

## **Appendix 5: Proposed Policy and Text to be inserted into the DPD**

### **Development in Stamford**

Provision is made in this plan for the development of at least 750 new homes in Stamford for the period to 2026. Comprising:

- 170 new homes on sites with planning permission at 1<sup>st</sup> April 2011
- 200 homes on a range of sites allocated within the town and
- Up to 400 homes on a single mixed use extension site located to the west of the town. (Policy STM2)

To ensure a continuous supply of deliverable housing land throughout the plan period sites will be released in five year phases. The phasing of sites has been influenced by evidence relating to infrastructure constraints, particularly wastewater infrastructure, which will require improvement to accommodate new housing.

The Core Strategy establishes a high need for affordable housing in the District. This is particularly the case in Stamford which has the highest house prices in the District. The Affordable Housing Viability Assessment (2010) indicated that because of variations in local land and sales values, Stamford was one area of the District that might be able to deliver a higher proportion of affordable housing on market schemes. All allocated sites will be expected to deliver up to 35% of the total site capacity as affordable homes, in accordance with Core Strategy Policy H3. As a guide the appropriate affordable housing target is indicated against the anticipated site capacity in Policy STM1.

## **Policy STM1: Housing in Stamford**

The following sites, as identified on the proposals map, are allocated for housing development:

<b>Policy reference</b>	<b>Site Location</b>	<b>Indicative number of houses</b>	<b>Affordable housing target</b>	<b>Phase</b>
<b>STM1 a)</b>	<b>Land Adjacent to Kettering Road</b>	<b>30</b>	<b>10</b>	<b>2011-2016</b>
<b>STM1 b)</b>	<b>Land rear of Belvoir Close</b>	<b>30</b>	<b>10</b>	<b>2011-2016</b>
<b>STM1 c)</b>	<b>Land south of Uffington Road adjacent to meadow View</b>	<b>50</b>	<b>17</b>	<b>2016-2021</b>
<b>STM1 d)</b>	<b>Stamford AFC Kettering Road *</b>	<b>50</b>	<b>17</b>	<b>2016-2021</b>
<b>STM1 e)</b>	<b>Land off Priory Road</b>	<b>40</b>	<b>14</b>	<b>2021-2016</b>
<b>STM3</b>	<b>Land between Empingham Road and Tinwell Road</b>	<b>400</b>	<b>150</b>	<b>2016-2026</b>
<b>Total</b>		<b>600</b>	<b>70</b>	

**\* the redevelopment of STM1d) must be linked as part of a comprehensive proposal for the relocation of the football club. Development of this site for housing cannot commence before a new football ground is available and occupied by the town football club.**

**This Policy meets DPD Objectives 1, 2, 3, 8, 10 and 11**

### **Policy STM2: Employment Land in Stamford**

**A good supply of suitable, attractive and available employment land is required to meet the needs of new and existing businesses in the town.**

**The following sites, which are identified on the proposals map are allocated for employment generating uses which fall within the B Use Classes. Other employment generating uses may be appropriate on these sites, depending on the use and its impact on neighbouring properties. Retail development will not, however, be considered acceptable on these sites.**

<b>Policy Reference</b>	<b>Site Location</b>	<b>Area</b>	<b>Proposed Use</b>
<b>STM2 a)</b>	<b>Land North of Barnack Road</b>	<b>8 ha</b>	<b>General employment B1, B2 and B8</b>
<b>STM2 b)</b>	<b>Land South of Uffington Road</b>	<b>2ha</b>	<b>B1 and B2 uses</b>
<b>STM2 c)</b>	<b>Land adjacent to the A1 off Empingham Road</b>	<b>14 ha</b>	<b>High Quality Business Park incorporating B1 and B2 uses</b>

**This Policy meets DPD Objectives 3, 8, 9, 10**

### **Policy STM3 – Mixed Use Urban Extension site in Stamford**

**29 ha of land on the western edge of Stamford between Empingham Road and Tinwell Road is allocated as a mixed use urban extension.**

**The development of this site should provide up to 400 new homes completed in phases across the 15 year period to 2026 and up to 14 ha of land for a range of different employment uses including a 10 ha high quality designed business park (as allocated in STM2 c)). Employment opportunities will also be expected to arise from the development of a small local centre within the site which will provide local facilities and shops for**

**the residents of this development and the existing housing areas to the north and east of the site.**

**Planning permission for the development of any part of the site will not be granted in isolation unless it either:**

- forms part of an outline or detailed planning application for the whole site which is accompanied by a comprehensive masterplan for the whole site.**

**Or**

- is in accordance with a comprehensive masterplan prepared and adopted as SPD by the District Council**

**The masterplan for the site should ensure that development achieves the following key principles:**

- Provides a new access road from Empingham Road through the site to Tinwell Road**
- Provides a small scale local centre appropriate to size of the development, which is located as to be of benefit to both new occupants of the site as well as the occupants of existing housing areas to the north and east.**
- Incorporates appropriately planned green infrastructure and landscaping within the design and layout of development to both reduce the impact of development on the landscape and to provide a landscape corridor between the new development and the existing residential area on Lonsdale Road. Green infrastructure should incorporate public open space, play and recreation facilities and other community open space as considered appropriate.**
- Ensures the design and layout of the development is of a high quality and standard which recognises the importance of its location at the entrance to Stamford**
- Incorporates an appropriate mix of residential tenure and type that respects the surrounding context, including at least 150 affordable homes.**
- Ensures that appropriate education and health facilities are available, and if not, addresses any deficiencies through the provision of appropriate financial contribution. Secures the provision of good pedestrian and cycle access from and within the site to the local centre, primary school, new employment opportunities and the town centre**

- **Incorporates within the development layout appropriate surface water management systems which will ensure that Greenfield run-off rates are maintained once the site is developed.**
- **Provision of necessary infrastructure improvements required to support the development, including necessary improvements to the waste water transmission network**
- **Ensures that the highest standards of sustainable design and construction are provided in all buildings.**

**The masterplan should be prepared in consultation with the local community.**

**This Policy meets DPD Objectives 1, 2, 3, 8, 10 and 11**

## **Development in Bourne**

No additional housing development is required in Bourne. Allocations are therefore made only for employment development.

### **Policy B1: Employment Land in Bourne**

**A good supply of suitable, attractive and available employment land is required to meet the needs of new and existing businesses in the town.**

**The following sites, which are identified on the proposals map, are allocated for employment generating uses which fall within the B Use classes. (Other employment generating uses may be appropriate on these sites, depending on the use and its impact on neighbouring properties. Retail development will not however, be considered acceptable on these sites.**

<b>Policy Reference</b>	<b>Site Location</b>	<b>Area</b>	<b>Proposed Use</b>
<b>B1a</b>	<b>Land to the north of manning Road and west of Meadow Drove</b>	<b>14 ha</b>	<b>General employment generating uses, including: B1, B2 and B8 use classes</b>
<b>B1b</b>	<b>Land to the south of Tunnel Bank</b>	<b>21 ha</b>	<b>General employment generating uses including : B1, B2 and B8 use classes</b>
<b>B1c</b>	<b>land south of West Road , north of Elsea Park</b>	<b>7 ha</b>	<b>High Quality Business Park incorporating B1 and B2 uses</b>
<b>B1d</b>	<b>In South Fen area, off The Slipe Bourne (Bourne North Farm)</b>	<b>8ha</b>	<b>General employment generating uses including : B1, B2 and B8 use classes</b>
<b>B1e</b>	<b>Land north of Carr Dyke</b>	<b>3 ha</b>	<b>Expansion</b>

			<b>land for food processing site off Spalding Road</b>
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**This Policy meets DPD Objectives 3, 8, 9, 10**

### **Development in Market Deeping and Deeping St James**

Provision is made in this plan for the development of at least 600 new homes in Market Deeping and Deeping St James for the period to 2026. Comprising:

- 195 new homes on sites with planning permission at 1<sup>st</sup> April 2011
- 200 homes on a range of sites allocated across the area and
- 200 homes on a single mixed use extension site located to the north of the town. (Policy DE3)

To ensure a continuous supply of deliverable housing land throughout the plan period sites will be released in five year phases. The phasing of sites has been influenced by evidence relating to infrastructure constraints, particularly wastewater infrastructure, which will require improvement to accommodate new housing.

The Core Strategy establishes a high need for affordable housing in the District. The Affordable Housing Viability Assessment (2010) indicated that because of variations in local land and sales values, the Deepings was one area of the District that might be able to deliver a higher proportion of affordable housing on market schemes. All allocated sites will be expected to deliver up to 35% of the total site capacity as affordable homes in accordance with Core Strategy Policy H3. As a guide the appropriate affordable housing target is indicated against the anticipated site capacity in Policy DE1.

**Policy DE1 – Housing land in the Deepings**

**The following sites, as identified on the proposals map, are allocated for housing development:**

<b>Policy reference</b>	<b>Site Location</b>	<b>Indicative number of houses</b>	<b>Affordable housing target</b>	<b>Phase</b>
<b>DE1a</b>	<b>land behind Tesco off Godseys Lane</b>	<b>85</b>	<b>29</b>	<b>2011-2016</b>
<b>DE1b</b>	<b>Land at Spalding Road/Broadgate</b>	<b>15</b>	<b>5</b>	<b>2011-2016</b>
<b>DE3</b>	<b>Land between Peterborough Road and Towngate East</b>	<b>200</b>	<b>70</b>	<b>2016-2021</b>
<b>DE1d</b>	<b>Land west of Linchfield Road and north of Cowslip Drive</b>	<b>100</b>	<b>35</b>	<b>2021-2026</b>
<b>Total</b>		<b>400</b>	<b>139</b>	

**This Policy meets DPD Objectives 1, 2, 3, 8, 10 and 11**

**Policy DE2 – Employment Land in the Deepings**

**A good supply of suitable, attractive and available employment land is required to meet the needs of new and existing businesses in the town..**

**The following sites, which are identified on the proposals map, are allocated for employment generating uses which fall within the B Use classes. Other employment generating uses may be appropriate on these sites, depending on the use and its impact on neighbouring properties. Retail development will not, however, be considered acceptable on these sites.**

<b>Policy Reference</b>	<b>Site Location</b>	<b>Area</b>	<b>Proposed Use</b>
<b>DE2a</b>	<b>Extension to the Northfields Industrial estate</b>	<b>14 ha</b>	<b>General employment B1, B2 and B8</b>
<b>DE2b</b>	<b>Land to the east of Spitfire Way (and including Spitfire Way)</b>	<b>6ha</b>	<b>B1 and B2 uses</b>

**This Policy meets DPD Objectives 3, 8, 9, 10**

### **Policy DE3 –Mixed Use Urban Extension in Market Deeping**

**16 Ha of land on the northern edge of Market Deeping between Peterborough Road and Towngate East identified as a mixed use urban extension.**

**The development of this site should provide up to 200 new homes completed in phases across the 15 year period to 2026 and up to 6 ha of land for a range of different employment uses.**

**Planning permission for the development of any part of the site will not be granted in isolation unless it either:**

- **forms part of an outline or detailed planning application for the whole site which is accompanied by a comprehensive master-plan for the whole site.**

**Or**

- **is in accordance with a comprehensive masterplan prepared and adopted as SPD by the District Council**

**The masterplan for the site should ensure that development achieves the following key principles:**

- **Provides a new access road from Peterborough Road through to Towngate East and makes appropriate arrangements to increase the capacity of the A15/A16 roundabout**
- **Incorporates appropriately planned green infrastructure and landscaping within the design and layout of development to both reduce the impact of development on the landscape and existing residential properties to the south and east. Green infrastructure should incorporate public open space, play and recreation facilities and other community open space as considered appropriate.**
- **Ensures the design and layout of the development is of a high quality which recognises the importance of its location at the entrance to Market Deeping**
- **Incorporates an appropriate mix of residential tenure and type that respects the surrounding context, including at least 70 affordable homes.**
- **Ensures that appropriate education and health facilities are available, and if not, address any deficiencies through the provision of financial contributions.**

- **Secures the provision of good pedestrian and cycle access from and within the site to the local centre, primary and secondary schools, new employment opportunities and the town centre**
- **Incorporates within the development layout appropriate surface water management systems which will ensure that Greenfield run-off rates are maintained once the site is developed.**
- **Provision of necessary infrastructure improvements required to support the development.**
- **Ensures that the highest standards of sustainable design and construction are delivered on all buildings.**

**The masterplan should be prepared in consultation with the local community.**

**This Policy meets DPD Objectives 1, 2, 3, 8, 10 and 11**

## **Development in Local Service Centres**

Provision is made in this plan for the development of at least 400 new homes in the 16 Local Service Centres (LSC) (identified in Core Strategy Policy SP2) for the period to 2026. Comprising:

- About 250 new homes on sites with planning permission at 1<sup>st</sup> April 2011
- About 150 homes on sites allocated in those villages which are considered most able to accommodate additional development.

To ensure a continuous supply of deliverable housing land throughout the plan period sites will be released in five year phases. The phasing of sites has been influenced by evidence relating to infrastructure constraints, particularly wastewater infrastructure, which will require improvement to accommodate new housing.

The Core Strategy establishes a high need for affordable housing in the District. This is particularly the case in some of the larger villages. The Affordable Housing Viability Assessment (2010) indicated that because of variations in local land and sales values, the Deepings was one area of the District that might be able to deliver a higher proportion of affordable housing on market schemes. All allocated sites will be expected to deliver up to 35% of the total site capacity as affordable homes, in accordance with Core Strategy Policy H3, unless there is no known local need for affordable housing. As a guide the appropriate affordable housing target is indicated against the anticipated site capacity of allocated sites in Policy LSC1.

### **Policy LSC1 – Housing development in Local Service Centres**

**The following sites, which are shown on the proposals map, are allocated for housing development in the Local Service Centres:**

<b>Policy reference</b>	<b>Site Location</b>	<b>Indicative number of houses</b>	<b>Affordable housing target</b>	<b>Phase</b>
<b>LSC1 a</b>	<b>West of Chilvers Close &amp; The Drift, Barrowby</b>	<b>20</b>	<b>7</b>	<b>2021-2026</b>
<b>LSC1b</b>	<b>Site off Bridge End Road, Colsterworth</b>	<b>40</b>	<b>14</b>	<b>2016-2021</b>
<b>LSC1c</b>	<b>between Bourne Road &amp; Swinstead Road, Corby Glen</b>	<b>30</b>	<b>10</b>	<b>2016-2021</b>
<b>LSC1d</b>	<b>Land East of Eastthorpe Road, Great Gonerby</b>	<b>30</b>	<b>10</b>	<b>2021-2026</b>

<b>LSC1e</b>	<b>Adj doctors surgery, Swinehill, Harlaxton</b>	<b>30</b>	<b>10</b>	<b>2016-2021</b>
<b>LSC1f</b>	<b>Land at Main Road, Long Bennington</b>	<b>35</b>	<b>12</b>	<b>2011-2016</b>
		<b>185</b>	<b>62</b>	

**A number of these sites provide the opportunity to deliver benefits to the local community. Affordable housing and open space and play facilities will be required as part of each development (in accordance with Policies H3 of the Core Strategy and SAP9 of this plan). However the provision of additional local facilities can also enhance the range and capacity of existing provision. The following sites, have been identified as providing the opportunity to deliver some additional local benefit. The amount of land allocated for these sites allows for these additional facilities to be provided.**

<b>Policy Ref</b>	<b>Site Location</b>	<b>Community benefit</b>
<b>LSC1c</b>	<b>Site off Bridge End Road, Colsterworth</b>	<b>Small local centre including local retail opportunities</b>
<b>LSC1d</b>	<b>between Bourne Road &amp; Swinstead Road, Corby Glen</b>	<b>Provision of a pedestrian and cycle link from the site to Bourne Road</b>
<b>LSC1f</b>	<b>Adj doctors surgery, Swinehill, Harlaxton</b>	<b>Provision of car parking for the adjacent primary school and doctors surgery.</b>

**This Policy meets DPD Objectives 1, 2, 7, 8, 10 and 11**

## **Housing Development and managing Delivery**

### **Managing the supply and delivery of Housing Development**

Policies STM1, DE1 and LSC1 allocate sufficient land for housing development to meet the housing needs for these towns and villages as set out in the Core Strategy for the whole plan period. These policies identify five year phases within which each site is expected to come forward for development. The phasing of housing sites is important as it ensure a continuous supply of land. It also recognises that some sites will be constrained in the early parts of the plan period by the capacity of existing infrastructure and the need to provide improvements to infrastructure prior to development.

Planning permission will not normally be granted for allocated housing sites earlier than 12 months before the beginning of the phase identified in the allocating policy. If during the plan period it is clearly demonstrated that insufficient housing development has taken place, that allocated housing sites have not been delivered in accordance with the phasing strategy and that there is not a five year supply of deliverable housing land, consideration will be given to re-prioritising the phasing of sites.

In accordance with the Core Strategy if insufficient allocated housing land is available to be re-prioritised to provide a five year supply, consideration will be given to granting planning permission for additional housing sites which meet the locational requirements of PPS3, Core Strategy policies SP1, SP2 and H1 and H1.

In bringing forward proposals for the allocated sites, development will need to comply with policies in the Development Plan. This includes issues that may need to be considered early on in the process (e.g. access or flood risk issues) that may impact on the scale, layout and/or design of development proposals.

Planning proposals will need to comply with policies that address issues including but not restricted to:

- Flood risk and surface water management identified in the current Strategic Flood Risk Assessment
- Sustainable design and construction and incorporation of energy from local zero or low carbon technology sources
- Preservation and enhancement of the historic environment including listed buildings and archaeology
- Preservation and enhancement of biodiversity

- Provision of social and physical infrastructure

In addition to the sites which are allocated for housing development in policies STM1, DE1 and LSC1, the spatial strategy established by the Core Strategy (SP1) allows for small scale infill and redevelopment sites within the built up part of the three towns and the 16 Local Service Centre to come forward for housing development. Policy H1 establishes the appropriate criteria to be used to determine planning applications for such sites.

### **Policy H1 – Other Housing Development**

**In accordance with Policy SP1 of the Core Strategy new housing development will also be provided in Bourne, Stamford, Market Deeping, Deeping St James and the 16 Local Service Centres by the development of suitable brownfield redevelopment sites and small infill sites within the built up parts of these settlements.**

**Other than those sites which are allocated, new Greenfield sites on the edges of the towns and villages will not be considered acceptable for housing development.**

**Planning permission will only be granted for small infill (sites of 10 or less houses) and redevelopment sites provided that the development:**

- i) **can be satisfactorily accommodated by:**
  - **the existing local highway network,**
  - **the waste water treatment and transmission network,**
  - **the local education and health provision**
- ii) **will not have a detrimental impact upon the quality of life of adjacent residents and properties**
- iii) **will not compromise the nature and character of the settlement**
- iv) **is in accordance with the criteria of Policies EN1, EN2, and EN4 of the Core Strategy**

**This Policy meets DPD Objectives 1, 2, 3, 8, 10 and 11**

After policy SAP5 insert the following supporting text and Policy

Gonerby Moor is located to the north west of Grantham. This is an important employment area adjacent to the A1 with excellent connections to the strategic highway network. It is a popular location for employment uses and offers land and premises for a wide range of commercial, manufacturing, trade counter and transportation related uses. As such Gonerby Moor plays a crucial role in the economy of Grantham. Whilst Gonerby Moor is located away from the town centre it is served by excellent road communications, and is on the route of a regular town bus service making it a sustainable employment location for the town. Gonerby Moor itself is not included within the Grantham Area Action Plan, and does not, therefore, contribute to the employment land allocations included within that plan. Whilst the existing employment area at Gonerby Moor is identified within Policy SAP4 as a locally important employment area there may be scope for additional land at Gonerby Moor to come forward for employment development during the plan period.

### **Policy SAP6 – Employment development at Gonerby Moor**

**Employment generating development and uses of land will be permitted at Gonerby Moor provided that:**

- **it is demonstrated that employment land allocated in the Grantham Area Action Plan is either unavailable or unsuitable for the proposed development.**
- **Development does not encroach south-east beyond the railway line and west beyond the A1**
- **Development can be satisfactorily accessed and the capacity of the highway network, including the A1 slip road roundabouts can accommodate additional traffic movements**
- **The development can be accommodated within the landscape without a detrimental impact upon the open countryside**
- **The development enhances access to the area from alternative forms of transport such a rail, cycle, foot and bus.**

**This Policy meets DPD Objectives 3 and 8**