 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 and employment premises to other uses.

**4.1.4** 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**

**4.1.5** An increase 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**

**4.1.6** 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 there is little evidence of public support for the retention of the facility.

**4.1.7** 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.

**4.1.8** Where permission is given for a change of use of a community facility and/or land, 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 Allocation and Policies DPD.

#### **4.1.9 Community Right to Buy**

**4.1.10** The Government is introducing legislative changes which will allow community groups to nominate "assets of community value". This will give communities an opportunity to bid to acquire and operate those assets should they become available. This national initiative will compliment the objectives of Policy SAP1 but will also apply to assets in other settlements of the District. However, the process of nominating assets and bidding for the right to acquire them would form an important part of the assessment of a proposal through Policy SAP1 for assets in the 16 Local Service Centres.

### **SAP1**

#### **Retention of community services and 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 either:

- 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

- 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.

4.1.11 This Policy meets DPD Objectives 7, 8 and 9.

4.1.12 The following evidence will be used by the Council to determine applications:

**4.1.13 Existence of alternative facilities in the same village**

- for shops: this refers to the existence of 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.

**4.1.14 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 (e.g. 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.
- 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 e.g. the possibility of a co-operative buy-out or support of the parish council.

**4.1.15** 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 Area).
- 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 (i.e. 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.

**4.1.16** 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.

## 4.2 Rural Affordable Housing

**4.2.1** A lack of affordable housing to meet local needs has been identified as a key issue in South Kesteven. Background evidence, including the Strategic Housing Market Assessment (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.

**4.2.2** 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.

**4.2.3** 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 unallocated schemes; and through the identification of sites or areas of search specifically for local affordable housing as rural exception schemes.

### **Affordable housing in Local Service Centres and Towns**

**4.2.4** 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**

**4.2.5** 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. Rural exception schemes may need some public sector funding to make them viable.

**4.2.6** Working in this enabling role the Council has identified the following priority settlements where a local need has been clearly identified and the 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 (HCA) to identify appropriate funding to deliver a scheme which meets the identified need within the period 2010 - 2015.

<b>Village</b>	<b>Number of units needed</b>	<b>Site identified?</b>
Carlton Scroop	3	
Claypole	9	yes
Marston	6	
Ropsley	8	
Uffington	3	
Westborough and Dry Doddington (as part of Long Bennington)	Approx 5	

**4.2.7** 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
- Stubton
- West Deeping
- Woolsthorpe by Belvoir

**SAP2****Rural Exception Affordable Housing**

Outside the towns and Local Service Centres the need for local affordable housing will be met through the development of rural exception 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:

<b>2010-2015</b>	<b>2013-2018</b>
Carlton Scroop	Allington and Sedgebrook
Claypole	Denton
Marston	Littley 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, 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.

**4.2.8** This Policy meets DPD Objectives 1, 2 and 7

## 4.3 Supporting the Rural Economy

**4.3.1** 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.

**4.3.2** 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.

**4.3.3** 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.

**4.3.4** 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.

**4.3.5** 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 Allocations 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**

**4.3.6** 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.

**4.3.7** 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.

### **SAP3**

#### **Supporting Local Business in Local Service Centres**

Within, or on the edge of, 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, including their wider settings
- will have limited visual impact on the character of the village and surrounding landscape
- can be safely accessed by motor vehicles, pedestrian 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.

**4.3.8** This Policy meets DPD Objectives 3, 5, 7, 8 and 9.

### **Rural Diversification**

**4.3.9** 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.

**4.3.10** 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.

**4.3.11** 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.

**4.3.12** 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.

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

**4.3.14** 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

**4.3.15** 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.

**4.3.16** 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.

**4.3.17** 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.

#### **SAP4**

##### **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, including their wider settings.

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

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

Proposals which generate high levels of visitor traffic or increased public use, such as large scale sport, 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.

**4.3.18** This Policy meets DPD Objectives 3, 5, 7, 8 and 9.

## **4.4 Protecting Existing Employment Areas**

**4.4.1** 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.

**4.4.2** 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.

**4.4.3** 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 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.

**4.4.4** The selection of locally important existing employment sites has arisen through joint work with the Council's 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.

#### **4.4.5 The following locations are considered to be Locally Important Existing Employment Areas:**

**4.4.6** The Spatial Strategy does not permit development of new employment sites in the open countryside. Throughout the District there are, however, employment sites which are located in rural and semi-rural locations. Such sites typically require good access to the strategic road network or a location away from a settlement because of the nature of the business. These include some food processing facilities and transportation operations. These businesses are important to the economy of the District.

**4.4.7** It is not possible, nor is it desirable, to draw up a definitive list of such businesses and/or the locations in which they operate. The Council does, however, recognise the important role that such businesses play in the local economy. Local policies must reflect local circumstances and the Council must balance the need to protect the countryside with the economic benefits to the community resulting from continued use of these sites. The Council will, therefore, be supportive of proposals for the retention or expansion of these businesses because of their role in supporting the local economy.

#### **SAP5 Locally Important Existing Employment Sites**

Proposals for the development, reuse and/or redevelopment of land or premises within the areas identified below, and on the proposals map extracts 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.

In other areas, where it can be demonstrated that the specific location is necessary for the continued success of an established business, development which enables employment to continue on such sites will generally be supported, where there are significant long-term economic benefits.

Site Ref	Site / area	Why it is important?	Criteria me
<b>ExE Stamford Existing Employment Site</b>			
ExE S1	Gwash Way, East of Ryhall Road	Important area of mixed industrial uses. Location of many small businesses as well as larger units.	<b>f, g</b>
ExE S2	East of Ryhall Road	Important area of mixed industrial uses. Location of many small businesses as well as larger units.	<b>f, g</b>
ExE 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).	<b>f, g</b>
ExE S4	North of Barnack Road	Site of HQ of Cummins Generator Technologies Limited (Newage International) one of the largest employers in Stamford.	<b>e, h</b>
<b>ExE Bourne Existing Employment Sites</b>			
ExE B1	Pinfold Industrial Estate and area north of Spalding Road between Carr Dyke and Meadow Drove	Important area of industrial and 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.	<b>f, g</b>
ExE B2	East of Chery 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.	<b>e, h</b>

ExE 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.	<b>f, g, h</b>
ExE B4	East of Cherry Holt Road and south of Bourne Eau	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	<b>f, g, h</b>
<b>ExE Deepings Existing Employment Sites</b>			
ExE 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 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.	<b>e, f, g, h</b>
ExE 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.	<b>f, g, h</b>
<b>ExE Local Service Centre Existing Employment Sites</b>			
ExE 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.	<b>e, f, g, h</b>
ExE 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.	<b>f, g</b>
ExE LSC3	Long Bennington Business Park,	Just off the A1 to the north of the village, site provides local employment opportunities.	<b>f, g</b>

	Main Road, Long Bennington		
ExE LSC4	White Leather Square, Billingborough	Location of several small industrial units providing local employment. Important for maintaining sustainability of village.	<b>f, g</b>

**4.4.8** This Policy meets DPD Objectives 3, 4 and 7.

## 4.5 Town Centres

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

**4.5.2** 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.

**4.5.3** The Retail Needs and Town Centre Study [2010] prepared by Nathaniel Lichfield and 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.

**4.5.4** The Council's preferred approach is that the boundaries recommended in the retail study for Stamford, Bourne and Market Deeping be used to define the town centres. 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.

<b>STAMFORD SHOPPING FRONTAGES</b>	
Stamford Primary Frontages	Stamford 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

<b>STAMFORD SHOPPING FRONTAGES</b>	
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

<b>BOURNE SHOPPING FRONTAGES</b>	
Bourne Primary Frontages	Bourne 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

<b>MARKET DEEPING SHOPPING FRONTAGES</b>	
Market Deeping Primary Frontages	Market Deeping Secondary Frontages

<b>MARKET DEEPING SHOPPING FRONTAGES</b>	
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	

**4.5.5** Within the defined town centres of Stamford, Bourne and Market Deeping **Primary Shopping Frontages** have been defined to help identify the main shopping areas. These are the core shopping areas in the centre of each town. They are usually identifiable by larger pedestrian flows and in some centres the presence of national retail multiples. They include comparison retailers such as fashion, clothes and toiletry shops and services such as banks and building societies. The preferred approach to promote busy and attractive town centres is to concentrate new retail opportunities within the primary shopping frontage, providing a focal point for shoppers, and preventing key uses being dispersed throughout the centre. To achieve this the council will require a high percentage (80%) of the primary shopping frontage to remain in A1 retail use.

**4.5.6** The **Secondary Shopping Frontage** is the shopping area between the Primary Shopping Frontage and edge of the town centre. This area often has lower rateable values and supports independent and convenience retailers and non-retail uses such as offices, restaurants and cafés. These uses form an important complementary function for the Primary Shopping Frontage, and by allowing a higher proportion of the non-retail uses in the Secondary Shopping Frontage a diversity of uses can be encouraged. This will help develop these areas and support the retail function of the centre as a whole.

**4.5.7** Other town centre uses including leisure, offices, services, business and other commercial uses all support the function of the town centre 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 Frontages or on upper floors within the Primary Shopping Frontage.

## **SAP6**

### **Development Within the Defined Town Centres**

The town centres of Stamford, Bourne 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 planning permission will be granted 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.

**4.5.8** This Policy meets DPD Objective 6.

## 4.6 Opportunity Areas

**4.6.1** The Retail Needs and Town Centre Study (2009) 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.

**4.6.2** 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.

**4.6.3** 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.

**4.6.4** The Study identifies potential capacity in Stamford of about 8,000 to 9,000sqm to 2016, much of which 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. The construction of the Tesco store on south Road has reduced this by about 4,200sqm, and it is expected that the rest could largely be accommodated by reuse of vacant units. 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.

**4.6.5** 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.

### **Bourne Core Area**

**4.6.6** Bourne Core Area is an area of approximately 2ha lying between North Street, Burghley Street and West Street. It has some retail frontage to North Street with Burghley Street providing the rear accesses to properties on both West Street and North Street, as well as access to public car parking. The majority of the area is within the Bourne Conservation Area and there are several adjacent Listed Buildings along North Street.

**4.6.7** The land is in multiple ownership and developments and demolitions in the past have left behind extensive areas of open land which is predominantly used for car parking, open storage or is under-utilised. The area has been identified as being suitable for regeneration to provide an improved retail offer with complementary uses at first floor level. Some residential development could also be incorporated at above ground floor level or through the conversion of buildings within the site. Policy H1 of the Core Strategy restricts residential development in Bourne to that already committed at the time of adoption [July 2010]. However, the use of upper floors of shops or offices for residential accommodation is considered to be a good use of otherwise vacant space.

**4.6.8** The Council's vision is for a comprehensive redevelopment of the area to both expand and complement Bourne's main shopping area. This will increase the attractiveness of the centre, contribute towards the economic viability of the town centre and help promote a positive image of Bourne.

**4.6.9** The Council would like to see a comprehensive development which meets the following objectives:

- retail-led mixed use scheme to complement and strengthen the existing retail offer of the town
- improvement of links between the main retail elements of the town centre and the existing car park
- enhancement of pedestrian and cyclist access to the centre
- high quality design which retains existing buildings of local historic or architectural value

The multiple ownership of the area is a constraint to comprehensive redevelopment of this area. However, the Council will resist piecemeal development, which would prejudice this approach. The Council is facilitating the first stage by redevelopment in the south of the Core Area. This will include the redevelopment of Wherry's Mill for residential use, along with the creation of some retail units with an element of residential on the upper floors. There will also be public realm improvements. It is intended that this first stage will be the catalyst which will enable the wider regeneration of the town centre to occur.

**SAP7****Town Centre Opportunity Areas**

Sites within the defined town centres of Stamford, Bourne and Market Deeping 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 centre 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 community 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:

- all other sequentially preferable sites have been considered, but are demonstrated to be unavailable or unsuitable for the proposed use, and
- the proposal will not lead to significant adverse impacts on the town centre.

"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 to 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.

#### 4.6.10 This Policy meets DPD Objective 6

**SAP8****Bourne Core Area**

Within the identified Bourne Core Area planning permission will be granted for development schemes which will contribute to the Council's vision of comprehensive mixed use redevelopment of the area. This should include retail, leisure, business, office and cultural facilities, with residential at upper floor level. Retail development will provide a range of floor sizes, the design of which should reflect the historic retail development of the town.

Schemes should:

- be of a high quality design and appearance, commensurate with the site's prominence as a key part of the town centre;

- ensure that the area is well-integrated with the rest of the town centre by improving existing connections and creating new routes to improve north-south and east-west pedestrian permeability through the area; and
- improve and extend the existing public car parking facilities, and incorporate a new public open space, to include cycling facilities and public realm works.

**4.6.11** This Policy meets DPD Objective 6

## 4.7 Open Space

**4.7.1** 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 Note 17 (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

**4.7.2** The report notes that, throughout the District, informal and natural green space 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

**4.7.3** 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

**4.7.4** 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. Parks and recreation ground provision is also good, although the condition of facilities was found to vary throughout the District, in rural areas it was often found to be poorly equipped (bins, seats etc) or well-maintained but basic and unimaginative.

**4.7.5** It is important to protect and increase the provision of open space 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.

**4.7.6** 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.

**4.7.7** 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.

## SAP9

### 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 e.g. 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 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 . 1 5 ha</td> </tr> <tr> <td>Young peoples space</td> <td>0 . 1 5 ha</td> </tr> <tr> <td>Allotments</td> <td>0 . 2 0 ha</td> </tr> <tr> <td>Parks</td> <td>0 . 3 0 ha</td> </tr> </table>	Play equipped space	0 . 1 5 ha	Young peoples space	0 . 1 5 ha	Allotments	0 . 2 0 ha	Parks	0 . 3 0 ha
Play equipped space	0 . 1 5 ha									
Young peoples space	0 . 1 5 ha									
Allotments	0 . 2 0 ha									
Parks	0 . 3 0 ha									

### Providing New Open Space

To ensure that new housing developments provide sufficient new (or improved) open space to meet the needs of the development, the above standards will be applied to all development proposals for new housing that meet the thresholds set out in the Planning Obligations SPD. 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 form an integral part of the development layout. It should be easily accessible by means of pedestrian connections through the development and should be designed to ensure that it is clearly visible to the public.

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

### **Protecting Existing Open Space**

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

Development proposals for existing open spaces will only be permitted where it is demonstrated that

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

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

#### **4.7.8** This Policy meets DPD Objectives 8 and 11.

## 5 Implementation and Monitoring

### 5.1 Monitoring Framework

**5.1.1** Chapter 7 of the adopted Core Strategy establishes a clear framework for delivering and monitoring the policies and objectives of the Local Development Framework. Monitoring will be carried out on an annual or more regular basis, with the results of this monitoring being published at the end of each calendar year in an Annual Monitoring Report. Appendix B of the Core Strategy identifies the delivery agents, indicators and targets for each of the Core Strategy policies.

**5.1.2** The site allocations and policies included within this DPD are necessary to deliver the Core Strategy policies and objectives. It is, therefore, appropriate for the monitoring framework included in the Core Strategy to be used to monitor the application and delivery of the policies and allocations within this DPD.

**5.1.3** The following schedule summarises the relevant elements of the Core Strategy's Monitoring and Implementation Framework:

<b>Policy</b>	<b>Responsible Agencies</b>	<b>Indicator</b>	<b>Target</b>
SAP1	SKDC Developers Local Councils Community Groups	Number and Type of community facilities in LSCs (LO)	No net reduction in number of facilities over the plan period
Housing allocations ST1 ST3 DE1 DE2 LSC1 H1	SKDC Private housebuilders Developers Landowners	Net additional housing completions (CO/NI154) Supply of ready to develop housing sites (NI159)	Completions per annum in accordance with housing trajectory At least 100%
SAP2	SKDC Private housebuilders Landowners	Number of dwellings completed on rural exception sites	10 dwellings per annum

<b>Policy</b>	<b>Responsible Agencies</b>	<b>Indicator</b>	<b>Target</b>
	Parish and town councils RHPs Homes and Communities Agency		
SAP3 SAP4	SKDC Developers LCC	Amount of additional employment floorspace completed Number and type of diversification schemes permitted in rural areas	Net increase in amount of employment floorspace per annum Increase in range and number of schemes over plan period
Employment allocations ST2 B1 DE2	SKDC Developers LCC	Employment land available by type Amount of additional employment floorspace completed	Net increase in amount of employment floorspace per annum
SAP5	SKDC Developers LCC	Employment Land lost to non employment uses	No net loss of employment land per annum
SAP6 SAP7 SAP8	SKDC Developers Landowners	New floorspace completed in identified town centres (CO)	Provision of convenience and comparison floorspace in accordance with Retail Needs Study
SAP9	SKDC Developers Landowners	Amount of public open space	Net increase in public open space provision over plan period  No net loss of existing open space

### Key

CO Annual Monitoring Report Core Output Indicator

LO Annual Monitoring Report Local Output Indicator

NI National Indicator

RHP Registered Housing Provider

SKDC South Kesteven District Council

**5.1.4** The Core Strategy includes an Infrastructure Delivery Schedule which identifies the critical infrastructure necessary to serve new development during the plan period. This has been updated, in the light of more detailed information available.

## **Education**

**5.1.5** Information from Lincolnshire County Council shows that there is primary school capacity, or room for expansion, in all the settlements where development is anticipated.

**5.1.6** Secondary education is available only in Bourne, the Deepings, Stamford, Grantham and the LCSs of Corby Glen and Billingborough. The site at Billingborough is managed by St George's Academy, Sleaford, and the site is scheduled to close by 2013. With the exception of Stamford, the Education Authority confirm that all schools either have capacity or room for expansion, using S106 contributions, to accommodate additional students.

**5.1.7** A development of 1000 or more homes in Stamford would require a new primary school. The Education Authority anticipate a lesser scale of development can be accommodated by expansion of the existing schools, and that S106 contributions will be required to fund this. S106 contributions may be required for the provision of secondary education.

## **Health**

**5.1.8** There are extensive GP practices in the market towns of Stamford, Bourne and the Deepings, and a number of LSCs. The LSC GP practices operate as part of clusters or partnerships, allowing access to a range of medical facilities within the partnership practices. No capacity issues have been identified within the towns and LSCs arising from increased numbers of patient registrations, although it is possible that existing facilities in Stamford could be under pressure later in the plan period as the cumulative impact of development takes effect.

**5.1.9** There are reported to be no capacity issues within the District's medical practices. However, should this no longer be the case, Core Strategy policy SP4 provides for S106 contributions to be sought for the provision of new, or enhancement of existing, medical provision.

## **Water Resources**

**5.1.10** The Water Cycle Study (outline) for the District concluded that water resource availability is not an issue in this area. More detailed work has been undertaken on the supply of potable water in the Bourne area. Anglian Water confirms that there are no issues constraining its ability to continue to supply existing properties, or to supply identified sites, although developers may be subject to the normal process of requisitioning supply connections, for instance if a new development requires its own trunk main to connect to the existing distribution network. An assessment of the proposed development sites indicates that no additional work is required.

## **Sewage Treatment Works**

**5.1.11** The Water Cycle Study examined the capacity of the District's Waste Water Treatment Works (WwTW) to accommodate the planning growth. The results indicate that even at maximum growth all twelve WwTW affected have hydraulic capacity to accommodate the growth. The study shows that the Marston WwTW is the only area for concern. Development at Barrowby and Great Gonerby (together with growth in Grantham) is expected to push Marston close to the limit of capacity. An upgrade of the Marston facility, or a new WwTW to the south of Grantham to drain the southern area of Grantham, will be required. A new WwTW will delay the need to upgrade by 5-10 years. Phased growth may allow consideration of the pressures in Grantham and the lead-in time for Anglian Water to investigate, plan, and implement the most sustainable WwTW solution at Marston.

**5.1.12** Sewerage network issues have been identified for Stamford, where planned growth is likely to exceed the capacity of the infrastructure and require significant infrastructure improvements. Roseland Business Park, near Long Bennington, is not connected to the sewerage network. If this site were to be progressed then it is likely that lead-in time would be required for the water company to install mains sewers to connect this area. Because of the site's proximity to the Severn Trent Water's main, it may be that this service provider would be best placed to serve any development on the site.

### Highways

**5.1.13** Some sites will require highway improvements, which may include footpath and/or cycleway provision, changes to the existing road layout and other changes such as speed limit extensions. Development of large sites, such as those at Stamford and Market Deeping, will require comprehensive schemes and Transport Assessments. However, no major road schemes have been identified, by the Highway Authority, as being critical to the delivery of any of the allocated sites.

**5.1.14** The Highways Agency has confirmed that the recent upgrades to the A1 trunk road mean that the amount of development anticipated is not expected to have a significant impact on the operation of the road.

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL & COST ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISKS AND CONTINGENCY
<b>Health</b>						
All areas	GP practices	Existing capacity at all GP practices				
<b>Highways</b>						
All areas	Road improvements, speed footpaths, speed extensions, revised layouts, cycle links	Dependent on development and location	Throughout plan period	Developer contributions	Landowner/developer	Low risk: pre-requisite of development and landowner aware of the cost implications
<b>Water Resources</b>						
All areas	No resource issues					
<b>Foul Sewerage Networks (FSN) and Sewage Treatment Works (STW)</b>						
Stamford	FSN	Significant infrastructure improvements required	In line with Masterplan Phasing identified in policy	Developer Requisition	AWS Developer	Low risk as cost of developer requisition included within site viability calculations.

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL & COST ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISKS AND CONTINGENCY
						Potential for inclusion in AMP6
Roseland Business Park	FSN	Connection to main sewer network			AWS or Severn Trent Water	Low risk as cost of developer requisition included within site viability calculations.
Marston	STW	Upgrade to facility Cost estimate: tied to Grantham Area Action Plan				Confirmation of preferred solution by WCS 2c for scheme inclusion in AMP6.
<b>Energy</b>						
All areas	Operational infrastructure	Dependant on development and location	Throughout plan period	Central Networks, landowner/ developer	Central Networks	There are no known constraints to delivery of electricity infrastructure.
<b>Education</b>						

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL & COST ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISKS AND CONTINGENCY
Stamford	Extended or new facilities	Both primary and secondary schools can be expanded	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/ developer	LCC has statutory duty to provide school places when needed.  Without funding they would achieve this by relying upon the use of mobile/temporary classrooms.
	Primary School	1/2 form entry expansion - indicative cost £750,000-£1,000,000				
Deepings	Extended or new facilities	Both primary and secondary schools can be expanded	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/ developer	
	Primary School	3 classroom expansion - indicative cost £600,000				
Ancaster	Extended facilities:	Expansion possible	in line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/ developer	
	Primary school					
Barkston	Extended facilities:	Slight expansion possible	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/ developer	
	Primary school					

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL & COST ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISKS AND CONTINGENCY
Barrowby	Extended facilities: Primary school	Slight expansion possible	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/ developer	
Baston	Extended facilities: Primary school	Slight expansion possible	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/ developer	
Billingborough	Primary school	Existing capacity				
Caythorpe	Primary school	Existing capacity				
Castle Bytham (Little Bytham)	Extended facilities: Primary school	Slight expansion possible	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/ developer	
Colsterworth	Primary school	Existing capacity				
	Secondary school (Corby Glen)	Existing capacity				
Corby Glen	Primary & Secondary	Existing capacity up to 40 homes				

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL & COST ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISKS AND CONTINGENCY
Great Gonerby	Extended facilities: Primary school & Secondary	Additional places within Grantham	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	
	Extended facilities: Primary school	Expansion possible	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	
Langtoft	Primary school	Existing capacity				
Long Bennington	Extended facilities: Primary school	Expansion possible	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	
	Secondary school	Additional places within Grantham	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	
Morton	Extended facilities: Primary school	Expansion possible	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	
	Secondary school	Additional places within Bourne	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/developer	

AREA	INFRASTRUCTURE DESCRIPTION	DETAIL & COST ESTIMATE	PHASING	POTENTIAL FUNDING SOURCES	DELIVERY AGENCY & PARTNERS	RISKS AND CONTINGENCY
South Witham	Primary	Existing capacity				
	Secondary school (Corby Glen)	Existing capacity				
Thurlby	Primary	Expansion possible	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/ developer	
	Secondary school (Bourne)	Additional places within Bourne	In line with development phases	Developer contributions, LCC, DfE	LCC, SKDC, landowner/ developer	

## Appendix 1: Schedule of Saved Local Plan Policies to be Replaced

.1 The table below sets out those saved policies of the South Kesteven Local Plan which are to be replaced by policies in the Site Allocations and Policies DPD. Policies which have been wholly superseded by the Core Strategy on its adoption no longer form part of the Development Plan. Local Plan policies which are to be superseded by a subsequent DPD rather than the Core Strategy will remain part of the Development Plan until that subsequent DPD is adopted.

.2 The Proposals Map will also, in accordance with guidance in PPS12, continue to identify other national and local designations including Conservation Areas.

Local Plan Policy	Local Plan Policy Name	Replaced by Core Strategy Policy	Replaced by DPD	Comments
H2	Housing Allocation - Stamford	H1 - Partial replacement	Allocations included in Site Allocation and Policies DPD	The overall approach to housing is detailed in Policy H1. Site allocations and detailed criteria set out in SAP DPD.
H3	Housing Allocation - Bourne	H1 - Partial replacement	Allocations included in Site Allocation and Policies DPD	The overall approach to housing is detailed in Policy H1. Site allocations and detailed criteria set out in SAP DPD.
H4	Housing Allocation - The Deepings	H1 - Partial replacement	Allocations included in Site Allocation and Policies DPD	The overall approach to housing is detailed in Policy H1. Site allocations and detailed criteria set out in SAP DPD.
H5	Housing Allocation in the Rural Area outside the towns of Grantham, Stamford, Bourne and the Deepings	H1 - Partial replacement	Allocations included in Site Allocation and Policies DPD	The overall approach to housing is detailed in Policy H1. Site allocations and detailed criteria set out in SAP DPD.
H12	Restriction on Change of Use of Residential Properties in	No replacement	No replacement	

## Appendix 1: Schedule of Saved Local Plan Policies to be Replaced

Local Plan Policy	Local Plan Policy Name	Replaced by Core Strategy Policy	Replaced by DPD	Comments
	Grantham and Stamford			
E2	Employment Allocation - Stamford	E1 – Partial replacement	Allocations included in Site Allocation and Policies DPD	The overall approach to employment is detailed in Policy E1. Site allocations and detailed criteria are set out in SAP DPD.
E3	Employment Allocation - Bourne	E1 – Partial replacement	Allocations included in Site Allocation and Policies DPD	The overall approach to employment is detailed in Policy E1. Site allocations and detailed criteria are set out in SAP DPD.
E4	Employment Allocation - The Deepings	E1 – Partial replacement	Allocations included in Site Allocation and Policies DPD	The overall approach to employment is detailed in Policy E1. Site allocations and detailed criteria are set out in SAP DPD.
E7	Employment Allocations - Rural Area	No replacement	No replacement	
S1	Existing Town Centre Shopping Areas	E2 – Partial replacement	Allocations included in Site Allocation and Policies DPD and Grantham AAP	The overall approach to retail development is detailed in Policy E2. Site allocations and detailed criteria are set out in Grantham AAP and SAP DPD.
S2	New Shopping Development In and Around Town Centres	E2 – Partial replacement	Allocations included in Site Allocation and Policies DPD and Grantham AAP	The overall approach to retail development is detailed in Policy E2. Site allocations and detailed criteria are set out in Grantham AAP and SAP DPD.
S3	Non-Retail Uses in Primary Town Centre Shopping Streets		Allocations included in Site Allocation and Policies DPD and Grantham AAP	

Local Plan Policy	Local Plan Policy Name	Replaced by Core Strategy Policy	Replaced by DPD	Comments
REC3	Public Open Space and new Housing Development	SP4 - partial replacement	Site Allocations and Policies DPD and Grantham AAP	The overall approach to securing open space provision as part of new developments is covered by Policy SP4. Policies providing settlement-specific standards for open space provision are included in the SAP and Grantham AAP
REC4	Playing Fields provision in new Residential Development of more than 100 dwellings or 4 Hectares	SP4 - partial replacement	Site Allocations and Policies DPD and Grantham AAP	The overall approach to securing open space provision as part of new developments is covered by Policy SP4. Policies providing settlement-specific standards for open space provision are included in the SAP and Grantham AAP
REC5	Play Space provision in new Residential Developments of more than 50 dwellings or 2 Hectares	SP4 - partial replacement	Site Allocations and Policies DPD and Grantham AAP	The overall approach to securing open space provision as part of new developments is covered by Policy SP4. Policies providing settlement-specific standards for open space provision are included in the SAP and Grantham AAP
REC7	Allotments	EN1	Site Allocations and Policies DPD and Grantham AAP	
REC10	Indoor Leisure Facilities	SP1, SP2	Site Allocations and Policies DPD and Grantham AAP	
REC11	Touring Caravan and Camping Sites	SP1		

## Appendix 1: Schedule of Saved Local Plan Policies to be Replaced

Local Plan Policy	Local Plan Policy Name	Replaced by Core Strategy Policy	Replaced by DPD	Comments
T2	Existing Town Centre Car Parks	No replacement		

## Appendix 2: Glossary

**Adoption** - the point at which a planning document becomes official policy.

**Affordable Housing** - Housing which meets the present and future needs of households unable to secure adequate housing at prices determined by the market.

**Amenity** - A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

**Annual Monitoring Report (AMR)** - Produced by the Council to provide an assessment of the progress made against targets and the performance of policies. The monitoring period is 1st April to 31st March.

**Area Action Plans (AAP)** - AAPs are used to provide the planning framework for areas where significant change or conservation is needed. A key feature of AAPs will be the focus on implementation. They will deliver the planned 'growth' areas and resolve conflicting objectives in the areas subject to the major development pressures.

**Biodiversity** - The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

**Brownfield** - Land that has been previously developed (also known as previously developed land).

**BAP** - Biodiversity Action Plans. Plans that set out a methodology to protect, conserve and enhance the diversity of wildlife. A UK BAP applies across the United Kingdom, and South Kesteven is also covered by a local BAP (Lincolnshire BAP)

**Code for Sustainable Homes** - A new national best practice standard for sustainable design and construction of new homes. Level 6 of the Code is equivalent to zero carbon.

**Commitments** - A term used to describe sites that have planning permission, and those that have been identified in principle as being suitable for development. Commitments apply to both housing and employment uses.

**Compulsory Purchase Order** - The power to acquire land for redevelopment which includes development by private developers.

**Conservation Areas** - Areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve or enhance.

**Controlled Waters** - Defined by the Water Resources Act 1991, Part III, Section 104. Comprise of all rivers, canals, lakes, ground waters, estuaries and coastal waters to three nautical miles from the shore.

**Core Strategy** - The Local Development Framework document which sets out the long term spatial vision for the local planning authority area, and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document.

**Development Plan Documents (DPD)** - A document that is the main consideration in deciding planning applications.

**Fauna** - The animal life of a particular time or region.

**Flora** - The plants of a particular region or time period.

**Greenfield land** - Land (or a defined site) which has never been built on before, that has not been previously developed, and is therefore typically in a natural state.

**Housing Needs Study** - A study which assesses the future housing needs of the District, in terms of the size, type and affordability of dwellings.

**Infrastructure** - The basic services and facilities needed for the smooth running of a community.

**Issues and Options** - The first consultation stage in producing development plan documents.

**Listed Building** - Buildings of special architectural or historic interest. Permission is required before works that might affect their character or appearance can be undertaken. They are divided into Grades I, II\* and II, with I being of exceptional interest.

**Local Development Document (LDD)** - A document making up part of the planning strategy

**Local Development Framework (LDF)** - The overall name for the folder or portfolio of Local Development Documents and the LDS and AMR, which together makes up the planning strategy for an authority.

**Local Development Scheme (LDS)** - The programme for producing planning documents which will make up the LDF.

**Local Distinctiveness** - Elements or features of a local area that make it distinct from other local areas.

**Local Plan** - The plan produced under the former planning system by the District. The South Kesteven District Local Plan (and the Lincolnshire County Council Structure Plan) will be replaced by the RSS and LDF.

**Local Strategic Partnership (LSP)** - A partnership of service providers, the community, the voluntary sector and businesses that help to identify local priorities for action and devise strategies for delivery. One of its main tasks is to prepare and implement the Sustainable Community Strategy.

**Open Space** - In applying the policies in this guidance open space should be taken to mean all open space of public value in line with the latest National Guidance. Including: parks and gardens, natural and semi-natural urban green spaces, green corridors and outdoor sports facilities, amenity green space, allotments etc.

**Planning and Compulsory Purchase Act 2004 (The Act)** - Puts in place the new statutory framework for preparing RSS and LDFs.

**Planning Obligation** - A legally binding agreement or obligation entered into by the local authority and a land developer over an issue related to a planning application, under Section 106 of the Town and Country Planning Act 1990.

**Planning Policy Guidance Notes (PPG)** - Guidance produced by the Government on planning matters (being replaced by PPSs)

**Planning Policy Statements (PPS)** - Statements of National Planning Policy issued by the Government (to replace PPGs)

**Population Density** - A measurement of the number of people in a given area.

**Preferred Options** - Document(s) produced as part of the preparation of Development Plan Documents, and issued for formal public participation. The general preferred approach is presented.

**Proposals Map** - A map on an Ordnance Survey base, which shows the sites and locations to which policies apply, it is site and location specific. The Proposals Map will be revised each time a new DPD is prepared which has site specific policies or proposals, and will always reflect the up-to date planning strategy for the area.

**Public Examination** - DPDs are assessed at an examination, during which the Planning Inspector assesses the soundness of the document.

**Regional Planning Body** - The body responsible for preparing the Regional Spatial Strategy. In the East Midlands, this body is the East Midlands Regional Assembly.

**Regional planning Guidance (RPG)** - The strategic plan for the region prepared under the former planning system, now replaced by the Regional Spatial Strategy.

**Regional Spatial Strategy (RSS)** - A strategy that sets out Government's planning and transport policy for a region, for a 15-20 year period. It is prepared by the East Midlands Regional Assembly, and forms part of the statutory Development Plan.

**Regulations** - Town and Country Planning (Local Development) (England) Regulations 2004 as amended by the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

**Renewable Energy** - Energy supplies that are produced from elements which can be renewed i.e. used over and over again. The use of renewable energy helps to reduce carbon emissions. Examples include solar energy and wind power.

**Section 106 Agreement** - Derived from Section 106 of the Town and Country Planning Act 1990. A voluntary agreement between the local planning authority and any other body with an interest in land in their area. Its purpose is to restrict or regulate the use of land, or to make other such arrangements (such as financial contributions) as the Local Authority considers it necessary.

**Site Allocation and Policies document** - Allocations of sites for specific or mixed uses or development, to be contained in the Site Allocations DPD, which will come forward during the lifetime of the Local Development Framework. Policies will identify any specific requirements for individual proposals. The sites will be shown on the Proposals Map.

**Spatial Planning** - The bringing together and integration of policies for the development and use of land, with other policies and programmes that influence the nature of places and how they function.

**Spatial Strategy** - A strategy for the future development of South Kesteven District, also illustrated on a plan, which identifies broad locations for various forms of development, key principles, and strategic level policies governing development and land use.

**Statement of Community Involvement (SCI)** - Document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of the LDF (and in the consultation of individual planning applications).

**Strategic Environmental Assessment (SEA)** - Sustainability Appraisal needs to be undertaken in a way that incorporates the requirements for SEA. SEA is a generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. This is a statutory requirement under the European 'SEA Directive' (2001/42/EC).

**Strategic Housing Land Availability Assessment (SHLAA)** - To identify sites which may be suitable for housing development during the period to 2026. Each site within the SHLAA has been assessed to establish whether it is likely to be suitable for residential development and, if so, when it might come forward for development.

**Strategic Housing Market Assessment (SHMA)** - An assessment of need and demand for housing, to assist in developing long term strategies for planning and housing for a housing market area.

**Supplementary Planning Document (SPD)** - Elaborates on policies or proposals in DPDs, and gives additional guidance.

**Sustainability Appraisal** - A sustainability appraisal should be completed for all local development documents, at all stages. It identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.

**Sustainable Community Strategy** - A document that all local authorities are required to produce. It should aim to improve the quality of life for local communities through partnership working and improvements in service delivery.

**Sustainable Development** - Development to improve quality of life and protect the environment in balance with the local economy, for current and future generations.

### Appendix 3: List of Abbreviations

AAP	Area Action Plan
AMR	Annual Monitoring Report
CIL	Community Infrastructure Levy
DPD	Development Plan Document
LDF	Local Development Framework
LSC	Local Service Centre
LSP	Local Strategic Partnership
PCT	Primary Care Trust
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCS	Sustainable Community Strategy
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SSSI	Site of Special Scientific Interest
SUDS	Sustainable Urban Drainage System