

Peterborough Partial Housing Market Area Local Investment Plan 2011 to 2026

Draft; February 2011



The Local Investment Plan (LIP) for the Peterborough Partial HMA has been developed during the second half of 2010. The Plan reflects the priorities identified by the local authorities in their existing strategies. The LIP will be considered through their decision making processes over the next two months.

The local authorities have agreed that the draft LIP should be made available so partners can understand the priorities identified to inform the bidding process under the Affordable Homes Programme.

The following factors should be remembered when reading the LIP:

- The LIP has not been fully considered by Elected Members of all the local authorities involved.
- The delivery of the priorities is not covered in detail in the LIP. This detail will be covered in delivery plans that will be developed.
- Each local authority will be able to provide further information on its priorities and how it foresees delivery.

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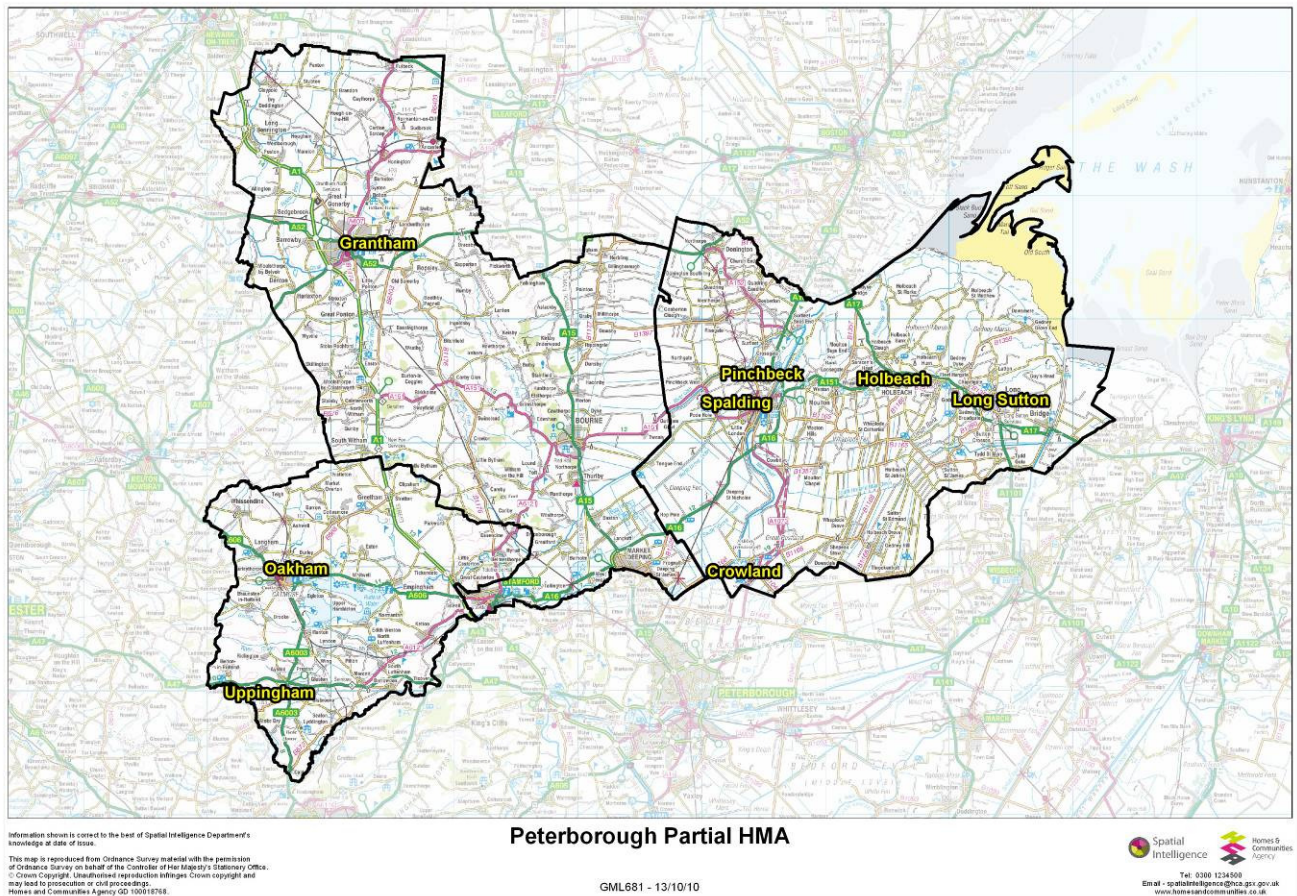
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1. Introduction

- 1.1 The Peterborough Partial Housing Market Area (HMA) Local Investment Plan (LIP) provides a strategic framework detailing partner priorities and principles for investment in growth, housing and regeneration to deliver the vision for the area.
- 1.2 The LIP has an emphasis on a 'whole area' approach to commissioning and investment by all partners such as housing, economic development and transport. This principle enables a coordinated approach to place-making and maximising investment impact in priority areas, particularly in a period of constrained resources.
- 1.3 The LIP is underpinned by local and national strategies and provides a structure for future investment that is integrated with all aspects of regeneration and growth. This comprehensive investment approach will ensure the delivery of appropriate growth, housing and sustained regeneration across the area, creating places where people want to live and work.
- 1.4 The Peterborough Partial HMA relates, to a certain extent, to the urban centre of Peterborough that has an impact in terms of the economy, travel and the housing market. A Strategic Housing Market Assessment was completed that covers Rutland, South Holland, South Kesteven and Peterborough.
- 1.5 The LIP will provide a long term coherent plan for determining investment. The Plan concentrates on the period 2011/12 to 2014/15 in detail, whilst also identifying longer term aspirations to 2026. The HMA includes Grantham for which a specific LIP was developed earlier in 2010 as a result of the town being identified as a Growth Point. The Grantham LIP includes priorities targeted at the town that are summarised within this document.
- 1.6 The key elements of this plan are:
 - The strategic context and the evidence base for the plan
 - Place based priorities
 - Thematic priorities
 - Monitoring and review
- 1.7 The LIP has been developed through a series of meetings and events involving the local authorities and stakeholders. A steering group and a working group with representatives from the partners were formed to develop the plan. This structure will be maintained to monitor progress against the plan and to complete an annual review.
- 1.8 Whilst there has been limited direct consultation on the plan, the plan's preparation reflects local strategies that have, in turn, reflected extensive local engagement. For example:
 - the local vision and priorities identified in sustainable communities strategies were set through a series of public consultation events and engagement with key partners;
 - the adopted and emerging core strategies have been developed as a result of extensive consultation; and
 - The update of the Strategic Housing Market Assessment included the opportunity for written comments and a consultation event. The results of the consultation influenced the final report.
- 1.9 The partners to the LIP value the contribution made by all sectors of the community and are keen to engage with the business sector, public sector, the third sector and local communities in shaping and delivering growth, regeneration and services in local areas.

- 1.10 The place-based and thematic priorities and key projects proposed in this document reflect the scale of public sector investment likely to be available over the plan period. However, a note of caution must be added given the current uncertainty concerning public sector finances over the next four years. A key aim is to maximise the potential of the current resources and to allow investment in key priorities with some certainty.
- 1.11 The LIP should not be seen as a fixed plan and will be subject to an annual review to take into account the changing policy context as well as to reflect wider stakeholders' priorities.

2. Outline of the Peterborough Partial Housing Market Area

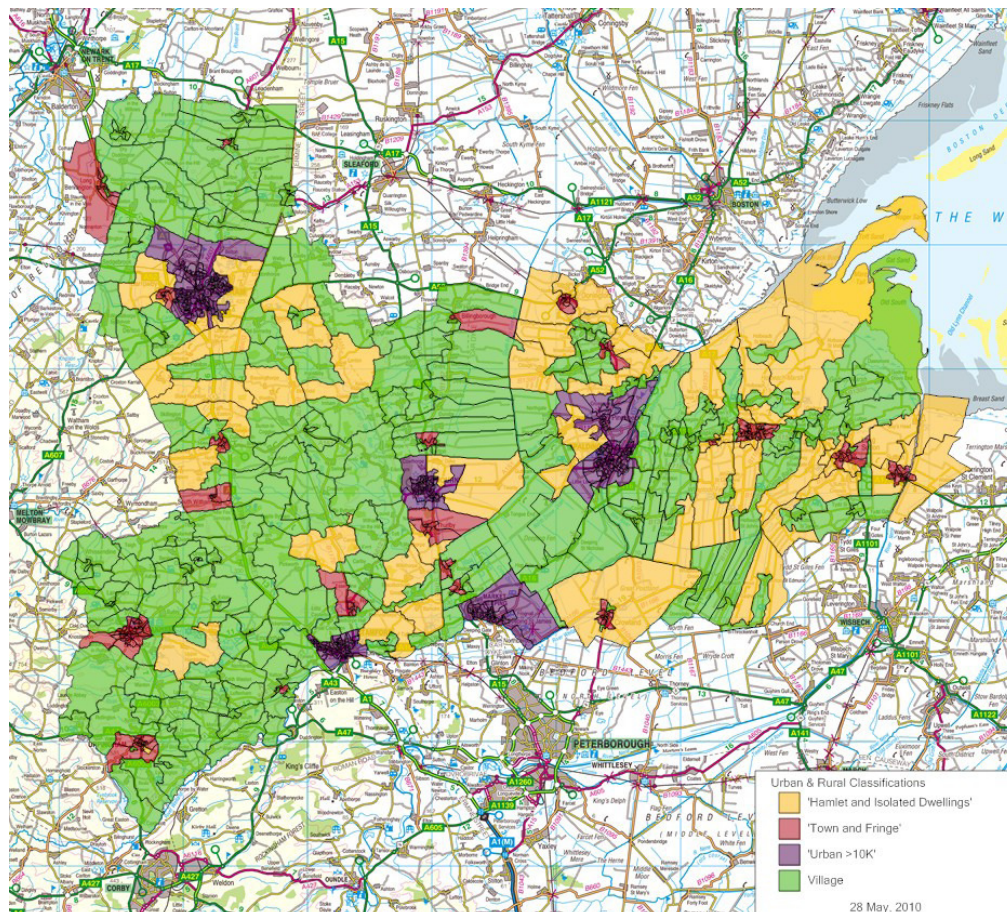


- 2.1 The area covered by Rutland County Council, South Holland District Council and South Kesteven District Council has a number of market towns that act as sub-regional centres providing facilities and services for the largely rural hinterland that has a much dispersed population. The area also relates to surrounding cities; Peterborough, Lincoln, Nottingham and Leicester. Generally, it offers an environment that is attractive and makes a pleasant place to live, work and enjoy leisure time. The area shows low levels of deprivation but this can hide significant deprivation within specific areas and for individual households.
- 2.2 There is a projected increase in the population across the area. The area has a high proportion of older people and this proportion is going to grow, especially those aged over 85. There have been some relatively high levels of migration by workers from Eastern Europe into the area especially, South Holland and South Kesteven.
- 2.3 There are some good transport links based around the A roads that link the main settlements but some rural areas are less well connected, especially via public transport. High speed digital infrastructure including broadband, television switchover, mobile and wireless communications are an essential requirement for business, public services access and consumer needs. Fast and reliable access touches many aspects of life. The lack of digital infrastructure is a barrier to business start up and growth in sectors reliant on fast speeds and mitigates against homeworking strategies to reduce out-commuting.
- 2.4 Manufacturing and construction sectors have a good base across the area whilst agriculture and tourism are also important. There is a relatively large public administration sector, especially in Rutland and South Kesteven. In addition, the closure of RAF Cottesmore due in 2013 is likely to be accelerated following the recent strategic defence review.

2.5 The area shows high average house prices, especially in Rutland, leading to real issues around affordability for those aiming to enter the housing market. This issue, combined with barriers around developing the economic base, leads to concerns about the loss of younger, economically active households from the area.

Key information Peterborough Partial HMA (ONS)					
	Rutland	South Holland	South Kesteven	East Midlands	England
Size	151.5 sq miles	287 sq miles	365 sq miles		
Population (Mid 2009)	38,400	84,100	131,200		
Population density (Population / hectare)	1.0	1.2	1.4	2.7	3.8
Population projections to 2026	44,300	99,100	147,500		
Percentage population change to 2026	15.1%	15.9%	11.7%	13.3%	11.8%
Ethnic origin (2001)					
• White	96.0%	96.7%	96.3%	90.9%	88.2%
• Mixed	1.1%	0.9%	0.9%	1.4%	1.7%
• Asian	1.5%	1.2%	1.4%	5.0%	5.7%
• Black	0.9%	0.7%	0.6%	1.5%	2.8%
• Other	0.6%	0.6%	0.8%	1.1%	1.5%

Urban and rural classifications



3. Aims

3.1 Spatial vision

A strong place based approach to development, maximising sustainability through

- a) Facilitating the growth of sustainable economic centres
- b) Supporting market towns to be vibrant and prosperous
- c) Maintaining diverse, thriving villages with jobs and homes for local people

3.2 Overarching aims

- a) Creating sustainable communities
 - i. Ensure a mix of housing types to meet the needs of the local community and support economic growth
 - ii. Increase the supply of affordable homes and manage the housing implications of an ageing society
 - iii. Healthy and socially inclusive communities, where vulnerable and disadvantaged people are supported
 - iv. Safer communities
 - v. Increased and improved access to services
- b) Building our economy and infrastructure
 - i. Strengthen and diversify the economy, seeking investment in growth sectors and building on existing strengths, providing a range of training opportunities to meet increasing skills needs
 - ii. Support business creation, ensuring opportunities related to population and housing growth are effectively grasped
 - iii. Encourage development opportunities related to the rural economy to support rural communities
 - iv. Pursue affordable solutions to improve the digital infrastructure (superfast broadband and mobile phone connectivity)
 - v. Integrated and sustainable transport infrastructure and forms of transport
 - vi. Ensure investment in facilities and services, increasing accessibility, for the benefit of existing and new communities
- c) Sustaining our environment
 - i. Safeguard and enhance the natural and cultural environment
 - ii. Protect and enhance the built environment and the distinctiveness of the local townscape and villages
 - iii. Ensure the design of new development is of the highest quality
 - iv. Encouraging the prudent use of resources, waste management, addressing flood risk and climate change

3.3 Investment Themes

- Rural housing
- Meeting local housing needs
- Supporting the economy and infrastructure

Priorities for the investment themes vary across the HMA according to local policy choices, as listed in the table of thematic priorities.

4. Evidence from existing and emerging strategies

- 4.1 There is a strong existing basis of strategies in the areas covered by the LIP. The LIP draws on the priorities set in these other strategies to give a coordinated approach to growth, housing, economic development and sustained regeneration. The list below identifies the strategies that have most bearing on the LIP, together with a short summary of the key issues and priorities in each document that influence the LIP's priorities.
- 4.2 There are strategies that cover Lincolnshire to inform the position in South Holland and South Kesteven, whilst Rutland is a unitary authority so most of its strategies are specific to Rutland. The Strategic Housing Market Assessment completed in 2008 and its update in 2010 is a key information source.

Rutland

4.3 Rutland Sustainable Communities Plan 2010-12

Thematic priorities incorporating cross cutting issues and actions:

- A stronger and safer community
- An active and enriched community
- Sustaining our environment
- Building our infrastructure
- Caring for all
- A brighter future for all
- Access to services

4.4 Rutland emerging Core Strategy 2010 - 26

- Oakham will be the key focus for new development of about 1,100 homes
 - Sustainable urban extension north west of Oakham of about 1,000 new homes
 - Support new education, leisure and cultural facilities as part of the Catmose Campus
 - Support initiatives to regenerate the West End of Oakham town centre
 - Maintain availability of employment land on Lands End Way
 - New transport interchange in Oakham town centre
- Uppingham will be a focus for more moderate development of about 250 homes
- Local Service Centres can accommodate a small scale of growth
- Smaller Service Centres can accommodate a minor scale level of development appropriate to the character and needs of the village concerned
- Restraint Villages are not considered sustainable locations to accommodate further development unless it is development normally acceptable in the countryside

4.5 Rutland Economic Development Strategy 2009

- Getting the best possible Broadband provision throughout the county for businesses and home users
- Engaging with local businesses and meeting their needs
- Supporting local workforces with training and skills development
- Working with partners to help provide better housing and transport for local people
- The regeneration of Oakham
- Supporting the traders and businesses in Uppingham and Oakham
- Supporting village and rural based businesses
- Providing quality work and office space throughout the county
- Encouraging inward investment and the creation of new jobs

4.6 Other relevant strategies and plans

- Empty Homes Improvement Plan 2008-11
- Leicestershire, Leicester and Rutland Supported Living Strategy 2009-13
- Leicestershire and Rutland Joint Commissioning Strategy for Adults and Learning Disability.

Lincolnshire

4.7 Lincolnshire Community Strategy

Lincolnshire is the place where everyone can find and enjoy the lifestyle that suits them best. Those great lifestyles come from:

- Vibrant communities where people enjoy life
- Opportunities for good health
- One of the healthiest and most sustainable economies in Europe
- Good connections between people, services, communities and places
- Rich diverse environments, heritage and cultures that residents and visitors enjoy, supported by organisations working together for Lincolnshire

4.8 Lincolnshire Economic Strategy

- Historic Lincolnshire has one of the healthiest and most sustainable economies in Europe
- Clusters of economic excellence in agriculture, food and manufacturing, power engineering, leisure and creative industries and critical to the world's economy after the recession
- These clusters are part of a much more diverse economy supported by high quality training for skills
- Our top 30 UK university leads on research and transferring knowledge into the county

4.9 Lincolnshire Good Connections Strategy

Aims to deliver:

- Good connections between people, services, communities and places
- Convenient access to services
- Widespread use of digital technology to improve lives and life chances
- A safe, well managed transport network

4.10 Lincolnshire Coastal Strategy

Coastal flood risk affects parts of South Holland

- Increase the safety of people by reducing the number of people at risk of flood hazard
- Development guided by the level of flood hazard
- The consequence of flooding for people in all flood hazard zones will, over time, be reduced by
 - flood resilience measures
 - improving emergency planning, response and evacuation arrangements
 - improving public awareness and understanding of flood risk and responses
- Development decisions will aim to improve social, economic and environmental conditions in existing and new communities

4.11 Lincolnshire Housing Strategy 2009-14

- Accessibility and affordability
- Housing's contribution to economic development
- Raising quality
- Sustainability
- Rural communities
- Vulnerable people

- Older people

4.12 Lincolnshire Supporting People Strategy 2008-13

- Enable vulnerable people to choose from a range of effective, good value services that enable them to address the factors that risk their ability to maintain or gain independence in appropriate housing.
- The main priorities are:
 - People who are homeless or at risk of homelessness
 - Older people with support needs
 - Young people at risk

4.13 Lincolnshire Extra Care Strategy

Provide quality accommodation and support services that:

- Support older people to remain living in a home of their own – through the availability of 24 hour care, assistive technology and the provision of daily living aids
- Promotes the development of flexibility living environments by design
- Are developed in suitable locations, and compliment the surrounding environments
- Maximise people's potential to play a full, active part in the wider community
- Address the social, cultural and religious needs and aspirations of Lincolnshire's increasingly diverse older population.

4.14 Lincolnshire Affordable Warmth Strategy 2010-2016

Working towards achieving Affordable Warmth and carbon reductions for all Lincolnshire residents.

- Raising awareness of fuel poverty and its solutions
- Targeting actions at fuel poor households
- Improving energy efficiency of all housing tenures
- Maximising the income of households at risk from fuel poverty
- Improving access to fuel services and renewable energy

4.15 South Holland Community Plan

- Facilitating high value jobs, skills and enterprises
- Improving accessibility – better access to the area and to high quality services
- Raising the expectations of individuals and communities
- Improving and protecting the natural and built environment

4.16 South Holland Corporate Plan

- Affordable homes
- Care of our villages and towns
- A secure and diverse economy
- Improving health through cultural and sporting opportunities
- Improving access to services
- Democratic community leadership
- Maintaining our capacity to deliver

4.17 South Holland Economic Development Strategy 2010-15

- Create an environment in which new businesses can start and existing businesses can grow
- Generate a high quality of life so that people will want to both live and work in the district
- Work with partners to tackle issues holding back economic growth and minimise the impact of the recession

4.18 South Holland Local Plan

- Achieving a sustainable distribution of new development

- Improving the economic output of the District
- Meeting accommodation needs, especially through more affordable housing provision
- Seeking provision of services / facilities in step with housing and employment growth
- Widening a range of services / facilities available and improving accessibility to them
- Achieving a high quality built environment
- Safeguarding the amenities of the District
- Contributing to the better use of valuable resources, including land and energy
- Safeguarding and enhancing the natural environment and reversing the decline in biodiversity

4.19 South Holland Housing Strategy 2006-11

- High quality affordable housing
- Homelessness
- Work with others
 - Private sector renewal
 - Empty homes
 - Supported housing

4.20 South Kesteven Sustainable Community Strategy

- Support Grantham's role as a sub-regional centre
- Support redevelopment of Bourne Core Area for retail, commercial and residential uses in modern buildings
- Support the development of affordable housing across the District
- Ensure that developments and the natural environment are sustainable
- Promote opportunities for formal and informal education
- Ensure opportunities for employment

4.21 South Kesteven Council Priority Themes

- Sustainable growth through the promotion of key town centre sites for new retail facilities and high quality office accommodation in Grantham and Bourne, and new housing in Grantham
- Promotion of South Kesteven as key location for new business investment
- Support for existing business to maintain employment and a balanced economy

4.22 South Kesteven Core Strategy

- The majority of all new development should be concentrated in Grantham and new development which helps to maintain and support the role of the three market towns of Stamford, Bourne and the Deepings will be allowed
- Outside these centres development will be directed to identified Local Service Centres
- Transport priorities are the Grantham East-West relief road and the Pennine Way link in Grantham
- Two urban extensions in Grantham; North West Quadrant and Southern Quadrant
- In residential development there should be up to 35% affordable housing

4.23 South Kesteven Economic Development Strategy

To attract and secure higher value, sustainable knowledge based employment by:

- Attracting inward investment
- Safeguarding the growth potential of existing businesses
- Supporting new start-up businesses
- Promoting innovation

4.24 South Kesteven Housing Strategy 2010-13

- Rural housing needs
- Meeting the housing and support needs of older people and understanding the needs of other groups
- Making the most of private sector housing
 - Empty homes
 - Decent homes
- Maximise the use of public sector resources and assets
- Minimum design standards
- Affordable housing

4.25 Peterborough sub-region Strategic Housing Market Assessment Update

A Strategic Market Assessment (SHMA) was originally published for the Peterborough Sub-Regional Housing Market Area in March 2008. The SHMA examined the local housing market in Peterborough, Rutland, South Holland and South Kesteven in accordance with the relevant DCLG Strategic Housing Market Assessment Practice Guidance of August 2007. It included a review of the current local situation, an understanding of the housing market dynamics and recommendations as to the appropriate action in the sub-region. An update to the SHMA was published in August 2010 to assess more recent changes and altered market conditions.

- 4.26 The information included in the SHMA and the update in 2010 provides much of the evidence base on which the priorities around the need for affordable housing have been based.

4.27 Peterborough City Local Investment Plan

The Strategic Housing Market Assessment was completed covering Rutland, South Holland, South Kesteven and Peterborough. There remain some links with Peterborough around cross-boundary issues. A Local Investment Plan has been developed for Peterborough City over the same timescales as this document. The Peterborough LIP highlights the infrastructure required to support growth within the following themes:

- Transport
- Education
- Environment
- Utilities / services
- Employment
- Community infrastructure (including affordable housing)

Local Enterprise Partnerships

- 4.28 In response to an invitation by Government, proposals for Local Enterprise Partnerships (LEPs) covering different parts of the HMA were submitted. The Government has announced that it believes that the proposed LEPs for Greater Lincolnshire and Greater Cambridge / Greater Peterborough are considered ready to establish its board. The LIP will prove valuable to feed into the work of the LEPs and the developing approach of the LEPs will feed into future reviews of the LIP.
- 4.29 The Greater Lincolnshire LEP proposal included the South Holland and South Kesteven areas. The LEP proposal included the following priorities:
- Support for economically disadvantaged communities;
 - Creation of infrastructure for business to thrive;
 - Workforce skills development;
 - Innovation driven through HE / Business collaboration;
 - "Generic" business support;
 - Supporting access to finance and funding;
 - Championing a reduction in "red tape" for all businesses;

- Facilitation of cluster support for key sectors;
- Place marketing; and
- Strategic Planning.

4.30 The Rutland area is included in the proposal for the Greater Cambridge / Greater Peterborough LEP. The LEP proposal included the following core priorities:

- Strategic economic leadership;
- Working with key partners;
- Economic intelligence;
- Low carbon economy and environment;
- Market positioning and inward investment;
- Innovative financing and delivering management; and
- Tackling the infrastructure and housing deficit.

5. The Grantham Local Investment Plan

- 5.1 Grantham was awarded Growth Point Status in 2007 following a successful bid for funding from South Kesteven District Council and Lincolnshire County Council. It is one of four towns prioritised for growth in close proximity to each other. The Programme of Delivery includes the vision for Grantham and how it will develop as a Growth Point. To respond to this Programme of Delivery, a Local Investment Plan developed specifically for the Grantham area was finalised in March 2010.
- 5.2 Grantham is identified as a place based priority in this LIP and the key projects included within the Grantham LIP are also included in this document. Building upon the Growth Point concept, the Grantham LIP plan identified the following ambitions:
- Delivering and unlocking the potential of key development sites whilst protecting biodiversity
 - Providing a wider variety and better quality of low carbon homes
 - Promoting local transport links including integrated green pathways, and improving air quality through traffic management
 - Improving local services providing new community facilities in development areas
 - Improving the town centre's leisure, culture and retail offer
 - Diversifying its employment base and attracting higher value, higher paid employment
 - Retaining the younger skilled residents
 - Encouraging healthy lifestyles and tackling health and social inequalities
- 5.3 The Grantham LIP identified the following priorities and there is greater detail provided in that document:
- Places:
 - The North West quadrant
 - The Southern quadrant
 - The town centre
 - The Canal Basin
 - Themes:
 - Housing
 - Economy and employment
 - Transport and accessibility
 - Environment
 - Local services – health, leisure, facilities and services

6. Challenges and opportunities

- 6.1 The partners have identified some clear priorities that are based on the existing strategies covering the area and a range of information sources. There is a vast amount of information that may be used to give a picture of the Housing Market Area and to inform the investment priorities for the sub-region. However, there is some key data that provides the evidence for the priorities included in the LIP.

Infrastructure

- 6.2 Each Local Development Framework will be supported by an infrastructure delivery plan or statement (IDP/IDSs), as required by current government guidance. They will set out a broad, flexible strategy for investment to support the area's development. Initial work on infrastructure issues has been carried out alongside the emerging Core Strategies. South Kesteven's Core Strategy was examined early in 2010. Rutland has recently completed consultation on its Core Strategy. Work on a Core Strategy covering South Holland is at an early stage. Details of relevant schemes so far are included in the 'Place based priorities' in this document and the Grantham LIP.
- 6.3 The IDP/IDSs set out how the Core Strategy objectives will be met through public and private sector resources, including developer contributions, focussing particularly on the delivery of the strategic sites up to 2026 and the five year housing supply. The strategies are expected to include policies on the deliverability and viability of development using mechanisms under the Planning Acts, such as planning conditions, general requirements for "section 106 obligations" and (subject to anticipated statutory revisions) Community Infrastructure Levy. Through further iterations of the LIP and IDPs/IDSs, funding streams can be aligned to ensure efficient use of resources, thus meeting the agreed objectives.
- 6.4 There is the need to improve the transport network in terms of both capacity and safety. Increasing accessibility across the area will support the development of the economy, improve the environment and help to retain a good population mix.
- 6.5 A common theme across many existing strategies in the area is the need to develop the digital connectivity, primarily in terms of the access to high-speed broadband and mobile phone coverage. Such improvements are required to support the development of larger and smaller businesses, together with reducing the need to travel in the area and the impact on congestion and CO₂ emissions. There have been some successful projects to bring high-speed broadband to villages but there is the need to identify how a more widespread solution can be delivered.

Economy

Lincolnshire

- 6.6 Recent surveys of business confidence in Lincolnshire show cautious signs of optimism. This is balanced by the expected reductions in public sector spending in the next few years. The Lincolnshire economic briefing for August 2010 from the Lincolnshire Research Observatory reported that over the last few quarters county firms have regularly confirmed their confidence in withstanding the economic downturn, yet were obviously feeling the effects of the recession. There has been an increase in numbers reporting improvements in sales, profitability and turnover. Alongside this positive development, there has also been an increase in firms stating that they are operating at full capacity.

Industry of employment (2008) (ONS)				
	Rutland	South Holland	South Kesteven	East Midlands
Manufacturing	13.7%	20.7%	17.5%	14.8%
Construction	3.9%	6.1%	5.2%	5.2%
Distribution, hotels & restaurants	25.9%	24.7%	26.6%	23.3%
Transport and communications	2.4%	7.5%	3.4%	5.5%
Finance, IT and other business activities	13.3%	14.7%	13.0%	17.9%
Public admin, education and health	33.4%	15.7%	27.4%	26.7%
Other services	4.5%	2.5%	5.2%	4.5%
Tourism related	12.6%	4.4%	8.7%	7.6%

- 6.7 The relatively high proportion of the economy that is based around food production has helped to protect local business during the economic downturn as people continue to buy food but look to save money in other areas. The area has a strong potential for further growth in processing and distributing food.
- 6.8 There has also been an increase in employers attempting to recruit staff during 2010, in particular full time permanent staff. This shift is potentially the result of employers recruiting more skilled manual / technical and professional / managerial posts, with increasing difficulty in recruiting to these types of posts. Employers also show some optimism with nine out of ten employers in the Lincolnshire area stating that their staffing numbers will either increase or stay the same in the near future.
- 6.10 The local economy has ridden through the economic downturn relatively well and there is some current optimism. However, there is concern about the limited ability of the private sector to lead investment to drive new large-scale development and the related infrastructure. The viability of investing to bring forward such sites is limited given the returns that may be currently available.

Rutland

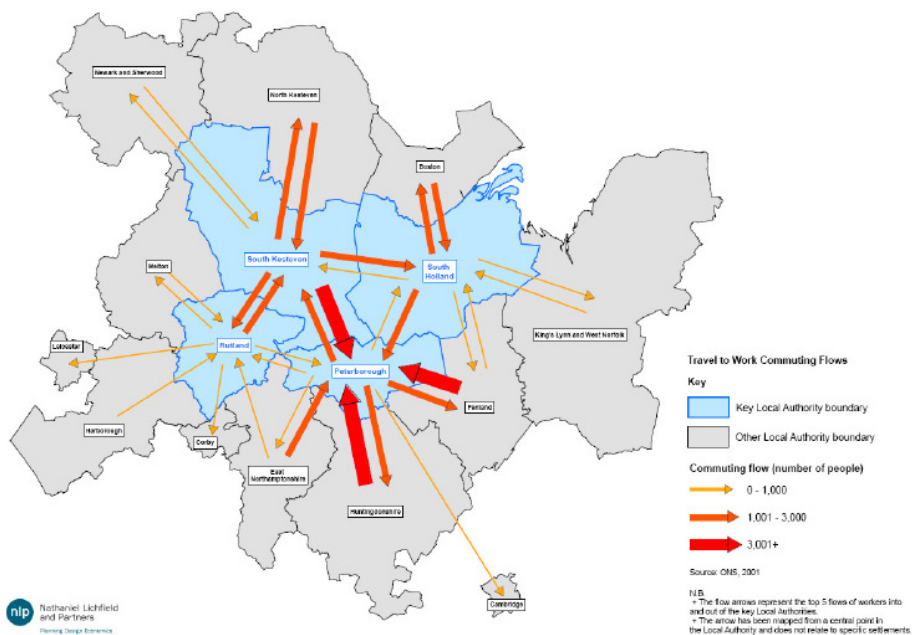
- 6.11 Rutland has done well in creating the environment to attract and keep quality businesses. A key aspiration is to maintain and improve the climate and availability of commercial areas and to support the creation of new businesses. Rutland has a business birth rate that is higher than the regional average but below the England average.
- 6.12 Unemployment within the county remains relatively low. In addition over 76.5% of working age people were in employment in 2009 compared to 74.3 % in the East Midlands. However the breadth of work opportunities remains limited within the County and many residents continue to travel outside of Rutland to work.

- 6.13 Low unemployment figures and relative low levels of deprivation hide the fact that employers have identified gaps in skills and that the County has less knowledge based companies than its regional neighbours.
- 6.14 Manufacturing business report cautious optimism with some investment now being seen in plant and equipment and planned increases in the workforce. Access to finance remains problematic and particularly so for start up companies. Despite this interest in starting a business remains high. Many businesses are looking to their own resources to fund growth.
- 6.15 Employment in the construction sector is low at 3.9% and as with elsewhere has shown sign of modest recovery. Tourism is an important contributor to the economy with visitor numbers and spend both up despite the recession. The retail sector remains reasonably buoyant with few vacant shops. Overall there appears to be resilience to economic shocks. Nevertheless there are a number of future risks including dependency on public sector jobs and impacts of funding cuts on MOD and potentially prison establishments.

Travel to work

- 6.16 There are significant levels of commuting across the HMA as residents seek to find both suitable jobs and affordable housing. Peterborough experiences a high level of in-commuting from neighbouring authorities. These trends are depicted in the map below.

Commuting flows across the Peterborough Sub-Region



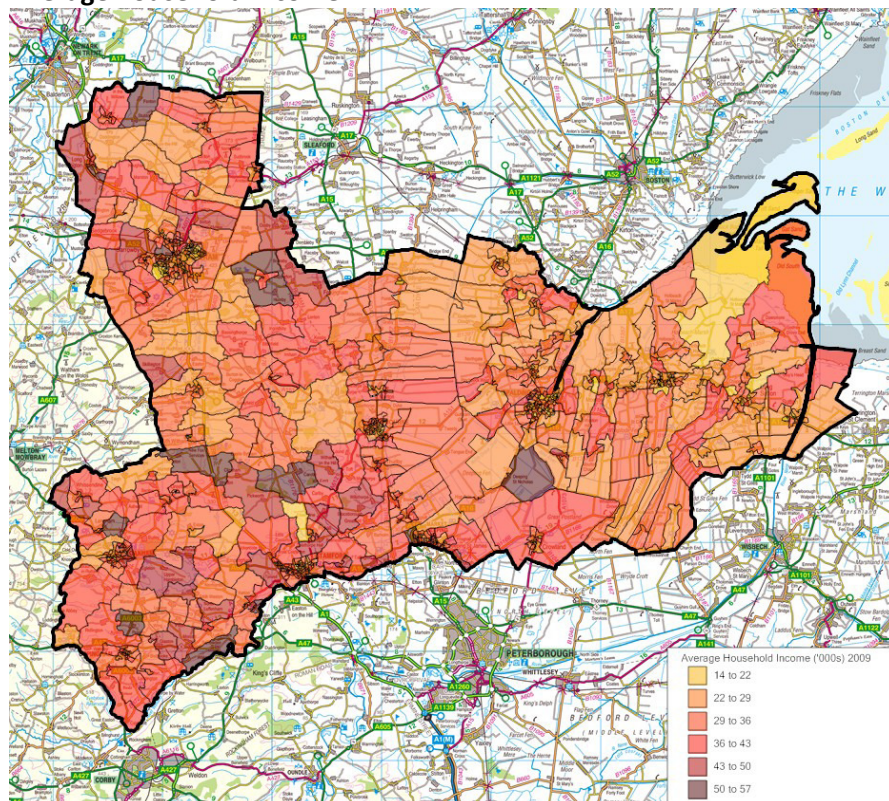
Source: The housing Implications of employment land in the Peterborough Sub-Region (2009)

Wealth and deprivation

- 6.17 There is a common theme in strategies across the area that whilst the overall figures show relatively low levels of deprivation, there are wide ranges in levels of income and prosperity. The partners have common aims to support the existing economy whilst encouraging new businesses, especially in higher skilled sectors.

6.18 Figures from the Office of National Statistics show that in 2009 the gross average income of full-time employed residents ranged from £23,067 in South Holland to £26,255 in Rutland, compared to an overall figure of £23,946 for the East Midlands.

Average household income



6.19 In 2009 the East Midlands had an overall unemployment rate of 6.6% whilst the HMA area showed lower rates of unemployment:

- Rutland 3.8%
- South Holland 6.0%
- South Kesteven 5.4%

However, all three areas had seen a greater increase in rates of unemployment during the previous two years compared to the regional average.

6.20 The deprivation rankings reflect some parts of the population that are more prosperous but they also, potentially, hide pockets of significant poverty in some of the larger towns and the rural areas. Some areas have a very limited supply of local jobs, exacerbating the need to travel to work and the higher costs involved in travelling, accessing services and buying food and supplies.

Deprivation ranking (out of 354 local authorities) (DCLG)		
Rutland	South Holland	South Kesteven
334	195	271

Population growth and housing supply

6.21 The population across the local authorities in the HMA is projected to increase between now and 2026 with the largest increase in South Holland (15.9%) and the smallest increase in South Kesteven (11.7%).

- 6.22 The number of new homes being developed has not kept pace with the projected increase in population and households. Build rates have dropped with 42.0% fewer homes completed in 2009/10 compared with 2007/08 (DCLG).
- Rutland down 12.6%
 - South Holland down 49.6%
 - South Kesteven down 41.4%
- 6.23 The emphasis of housing development is centred on Sustainable Urban Extensions in Grantham, Spalding and Oakham. However, there is also some emphasis on developing infill and smaller sites that can contribute to town centres and will be more deliverable in the shorter term. Additionally, the provision of affordable housing in rural locations is a key priority given the area is significantly rural.
- 6.24 Vacancy rates in the housing stock are generally low in the area, although data for Rutland shows a higher level of empty homes relating to Ministry of Defence sites and second homes. All the local authorities have actions to tackle empty homes in their Housing Strategies so it is not identified as a specific thematic priority within the LIP.

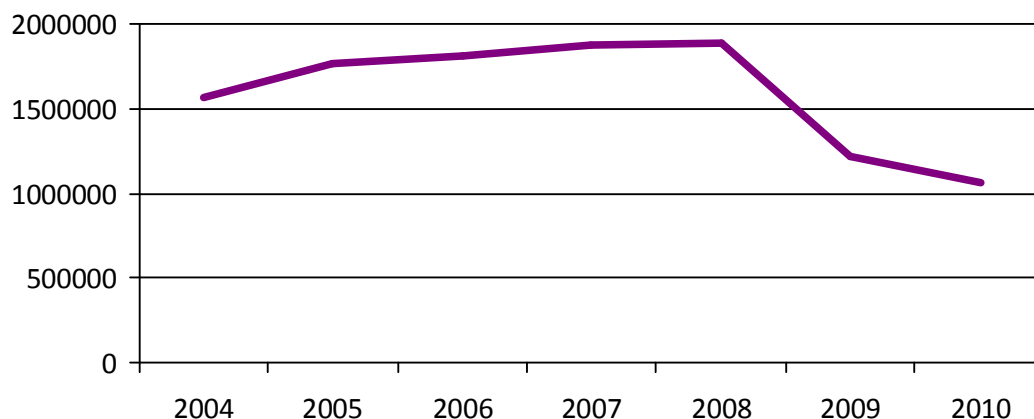
Vacant housing stock, April 2010 (DCLG)			
	Rutland	South Holland	South Kesteven
Public sector	66 (10.1%)	19 (0.5%)	216 (3.4%)
Total	611 (3.8%)	626 (1.6%)	962 (1.6%)

- 6.25 The New Homes Bonus announced by the Government will support local authorities who take action to enable the construction of new homes where they are needed and wanted by their communities. In the delivery of the priorities within the LIP the opportunities offered by the New Housing Bonus will be a consideration.

House prices, affordable housing and land values

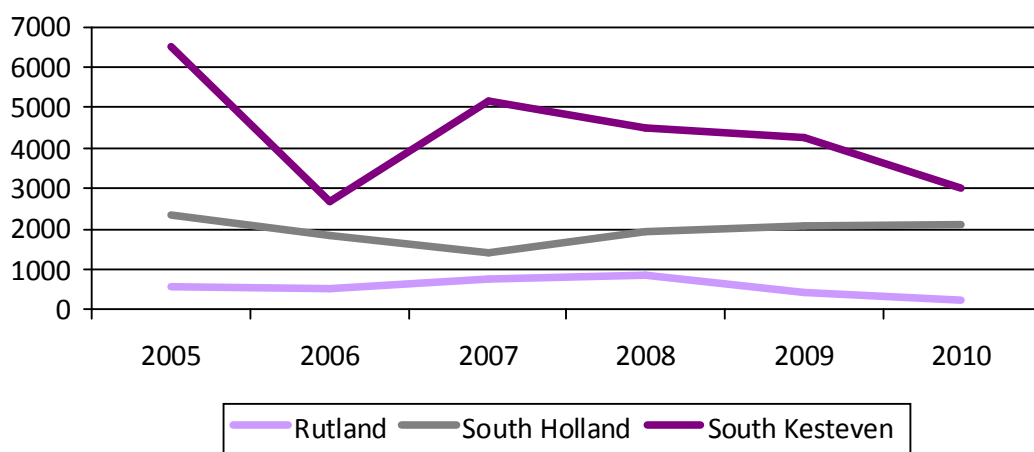
- 6.26 The Housing Strategies across the HMA all highlight the very significant need for more affordable homes due to the relatively high house prices across large areas of the HMA, the limited supply of smaller homes and social housing and the proportion of the population on lower incomes.
- 6.27 At the end of December 2009 the average median price of homes in the East Midlands was £140,000 but homes in Rutland (£203,500) and South Kesteven (£154,000) were above this regional average and those in South Holland (£136,500) were just below.
- 6.28 Changes in the housing market have made it harder to bring forward sites. Many of the larger sites across the area were bought when the market was more buoyant and the fall in house prices has changed the viability of sites. This makes it more difficult to deliver affordable homes and other community benefits as these sites are brought forward.

Average valuations of residential land with outline planning permission (East Midlands) (DCLG)



6.29 The waiting lists held by the local authorities show a significant expressed demand for affordable homes.

Local authority housing registers (DCLG)



6.30 The update of the Strategic Housing Market Assessment published in 2010 showed that 23% of households in Peterborough and the Peterborough Partial HMA cannot afford housing at current market prices / rents.

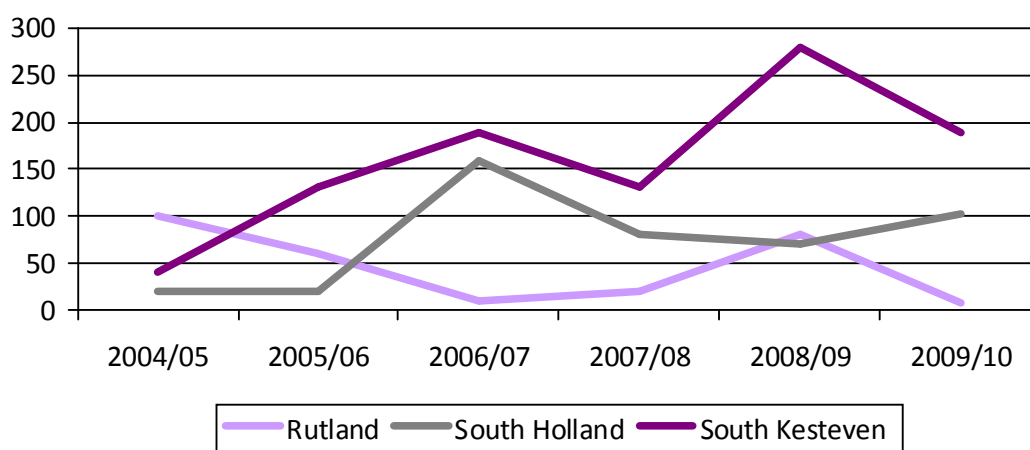
Summary of affordable housing need (annual figures), 2010 (SHMA)			
	Rutland	South Holland	South Kesteven
Backlog need	44	192	173
Backlog supply	41	88	159
Net backlog supply	3	104	13
Future need	289	797	1181
Future supply	145	314	527
Net future need	144	483	654
Total net annual need	147	587	667

6.31 The Strategic Housing Market Assessment estimated the housing requirement between 2010 and 2026, including a breakdown showing market, intermediate and social tenures. There has been

some success in delivering new affordable homes in recent years but the supply has not been reaching these levels.

Estimated housing requirements, 2010 to 2026 (SHMA)			
	Rutland	South Holland	South Kesteven
Market	60.2%	64.7%	62.5%
Intermediate	14.6%	10.7%	13.9%
Social rented	25.2%	24.5%	23.6%

Additional affordable homes (DCLG)



6.32 The LIP partners are keen to explore new ways of delivering affordable homes given the current viability of sites coming forward and the likely reduced levels of public subsidy to deliver affordable homes.

Demographic profile

6.33 The proportion of the population that is older has been increasing and this trend will continue. The need to respond to these changes is highlighted in a number of strategies that cover the area, especially in terms of the supply of homes that are suitable for the needs of older people.

6.34 The area has a relatively high proportion of older people compared to the East Midlands and England. The older population is projected to increase, with the number of people aged over 75 expected to increase by two thirds in just 16 years (ONS) and the increase in those aged 85 being even more marked. The need to provide housing and services aimed at the increasing number of older people is recognised as a priority by the partners. Appropriate provision of extra care housing may be the solution in some areas but, given the dispersed nature of the HMA and the pressure on existing services, other models are being explored.

Age profile, 2010 and projected change to 2026 (ONS)								
	Rutland		South Holland		South Kesteven		East Midlands	
	2010	Change 2026	2010	Change 2026	2010	Change 2026	2010	Change 2026
Under 15	16.9%	+23.1%	16.2%	+11.6%	17.4%	+6.6%	17.0%	+12.6%
15 – 29	17.4%	-4.5%	14.4%	+7.3%	15.6%	-4.4%	19.9%	-1.8%
30 – 44	17.9%	-10.1%	18.3%	+3.8%	19.3%	+1.2%	19.8%	+11.8%
45 – 59	20.0%	+1.3%	20.6%	+8.5%	21.3%	0.0%	19.8%	+3.0%
60 – 74	18.2%	+24.3%	19.7%	+19.6%	17.6%	+23.7%	15.5%	+20.1%
75 +	9.6%	+91.9%	10.9%	+61.3%	8.8%	+78.4%	8.0%	+53.7%

- 6.35 Younger people are drawn away from the area because of employment opportunities and especially the high house prices for first time buyers in many parts of the HMA. This is reflected in the statistics on the number of younger people in the area. This could be seen as showing a limited demand for housing suitable for younger people and newly forming households. However, the reality is the opposite; the housing needs to be supplied to increase the number of younger people living in the area. The LIP aims to improve the offer to younger people to encourage them to stay within the area whilst also expanding the facilities and services for older people.

Gypsies and Travellers

- 6.36 Addressing the needs of Gypsy and Traveller communities is an ongoing issue across the HMA. The councils have completed assessments of the requirements for new pitches. They are developing individual responses to these requirements.

7. Place Based Priorities

- 7.1 The principal role of the LIP is to set out the priorities for investment to deliver housing, regeneration, and growth in the HMA. The plan identifies the sequence and phase of delivery of these priorities for the period 2011 to 2015, as well as the longer term aspirations to 2026. It covers a range of place-based priorities and a number of thematic priorities within and beyond the place-based priority areas. A key aim is to maximise the potential of the current resources and to attract significant private sector investment.
- 7.2 Many of these interventions require further public investment to realise their delivery, particularly over the short to medium term 2011-15 as a result of the current economic downturn. Given the pressure on public sector resources over the next five years it is not possible to provide the necessary public investment to enable all these proposals to be delivered within the current plan period. Careful consideration has been given to identifying those investments that will provide the greatest strategic benefit in achieving the HMA's identified priorities as well as issues of phasing and ability to deliver.

Prioritising Programmes and Projects for Investment

- 7.3 Prioritising programmes and projects for investment is an inherently complex process and delivery of some key projects is dependent on the private sector bringing forward these projects. The various programmes and projects are not necessarily immediately comparable in terms of what they will deliver but the Steering Group will seek to apply prioritisation criteria around the strategic fit, deliverability and value for money. There is a strong emphasis around working with local communities to identify the most appropriate ways to deliver the priorities identified.
- 7.4 At the time of developing the LIP the outcomes of the Strategic Defence Review were not known. The results of the Review may have significant impact on a number of places within the area. Most notably, Cottesmore may be impacted by the closure or change of use of the major Ministry of Defence base. There may be the need to develop further actions if there are announcements relating to these bases.

Crowland, South Holland					
Key Project	Outputs	Timescales	Public subsidy	Position Statement	HCA support
New housing	<ul style="list-style-type: none"> Affordable homes to contribute to meeting annual shortfall of 35 Open space 	<ul style="list-style-type: none"> Short to medium term 	<ul style="list-style-type: none"> Affordable housing may require grant 	<ul style="list-style-type: none"> One site with planning consent 	<ul style="list-style-type: none"> Grant funding for affordable homes and any key identified infrastructure as appropriate

Grantham, South Kesteven (detail is provided in the Grantham Local Investment Plan)

Key Project	Outputs	Timescales	Public subsidy	Position Statement	HCA support
North West Quadrant	<ul style="list-style-type: none"> • 3,500 homes • Affordable homes • New strategic highway • Social and community infrastructure including primary school places 	<ul style="list-style-type: none"> • Planning permission for Phase 1 (Poplar Farm) - 2009 • Core Strategy Adoption – 2010 • Develop masterplan 2011 • Start on site - 2011 	<ul style="list-style-type: none"> • To be identified • Affordable housing may seek grant in exceptional circumstances 	<ul style="list-style-type: none"> • Planning permission for Phase 1 granted subject to completion of S106 – 2009 • Core Strategy adopted – July 2010 • Masterplanning underway 	<ul style="list-style-type: none"> • Masterplanning support • Affordable housing / Section 106 input • Potential funding
South Quadrant	<ul style="list-style-type: none"> • 4,000 homes • Affordable homes • 120,000 sq m employment space • New strategic highway • Social and community infrastructure including primary school spaces 	<ul style="list-style-type: none"> • Core Strategy Adoption – 2010 • Planning permission for distribution hub – 2010 • Develop masterplan 2011 • Submit planning application 2012 • Start on site - 2014 	<ul style="list-style-type: none"> • To be identified • Affordable housing may seek grant in exceptional circumstances 	<ul style="list-style-type: none"> • Planning permission for distribution hub – 2010 • Core Strategy adopted – July 2010 • Design of relief road and viaduct underway – 2010 • Masterplanning underway – 2010 • Landowners engaged 	<ul style="list-style-type: none"> • Masterplanning support • Broker with other national agencies as required • Potential funding • Delivery model/options support

<p>Town centre</p> <ul style="list-style-type: none"> • Station approach • Wharf Place • Greyfriars / Market Place 	<ul style="list-style-type: none"> • 21,000 sq m employment space • 11,000 sq m retail space • 6,000 sq m leisure space • New hotel • 442 homes • New highway infrastructure • New public realm 	<ul style="list-style-type: none"> • Development Briefs Adopted – 2011 • Strategic land acquisition – 2009 • Commence detailed design and site investigation – 2010 • Complete Feasibility Study for Incubation Centre – 2010 • Submit planning application – 2011 • Works to bring Station Approach (road) up to adoptable standard – 2012 • Start on site 2012 	<ul style="list-style-type: none"> • To be identified 	<ul style="list-style-type: none"> • Station Approach Development Brief adopted – October 2010 • Development Briefs for Greyfriars and Wharf Place at advanced stage • Station Approach land acquisition negotiations well underway – 2010 • Station Approach detailed design works underway – 2010 • Feasibility Study for Incubation Centre completed - 2010 	<ul style="list-style-type: none"> • Review of strategy and delivery mechanisms • Assistance on acquisition strategy • Affordable housing input • Potential funding
<p>Canal basin</p>	<ul style="list-style-type: none"> • 800 – 1,000 homes • 3,500 sq m food and drink space • 1,500 sq m leisure space • New highway infrastructure • Social and community infrastructure 	<ul style="list-style-type: none"> • Complete Site Assembly Strategy – 2009 • Complete Appraisal and Viability Study – 2010 • Complete Site Assembly - 2020 	<ul style="list-style-type: none"> • To be identified 	<ul style="list-style-type: none"> • Land Assembly Strategy Completed – 2009 	
<p>Grantham municipal waste transfer station</p>	<ul style="list-style-type: none"> • Site to sort and transfer municipal waste 	<ul style="list-style-type: none"> • Needs confirmation by LCC Waste Management 	<ul style="list-style-type: none"> • LCC mainstream funding 		

Holbeach, South Holland

Key Project	Outputs	Timescales	Public subsidy	Position Statement	HCA support
New housing and facilities	<ul style="list-style-type: none"> Affordable homes to contribute to meeting annual shortfall of 47 Employment land Doctors surgery Open space 	<ul style="list-style-type: none"> Ongoing 	<ul style="list-style-type: none"> Affordable housing may require grant 	<ul style="list-style-type: none"> One allocated site. 	<ul style="list-style-type: none"> Grant funding for affordable homes and any key identified infrastructure as appropriate

Long Sutton, South Holland

Key Project	Outputs	Timescales	Public subsidy	Position Statement	HCA support
New housing	<ul style="list-style-type: none"> Affordable homes to contribute to meeting annual shortfall of 40 Employment land Open space 	<ul style="list-style-type: none"> Ongoing 	<ul style="list-style-type: none"> Affordable housing may require grant 	<ul style="list-style-type: none"> One allocated site with full planning consent 	<ul style="list-style-type: none"> Grant funding for affordable homes and any key identified infrastructure as appropriate

Oakham, Rutland

Key Project	Outputs	Timescales	Public subsidy	Position Statement	HCA support
Sustainable Urban Extension to North West of Oakham	<ul style="list-style-type: none"> • 1,000 homes (up to 35% affordable) • New local centre • Social and community infrastructure • School places contribution or new school • Sustainable transport measures • Green infrastructure (new sports fields and agricultural showground) 	<ul style="list-style-type: none"> • Phased development from 2013/14 to 2025/26 • Approx. 100 dwellings per annum 	<ul style="list-style-type: none"> • Up to 20% affordable housing may seek grant in exceptional circumstances to provide additionality • Sustainable transport may require public subsidy 	<ul style="list-style-type: none"> • Strategic allocation in Core Strategy Proposed Submission document (August 2010) 	<ul style="list-style-type: none"> • Grant funding for affordable homes and any key identified infrastructure as appropriate
Catmose Campus	<ul style="list-style-type: none"> • 125 homes (up to 30% affordable) • New secondary school • Art gallery and theatre • Learning disability resource centre • Access to work resource hub • Children's Centre • Adult learning facilities • Sports and leisure centre 	<ul style="list-style-type: none"> • New school and community facilities to open early 2011 • New housing phased from 2011/12 to 2012/13 	<ul style="list-style-type: none"> • 10% affordable housing may seek grant in exceptional circumstances to provide additionality 	<ul style="list-style-type: none"> • Planning permission granted • New school and community facilities under construction 	<ul style="list-style-type: none"> • Grant funding for affordable homes

<p>Ashwell Depot site redevelopment</p>	<ul style="list-style-type: none"> • 40 homes (25% affordable housing) • Employment and start-up business • New site entrance and refurbishment of salt barn and winter depot 	<ul style="list-style-type: none"> • Planning consent previously agreed but not issued. New planning application required and potential scheme being modelled • New housing phased from 2011/12 to 2012/13 	<ul style="list-style-type: none"> • 25% to 50% affordable housing may require grant or may be possible to offset by some equity investment for market rent provision 	<p>Ongoing discussions with RP and developer with view to a positive outcome 2011/12</p>	<ul style="list-style-type: none"> • Grant funding for affordable homes
<p>Oakham residential development(s)</p>	<ul style="list-style-type: none"> • 150 new homes (35% affordable) • Open space • Social and community infrastructure • Oakham Business Park • Strategic employment sites • Rutland County College replacement and site • Retail floorspace expansion 	<ul style="list-style-type: none"> • New housing phased from 2015/16 	<ul style="list-style-type: none"> • Affordable housing may seek grant in exceptional circumstances 	<ul style="list-style-type: none"> • Sites to be determined through future LDF Site Allocations document • Oakham Business Park phase 1 completed, phase 2 being developed on design / build approach 	<ul style="list-style-type: none"> • Grant funding for affordable homes
<p>West End Regeneration</p>	<ul style="list-style-type: none"> • Public realm improvements • Development opportunities • Improved transport and traffic management • Sustainable transport interchange 				

Pinchbeck, South Holland

Key Project	Outputs	Timescales	Public subsidy	Position Statement	HCA support
New housing	<ul style="list-style-type: none"> Affordable homes to contribute to meeting annual shortfall of 44. Employment land Open space 	<ul style="list-style-type: none"> Medium term 	<ul style="list-style-type: none"> Affordable housing may require grant 	<ul style="list-style-type: none"> Current consultation with the Parish Council 	<ul style="list-style-type: none"> Grant funding for affordable homes and any key identified infrastructure as appropriate

Spalding, South Holland

Key Project	Outputs	Timescales	Public subsidy	Position Statement	HCA support
Affordable housing	<ul style="list-style-type: none"> Affordable homes to contribute to meeting annual shortfall of 186. 	<ul style="list-style-type: none"> Short to medium term 	<ul style="list-style-type: none"> Affordable housing may require grant 	<ul style="list-style-type: none"> Possible sites are being identified 	<ul style="list-style-type: none"> Grant funding for affordable homes
Holland Park Urban Extension	<ul style="list-style-type: none"> 2,250 homes (750 affordable) Leisure facilities Primary school 3 district centres Health centre New roads and bridge over railway Employment land Open space 	<ul style="list-style-type: none"> Started on site. Expected to be complete by 2026 	<ul style="list-style-type: none"> Affordable housing may seek grant in exceptional circumstances 	<ul style="list-style-type: none"> Outline planning application under consideration 	<ul style="list-style-type: none"> Atlas support Grant funding for affordable homes and any key identified infrastructure as appropriate
Wygate Park	<ul style="list-style-type: none"> Around 1,000 homes Open space New link road Parade of shops 	<ul style="list-style-type: none"> Started on site. Expected to be complete by 2026 	<ul style="list-style-type: none"> Affordable housing may seek grant in exceptional circumstances 	<ul style="list-style-type: none"> Most sections have planning consent 	<ul style="list-style-type: none"> Grant funding for affordable homes and any key identified infrastructure as appropriate

Uppingham, Rutland					
Key Project	Outputs	Timescales	Public subsidy	Position Statement	HCA support
Uppingham residential development	<ul style="list-style-type: none"> • 250 homes (35% affordable) • Social and community infrastructure • Green infrastructure • Strategic employment sites • Existing employment allocations 	<ul style="list-style-type: none"> • New housing from 2013/14 onwards 	<ul style="list-style-type: none"> • Affordable housing may seek grant in exceptional circumstances 	<ul style="list-style-type: none"> • Sites to be determined through future LDF Site Allocations document 	<ul style="list-style-type: none"> • Grant funding for affordable homes and any key identified infrastructure as appropriate

8. Thematic Priorities

8.1 The Plan aims to have the greatest impact on those places that we have prioritised. However, there are some issues where the planned responses are not place specific either because their delivery may be across the area or the appropriate locations for delivery have not been identified. The response to the themes is likely to be fairly fluid as often a range of smaller schemes will be identified and delivered.

8.2 There are three agreed thematic priorities:

- Rural housing
- Meeting local housing needs
- Supporting the economy and infrastructure

The responses under each of these themes varies across local authority areas to reflect the different identified needs across the area and the interventions that have previously been delivered.

8.3 Rural housing

Theme	Rural housing - Rutland
Priorities	<ul style="list-style-type: none"> • Affordable housing in settlements to be identified through opportunities and local support
Actions Planned	<ul style="list-style-type: none"> • The aim is to deliver at least 40 affordable homes each year (Policy CS11 of LDF Core Strategy) – 580 affordable homes by 2026 <ul style="list-style-type: none"> - Ketton: 18 homes - Ryhall & Belmesthorpe: 8 homes - Cottesmore: 6 homes - North Luffenham: 4-6 homes - Great Casterton: approx. 4 affordable homes - Other sites as they emerge or progress
Resources	<ul style="list-style-type: none"> • Accrued Commuted Sums for affordable housing from sites of 5 dwellings or less once LDF policies adopted • 35% on site affordable housing contributions from larger rural sites (6 + dwellings) inclusive up to 20% zero grant requirement once LDF policies adopted • HCA grant or other public subsidy for additionality up to 35%, to stretch above contributions, or for rural exception sites
HCA support	<ul style="list-style-type: none"> • Support to identify and bring forward appropriate sites • Grant funding for affordable homes built to good design standards to reflect local vernacular and infrastructure costs where essential for minor road safety measures

Theme	Rural housing - South Holland
Priorities	<ul style="list-style-type: none"> Affordable housing in identified priority settlements and via engagement with local communities
Actions Planned	<ul style="list-style-type: none"> Development and use of method to identify locations for development based on housing need, sustainability and community support Identify housing exceptions sites Support the new local housing company, South Holland Homes, in the delivery of affordable homes Delivery of affordable homes to contribute to meeting annual shortfall of 182 affordable homes
Resources	<ul style="list-style-type: none">
HCA support	<ul style="list-style-type: none"> Support to identify and bring forward appropriate sites Grant funding for affordable homes

Theme	Rural housing - South Kesteven
Priorities	<ul style="list-style-type: none"> Affordable housing in priority settlements to be identified through opportunities and local support
Actions Planned	<ul style="list-style-type: none"> To deliver at least 30 rural affordable homes each year
Resources	<ul style="list-style-type: none"> Committed sums for affordable housing from sites of between 5 and 14 dwellings
HCA support	<ul style="list-style-type: none"> Support to identify and bring forward appropriate sites Grant funding for affordable homes

8.4 Meeting local housing needs

Theme	Meeting local housing needs - Rutland
Priorities	<ul style="list-style-type: none"> Homelessness Older people People with learning disabilities People with vulnerabilities or housing support needs Key workers/economically active households Local younger households Larger families Gypsies and travellers Rural housing and sustainability of smaller communities
Actions Planned	<ul style="list-style-type: none"> Target of 2% special needs provision e.g. physical disability / learning disability / care leavers / homeless Direct access supported housing for care leavers & homeless young people (approx 8 units – 2011/2015) 10% of affordable homes to be 2 bedroom bungalows or other suitably designed homes for older people Review of Allocations Policy to reflect local worker priority / under-occupation of 2 bed flats by single people and couples without children and review of priority 2010/11 Focus on suitable new affordable housing provision for younger households and for large families 2 residential and 5 transit pitches for gypsies and travellers up to 2012 (Policy CS12 of Core Strategy)

Resources	<ul style="list-style-type: none"> • Affordable housing on site S106 developer contributions • Accrued commuted sums • HCA grant funding for provision of residential and transit pitches for gypsies and travellers • Shared equity models for house purchase (supported by developer or HCA equity loan) • Private sector level rents with increased security (supported by HCA equity loans) • HCA grant funding for additionality and for higher cost housing models e.g. extra care/direct access provision
HCA support	<ul style="list-style-type: none"> • Exploring new models to deliver affordable homes • Grant funding for affordable homes

Theme	Meeting local housing needs - South Holland
Priorities	<ul style="list-style-type: none"> • Housing and extra care housing for older people across a range of tenures • Able-bodied single people/childless couples under 60
Actions Planned	<ul style="list-style-type: none"> • Explore extra care provision preferably in Spalding but possibly in Holbeach or Pinchbeck • Flats in appropriate locations with well focussed allocation policies
Resources	<ul style="list-style-type: none"> • Affordable housing may require grant
HCA support	<ul style="list-style-type: none"> • Exploring new models to deliver affordable homes • Grant funding for affordable homes

Theme	Meeting local housing needs - South Kesteven
Priorities	<ul style="list-style-type: none"> • Housing and extra care housing for older people across a range of tenures • People with vulnerabilities or housing support needs • Housing for younger households and larger families • Bringing empty homes back into use • Reducing the number of non decent properties occupied by vulnerable households • Delivery of Lincolnshire Affordable Warmth Strategy actions through the Home Energy Lincolnshire Partnership (HELP) as part of a Lincolnshire wide approach
Actions Planned	<ul style="list-style-type: none"> • Explore extra care provision • Continued implementation of grant policy to bring 25 empty homes per annum, back into use as affordable privately rented accommodation • Support delivery of new affordable housing provision suitable for younger households and larger families • Continued implementation of Better, Warmer Homes grant policy to improve quality of 150 existing homes per annum whilst linking into the Lincolnshire Affordable Warmth Strategy through the Home Energy Lincs Partnership (HELP)
Resources	<ul style="list-style-type: none"> • District Council's capital programme allocation for private sector housing actions
HCA support	<ul style="list-style-type: none"> • Exploring new models to deliver affordable homes • Grant funding for affordable homes • Grant funding for private sector housing actions • Grant funding for delivery of the Lincolnshire Affordable Warmth Strategy (Countywide funding request for £2m for 2 years beyond 2012)

8.5 Supporting the economy and infrastructure

Theme	Supporting the economy and infrastructure - Rutland
Priorities	<ul style="list-style-type: none"> • Maintaining high levels of employment and a thriving local economy • Improving the flexibility of labour and helping people into employment • Encouraging business start up and growth • Assisting not inhibiting businesses • Improving flexibility of labour including skills development • Helping people into employment • Developing our market towns
Actions Planned	<ul style="list-style-type: none"> • Increase the provision of supported start up and enterprise workspace. • Development of appropriate open market work space. • Maximise the use of existing buildings for commercial use. • Greater representation in knowledge based businesses • Further develop an integrated transport infrastructure • Access to local employment support • Implementation of county wide infrastructure to support high speed broadband and digital technologies • Improving Oakham West End • Improved access to vocational training
Resources	<ul style="list-style-type: none"> • Local Enterprise Partnership, Local Transport Plan, Rutland County Council, Skills Funding Agency
HCA support	<ul style="list-style-type: none"> • Grant funding for any key identified infrastructure as appropriate

Theme	Supporting the economy and infrastructure - South Holland
Priorities	<ul style="list-style-type: none"> • Allocation of additional employment land, particularly at Spalding, including the relevant access and utilities infrastructure. • Access and utilities infrastructure to aid the delivery of existing employment land allocations, particularly at Holbeach, Sutton Bridge and Long Sutton. • Infrastructure to minimise the impacts of the upgrade to the joint line, particularly in Spalding. For example, a Western Relief Road (in conjunction with the allocated development at Holland Park), a bridge over the railway to the north of the town and, long term, a potential rail bypass. • Delivery of the Holland Park allocation, including key infrastructure (likely to be privately funded). • Continued maintenance of flood defence infrastructure. • Improved road links to the strategic network, particularly to the north. • Water resource and waste water treatment related infrastructure (determined through a Water Cycle Study). • Expansion of digital technology • Social infrastructure. For example, education, police, social service and health provision. • Green infrastructure. For example, leisure and recreation provision.
Actions Planned	<ul style="list-style-type: none"> • Road Rail Hub and associated infrastructure. – A preferred site has been identified by South Holland Cabinet to the south of Spalding but will be subject to the rigours of the development management process or in due course through the Local Development Framework process. • Development of the waterside area at Sutton Bridge, including marina. • Development of small starter business units district-wide. • The Fens Waterway Project and associated infrastructure, including Spalding Marina.

Resources	•
HCA support	• Grant funding for any key identified infrastructure as appropriate

Theme	Supporting the economy and infrastructure - South Kesteven
Priorities	<ul style="list-style-type: none"> • To identify employment land to support growth and investment • To encourage the development of a range of commercial and industrial premises • To identify and support measures to support growth sectors in the local economy • Improve offer of town centres • To secure delivery of social infrastructure to support planned growth in towns and Local Service Centres
Actions Planned	<ul style="list-style-type: none"> • Expansion of Northfields Industrial Estate, Market Deeping • Development of graduation space linked to Eventus Business and Innovation Centre, Market Deeping • Complete research on food and drink sector in southern Lincolnshire and scope for intervention • Completion of Phase 1 of the Bourne Core Area redevelopment to provide mix of housing, employment and commercial floorspace and public realm improvements • Bourne library and town all development to give enhanced service provision, efficiency savings and community access
Resources	<ul style="list-style-type: none"> • District Council capital programme allocation for strategic land acquisition and town centre projects • Emda funding to undertake food and drink research through South Lincolnshire Investment Partnership
HCA support	• Grant funding for any key identified infrastructure as appropriate

9. Prioritising Programmes and Projects for Investment

- 9.1 Prioritising programmes and projects for investment is an inherently complex process. The various programmes and projects are not necessarily immediately comparable in terms of what they will deliver. It is also the case that some programmes and projects that may be the most significant in terms of their strategic transformational impact may not necessarily be those requiring public support in the medium term.
- 9.2 The Steering Group has agreed that the following broad criteria will be used to prioritise amongst the range of projects that have been proposed during the development of the LIP:
- Meeting the aims included within the LIP,
 - Deliverability, and
 - Value for money.

10. Equality, diversity and mixed communities

- 10.1 The partners to the Local Investment Plan place diversity, equal opportunities and promoting cohesion at the heart of service provision. To ensure that the LIP reflects this commitment, an equalities impact assessment has been completed on the document, the aspirations and priorities. The impact assessment highlighted the following issues that have been incorporated into the Plan:
- The importance of projects targeted specifically at vulnerable and older people.
 - The need to have specific responses to meet the needs of residents living in rural areas to help prevent isolation and ensure access to facilities.

11. Governance, monitoring and review

- 11.1 The Peterborough Partial HMA LIP Steering Group will be responsible for monitoring and reviewing the progress of the LIP by the partners. Those organisations identified to lead on priorities and projects will provide regular monitoring reports to the steering group. The Steering Group will maintain an overview of funding allocations across the HMA to ensure the greatest benefit is achieved to the area as a whole.
- 11.2 The LIP is to be reviewed formally on an annual basis. However, the regular delivery progress updates from the partners influence the review timescale of the LIP.

12. Risk management

- 12.1 Our HMA partners work diligently to reduce the risk of unsuccessful delivery. The following have been identified as the significant risks affecting the integrity of the LIP.
- Reductions in spending by central and local government,
 - Further economic downturn and uncertainty over house prices,
 - The appetite for developers to proceed in the economic climate,
 - Delays in securing necessary planning consents for priority projects,
 - Changing government policy leading to a change of focus for the priorities in the LIP, and
 - Responding to the Localism agenda and the impact on delivering the priorities identified in the LIP.

Appendix 1
Homes and Communities Agency existing commitments
(as at 31st August 2010)

Programme	2011/12 existing commitments
Kickstart	£2,124,500
National Affordable Housing Programme	£264,500
Total	£2,389,000