

REPORT TO CABINET

REPORT OF: Economic Development Portfolio Holder

REPORT NO: PLA 907

DATE: 5th September 2011

TITLE:	Implications for remaining allocations in the Adopted South Kesteven Local Plan resulting from preparation of the Site Allocation and Policies and Grantham Area Action Plan Development Plan Documents	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	Key Decision	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	Cllr Frances Cartwright Economic Development Portfolio Holder	
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INITIAL IMPACT ASSESSMENT:	Carried out and Referred to in paragraph (7) below	Full impact assessment Required:
Equality and Diversity	Yes	
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS	Council Report PLA830 dated 5 th July 2010 Cabinet Report PLA835 dated 2 nd August 2010 Cabinet Report PLA848 dated 4 th October 2010 Cabinet Reports PLA866 and PLA867 dated 7 th February 2011 Cabinet Reports PLA891 and PLA893 dated 4 th July 2011 Cabinet Reports PLA898 and PLA899 dated 1 st August 2011	

1. RECOMMENDATION

- 1.1 That Cabinet approves the de-allocation of the remaining undeveloped and uncommitted South Kesteven Local Plan allocations (as identified in this report) included within Local Plan Policies H1, H2, H3, H4, H5 and E1, E2, E3, E4 and E5, unless they have specifically been identified for re-allocation or are identified as part of the existing employment site policies in the Grantham Area Action Plan or the Site Allocation and Policies DPD.

2. PURPOSE OF THE REPORT/DECISION REQUIRED

- 2.1 The purpose of this report is to clarify and confirm the status of the sites which are allocated in the Adopted South Kesteven Local Plan for housing or employment development, but which have not come forward for that development in the 16 years since the Local Plan was adopted.
- 2.2 The preparation of the Site Allocation and Policies (SAP) DPD and the Grantham Area Action plan (GAAP) considered the suitability of retaining these sites as allocations as part of the site assessment process. This process concluded that some existing allocations were unsuitable or unlikely to be delivered and should not therefore be reallocated.
- 2.3 The preparation of the DPDs supports the Good for Business and Quality Living Priority Themes.

3. DETAILS OF REPORT

- 3.1 Both the SAP and GAAP DPDs include allocated sites for housing, employment and other development. The SAP and the GAAP have been developed, within the parameters set by the adopted Core Strategy and have built on earlier work undertaken on the Housing and Economic DPD and, specifically in the case of the GAAP that associated with Grantham Growth Point projects.
- 3.2 Both the SAP and GAAP DPDs have been the subject of a number of reports over the past year as we have published for public consultation details of potential development sites and draft policies, reported the comments received and also proposed some changes to the DPDs by way of clarification to respond to issues that were raised (reports PLA867, 891 and 893).
- 3.3 These previously approved changes have been included in the final versions of the DPDs considered by Cabinet on 1st August in report PLA900 and which are to be reported to Council on 8th September. As a result a final list of proposed new allocated sites across the District has been approved. However, for the sake of clarity this report formally considers the status of those sites which are not identified as new allocations, but which are currently allocated for housing and employment development in the Adopted South Kesteven Local Plan, clearly identifying whether these sites will be re-allocated, de-allocated or designated under a different policy in the SAP and GAAP DPDs.

Housing Allocations

- 3.4 The Local Plan includes five policies which specifically allocate land for housing development across the District. Of those allocated sites only four sites remain undeveloped or without a current planning permission for housing development. None of these sites have been assessed as suitable to re-allocate for housing in the SAP DPD. The following sites listed in Table 1 below should therefore be de-allocated.

Table 1

Local Plan Ref	Location	No. dwellings	Reason for de-allocation
H2.10	Cattle Market, Stamford	74	Area of high Flood Risk, not suitable for housing development
H2.5	Land at Sharmans, Barnack Road, Stamford	20	In employment use
H3.10	Manor Lane, Bourne	31	Car park
H3.14	Land between Bourne Eau & Cherryholt Road, Bourne	24	Car Auction

- 3.5 In addition two large housing allocations from the Local Plan (Elsea Park, Bourne and Poplar Farm, Grantham) have outline planning permission and have been part built. Both sites are considered suitable for housing development and will provide a significant portion of the districts housing supply throughout the plan period.
- 3.6 Poplar Farm has been subsumed into the North West Quadrant and is therefore re-allocated in the GAAP. However the re-allocation of Elsea Park is not considered necessary as a 20 year outline planning consent was granted for the whole of the Elsea Park in 2001. About 1/3rd of the site area has now been built or has permission for reserved matters. It is expected that the remaining portion of the site will be developed throughout the plan period to 2026 and as a result no additional housing allocations have been made in Bourne. The extant planning permission and past planning history of this site means that it is not considered appropriate or necessary to re-allocate Elsea Park in the emerging SAP DPD.

Employment Allocations

- 3.7 The Local Plan includes five policies which specifically allocate land for employment development across the District. Of those allocated sites a number remain undeveloped or without a current planning permission for employment development. In addition 12 allocated sites have been developed in part, leaving some of the land undeveloped. All but two of these sites have been identified in the SAP and GAAP DPDs as part of larger allocations, or as existing employment areas (EEP or ExE), which should be retained for employment generating uses. These sites are listed in Table 2 below.

Table 2

Local Plan Ref	Location	Reason
E1.2	Grantham	Included in EEP 1
E1.5	Grantham	Part of Southern Quadrant Urban Extension
E1.1	Gonerby Moor	Included as ExE LSC1
E4.1	Deepings	Included in ExE D1
E3.5	Bourne	Included in ExE B3
E3.2	Bourne	Included in ExE B1

E3.12	Bourne	Included in ExE B4
E3.13	Bourne	Included in ExE B4
E3.15	Bourne	Included in ExE B4
E7.5	Colsterworth	Included as ExE LSC2
E7.6	Colsterworth	De-allocate not required and less sustainable location
E7.8	South Witham	De-allocate highway concerns, less sustainable location

- 3.8 Of the remaining undeveloped and uncommitted employment allocations 10 are considered suitable, available and deliverable for future employment development and have therefore been allocated in the SAP and GAAP DPDs either as individual sites or as part of a larger new allocation. The remaining four sites have been assessed as unsuitable and should therefore be de-allocated. These sites are listed in Table 3 below.

Table 3

Local Plan Ref	Location	Reason
E1.10	Grantham	Reallocated as part of Canal Basin EM2e
E1.11	Grantham	Reallocated as part of Canal Basin EM2e
E1.12	Grantham	Reallocated as part of NW Quadrant for housing
E2.2	Stamford	Assessed as unsuitable for allocation due to Flood Zone and highway constraints
E2.1	Stamford	Reallocated as part housing part employment ST1c and ST2b
E2.1	Stamford	Reallocated as part housing part employment ST1c and ST2b
E2.3	Stamford	Site assessed as unsuitable for allocation due to flood zone and highway constraints
E2.5	Stamford	Reallocated for employment STM2a
E3.1	Bourne	Reallocated for employment as part of B1a
E3.7	Bourne	Included as part of ExE B4
E3.11	Bourne	Reallocated as B1e
E7.1	Billingborough	Included in ExE LSC4
E7.3	Billingborough	De allocate, not required, not in accordance with Core Strategy policy
E7.9	Castle Bytham	De allocate, not required, not in accordance with Core Strategy policy

- 3.9 For the sake of clarity therefore the following sites which were allocated in the Adopted Local Plan will be de-allocated when the Site Allocation and Policies DPD and the Grantham Area Action Plan are adopted.

Local Plan Reference	Site Location
E2.2	Land East of Cherry Holt Road alongside the River Welland, Stamford
E2.3	Land east of Ryhall Road and the dismantled railway on both sides of the river Gwash, Stamford
E7.6	Land at Honeypot Lane, Colsterworth
E7.8	Land south of the old railway, South Witham
E7.3	Land adjoining the existing industrial estate between Cowgate and Home Farm, Billingborough
E7.9	Former Quarry, Castle Bytham

4. OTHER OPTIONS CONSIDERED

- 4.1 These sites have been assessed for suitability for re-allocation. There are, therefore, no alternatives to consider.
- 4.3 At examination the DPDs will be tested as to whether they are the most appropriate strategy when considered against reasonable alternatives and that they have been developed from a robust and credible evidence base.

5. RESOURCE IMPLICATIONS

- 5.1 None arising out of this report. There will be some costs associated with the subsequent consultation and examination process of the Submission DPDs, the costs of which have been included in the Planning Policy and Partnerships Service Budget for 2011/2012.

6. RISK AND MITIGATION

- 6.1 There are risks that the DPDs may be considered unsound by the Inspector. However, the DPDs are based on an extensive evidence base and wide ranging consultation which should minimise this risk. In the event that the Inspector has concerns regarding the two DPDs then they are likely to raise these with the Council at the earliest opportunity and provide the Council with the opportunity to address the issues identified prior to proceeding to examination or issuing their report.

7. ISSUES ARISING FROM EQUALITY IMPACT ASSESSMENT

- 7.1 A service Equality Impact Assessment has recently been completed and issues arising from this have been taken into account in finalising the DPDs.

8. CRIME AND DISORDER IMPLICATIONS

- 8.1 As the DPDs contain strategic policies there are considered to be no direct crime and disorder implications. The application of the policies to individual development proposals may, however, give rise to crime and disorder issues at which time the implications of these or the use of any mitigation measures necessary would need to be assessed.

9. COMMENTS OF FINANCIAL SERVICES

- 9.1 There are no specific financial comments to make in respect of this report.

10. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

- 10.1 This report and the recommendation are required by way of clarification. From the legislation relating to the Local Development Framework and the process for adoption, it is implicit that the adoption of current site allocations, policies and action plans supersede any similar documents relating to the Local Plan which will be replaced by the documents relating to the Local Development Framework. The Local Plan has remained as an adopted Plan throughout the process for adoption of the Local Development Framework. As new plans, policies and allocations are adopted, it is important that those which were adopted under the Local Plan and are not re-allocated under the Local Development Framework are de-allocated

11. APPENDICES:

Appendix A: Table of the status of employment land allocations contained in the South Kesteven Local Plan