

# South Kesteven District Council

## Regulation 18 Draft Local Plan

### 2021 - 2041



February 2024



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

For further information on the Local Plan Review please contact the Planning Policy Team. You can contact us:

**Email:** [planningpolicy@southkesteven.gov.uk](mailto:planningpolicy@southkesteven.gov.uk)

**Telephone:** 01476 406 080

**Post:** Planning Policy Team, South Kesteven District Council, Council Offices, The Picture House, St Catherine's Road, Grantham, NG31 6TT

**Website:** [SKDC - Local Plan Review \(2041\) \(southkesteven.gov.uk\)](http://SKDC - Local Plan Review (2041) (southkesteven.gov.uk))

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Appendix 2: Principles for Development within Green Infrastructure Areas

Appendix 3 – Glossary

## Chapter 1 - A New Local Plan for South Kesteven District

### Introduction

- 1.1 In England, the ‘plan-led’ approach to the regulation of land and development places local plans at the heart of the town and country planning system. Under this system, local plans form part of the statutory ‘development plan’ for an area. This forms the starting point for the determination of planning applications unless material considerations indicate otherwise.
- 1.2 Chapter three of the National Planning Policy Framework (NPPF) sets out requirements for preparing a Local Plan which each local planning authority is expected to prepare, either singly, or jointly with other authorities.
- 1.3 The 2004 Planning and Compulsory Purchase Act places a duty on local authorities to carry out plan-making with the “objective of contributing to the achievement of sustainable development.”
- 1.4 The Planning Act (2008) puts an additional obligation on plan-making authorities to ensure their development plan documents (taken as a whole) include policies that are *“...designed to secure that the development and use of land in the local planning authority’s area contribute to the mitigation of, and adaptation to, climate change.”*
- 1.5 The emerging new Local Plan will contain policies and proposed locations for sustainable growth and investment across South Kesteven up to 2041. It is the spatial framework that will provide certainty to both shape and guide development proposals and to appropriately inform all interested parties regarding the planning process.
- 1.6 The Local Plan is a statutory planning document prepared by South Kesteven District Council (‘the Council’). The Local Plan, together with adopted neighbourhood plans and supplementary planning documents (SPD), will make up the “statutory development plan” for the District.
- 1.7 The Local Plan will establish the key principles which will guide the location, use and form of new development and alongside other Development Plan Documents; these will aid the determination of planning applications. It sets a clear framework for how future growth will be met, providing clarity for what development will and will not be accepted to ensure than an area remains sustainable.
- 1.8 The Local Plan will provide a strategic framework for Neighbourhood Plans, which can be developed by communities.
- 1.9 The Local Plan will present a vision for what South Kesteven will be like by the end of the plan period, and alongside are a series of objectives to explain how the Local Plan will achieve the vision.

1.10 Policies Maps accompany the Draft Local Plan. The Policies Maps depict land allocations and other land use designations. Policy references are detailed on the Policies Maps for ease of cross reference with the Local Plan.

## Local Plan Preparation

1.11 Local Plans must be prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

1.12 The current Local Plan was adopted in January 2020. The Council is required to undertake a review of the Local Plan focussing on the following key issues:

- Taking account of the latest National Planning Policy Framework
- The assessment of housing needs and future requirement for employment land; and
- Further assessment of the needs of the Gypsy & Traveller Community, including travelling showpeople, and the need to allocate land to meet identified needs.

1.13 The preparation of the Local Plan review commenced in April 2020. The Council held a Regulation 18 Issues and Options consultation which sought the views of the public and stakeholders on the scope of the Local Plan. The comments received through the consultation have been used to help shape the emerging new Local Plan. The Council has also commissioned a number of evidence based studies, including housing and employment need, which will inform the Plan.

1.14 This stage of the process is a second Regulation 18 consultation which seeks to consult the public and stakeholders on:

- the district's development need;
- which policies the Council intends to amend;
- sites received through the Call for Site exercise which was launched in 2020;
- proposed new policies; and
- the Sustainability Appraisal and Habitat Regulations Assessment;

1.15 The next step will be Regulation 19 pre-submission whereby further views will be sought on proposed policies and allocations.

## Call for Sites

1.16 The Council launched a Call for Sites which ran from October 2020 – September 2022 seeking land within the district to be considered for allocation for a range of uses including housing, Gypsy & Traveller sites, and employment.

1.17 The sites received through the Call for Sites are included as an annex to the Sustainability Appraisal. The sites have been assessed against a number of environmental constraints but no conclusions as to the suitability of the sites for

allocation have been made. The proposed methodology for selecting sites for allocation has been published alongside the Local Plan for consultation. Preferred site allocations, other than the allocations the Council is proposing to carry forward from the adopted Local Plan, will be identified at the next stage of plan preparation which is scheduled for winter 2023.

1.18 Due to a limited response to the Call for Sites with regard to Gypsy & Traveller sites, the Council is launching a Call for Gypsy & Traveller Sites alongside the Draft Local Plan consultation which will be targeted at our Gypsy & Traveller community, and landowners.

### Sustainability Appraisal

1.19 Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out an appraisal of the sustainability of the proposals in each of its development plan documents. A report of the findings of the appraisal must also be prepared. Incorporating requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, the Sustainability Appraisal (SA) ensures that potential environmental effects are given full consideration alongside social and economic issues.

1.20 A Sustainability Appraisal has been prepared and will be published alongside the Draft Local Plan. The SA considers Local Plan policy and potential development sites but does not conclude the suitability of sites for allocation.

### Habitat Regulations Assessment

1.21 Under the Conservation of Habitats and Species Regulations 2017 (as amended) Councils must demonstrate through a Habitat Regulations Assessment that its Local Plan proposals will not have a significant adverse effect on sites designated under the European Directive (92/43/EEC The Habitats Directive) for their wildlife importance. These sites are known as 'Natura 2000' sites and include Special Areas of Conservation (SAC); Special Protection Areas (SPA); and Ramsar Sites (wetland sites).

1.22 A Habitat Regulations Assessment has been prepared and will be published alongside the Draft Local Plan. The HRA considers Local Plan policy and potential development sites but does not conclude the suitability of sites for allocation.

## List of Policies & Proposed Update

1.23 In late 2020 the Council published the Issues & Options consultation which gave an indication of which policies would be retained and if necessary updated. Views were also sought on any additional policies which would be required to ensure that the Local Plan is robust and in accordance with national policy.

1.24 Figure 1 below provides a snapshot of proposed changes to the policies within the adopted Local Plan, and an indication of what will be retained, amended, added or removed. A more detailed reasoning can be found within the 'Summary of Proposed Changes' boxes which are located at the end of proposed chapters and policies. Draft policies will be included in the pre-submission Local Plan, and accompanied by the evidence which was used to inform the policy.

1.25 Policies have been colour coded in the Draft Local Plan in accordance with the key below to highlight the status of the proposed amendments. Any changes to the policies have been noted in the 'Summary of Proposed Changes' boxes and amendments to policies have been struck through where text is to be removed and new text has been highlighted in bold. The supporting text has also been updated.

<b>Significant Changes to Policies</b>	
<b>New Policies</b>	
<b>Policies Removed</b>	
<b>Minor Changes to Policies</b>	
<b>To be reviewed once evidence is finalised</b>	
<b>No Proposed Changes to Policies</b>	

Significant Changes to Policies	
<ul style="list-style-type: none"> <li>• <b>SP1</b> - Spatial Strategy (SP)</li> <li>• <b>SP2</b> – Settlement Hierarchy (SP)</li> <li>• <b>H1</b> – Housing Allocations (SP)</li> <li>• <b>H2</b> – Affordable Housing Contributions (SP)</li> <li>• <b>H5</b> – Gypsies and Travellers (SP)</li> </ul>	<ul style="list-style-type: none"> <li>• <b>H6</b> – Travelling Showpeople (SP)</li> <li>• <b>E2</b> – Employment Sites (SP)</li> <li>• <b>EN3</b> – Green Infrastructure (SP)</li> <li>• <b>EN6</b> – The Historic Environment (SP)</li> <li>• <b>DE1</b> – Promoting Good Quality Design (SP)</li> <li>• <b>OS1</b> – Open Space (SP)</li> </ul>
New Policies and Chapters	
<ul style="list-style-type: none"> <li>• <b>New Chapter</b> – Chapter 5: Climate Change and Energy</li> <li>• <b>New Policy 1</b> – Rural Exception Schemes</li> <li>• <b>New Policy 2</b> – Best and Most Versatile Agricultural Land</li> <li>• <b>New Policy 3</b> – New Community Services and Facilities</li> <li>• <b>New Policy 4</b> – Biodiversity Opportunity and Delivering Measurable Net Gains</li> <li>• <b>New Policy 5</b> – Householder Development</li> <li>• <b>SKPR-117</b> – Land to the East of Sheepwash Lane (Grantham Residential Allocation) (SP)</li> <li>• <b>SKPR-268</b> – Land at Train Station – Mixed Use Allocation (Grantham) (SP)</li> <li>• <b>SKPR-57</b> – Land Off Belton Lane (Grantham Residential Allocation) (SP)</li> <li>• <b>SKPR-62</b> – The Grantham Church High School Playing Field, Queensway (Grantham Residential Allocation) (SP)</li> <li>• <b>SKPR-266</b> – Stamford Gateway (Exeter Fields) (Stamford Residential Allocation) (SP)</li> <li>• <b>SKPR-53</b> – Land at Mill Drove (Bourne Residential Allocation) (SP)</li> <li>• <b>SKPR-83</b> – Land at North of Mill Drove (Bourne Residential Allocation) (SP)</li> <li>• <b>SKPR-144</b> – Land to the West of Millfield Road (The Deepings Residential Allocation) (SP)</li> <li>• <b>SKPR-26</b> – Priory Farm Land, Deeping St James (The Deepings Residential Allocation) (SP)</li> </ul>	<ul style="list-style-type: none"> <li>• <b>SKPR-58</b> Land to the East of Ermine Street (Ancaster Residential Allocation) (SP)</li> <li>• <b>SKPR-283</b> – Land off St Martins Way (Ancaster Residential Allocation) (SP)</li> <li>• <b>SKPR-242</b> – Lane East of Honington Road (Barkston Residential Allocation) (SP)</li> <li>• <b>SKPR-109</b> – Land Fronting Deeping Road (Baston Residential Allocations) (SP)</li> <li>• <b>SKPR-61 and SKPR-103</b> – Former Aveland School, and Land to West of Pointon Road (Billingborough Residential Allocation) (SP)</li> <li>• <b>SKPR-120</b> - Land at the East of Stamford Road (Colsterworth Residential Allocation) (SP)</li> <li>• <b>SKPR-247</b> – Land North of Bourne Road (Corby Glen Residential Allocation) (SP)</li> <li>• <b>SKPR-241</b> – Land Off Church Lane (Great Gonerby) (SP)</li> <li>• <b>SKPR-74</b> - The Land West of The Drift (Harlaxton Residential Allocation) (SP)</li> <li>• <b>SKPR-71</b> – Land North of Dickens Close (Langtoft Residential Allocation) (SP)</li> <li>• <b>SKPR-135</b> – Land to the South of Edenham Road (Morton Residential Allocation) (SP)</li> <li>• <b>SKPR-56</b> – Land at Orbthorpe Lane (Thurlby Residential Allocation) (SP)</li> </ul>
Minor Changes to Policies	
<ul style="list-style-type: none"> <li>• Vision for South Kesteven</li> <li>• Strategic Objectives</li> <li>• <b>SD1</b> – The Principles of Sustainable Development in South Kesteven (SP)</li> <li>• <b>SP3</b>- Infill Development (SP)</li> </ul>	<ul style="list-style-type: none"> <li>• <b>GR4</b> – Grantham Town Centre Policy</li> <li>• <b>GR3-H1</b> – Spitalgate Heath – Garden Village (SP)</li> <li>• <b>GR3-H2</b> – Rectory Farm (Phase 2) (SP)</li> <li>• <b>GR3-H3</b> – Rectory Farm (Phase 3) (SP)</li> </ul>

<ul style="list-style-type: none"> <li>• <b>SP4</b> – Development on the Edge of Settlements (SP)</li> <li>• <b>SP5</b> – Development Outside of Settlements (SP)</li> <li>• <b>H4</b> – Meeting All Housing Needs (SP)</li> <li>• <b>H3</b> – Self and Custom Build Housing (SP)</li> <li>• <b>SP6</b> – Community Services and Facilities</li> <li>• <b>E1</b> – Grantham Southern Gateway Strategy Opportunity (SP)</li> <li>• <b>E4</b> – Protection of Existing Employment Sites (SP)</li> <li>• <b>E6</b> – Loss of Employment Land and Buildings to Non-Employment Uses (SP)</li> <li>• <b>E9</b> – Tourism and Visitor Economy (SP)</li> <li>• <b>EN2</b> – Protecting Biodiversity and Geodiversity (SP)</li> </ul>	<ul style="list-style-type: none"> <li>• <b>GR3-H4</b> – Prince William of Gloucester Barracks (SP)</li> <li>• <b>STM2</b> – Stamford Town Centre Policy</li> <li>• <b>STM1-H1</b> – Stamford North (SP)</li> <li>• <b>STM1-H2</b> – Stamford East (SP)</li> <li>• <b>BRN2</b> – Bourne Town Centre Policy</li> <li>• <b>DEP1-H1</b> – Towngate West (SP)</li> <li>• <b>DEP1-H2</b> – Linchfied Road (SP)</li> <li>• <b>DEP2</b> – Market Deeping Town Centre Policy</li> <li>• <b>LV-H2</b> – Wilsford Lane (SP)</li> <li>• <b>LV-H3</b> – Low Road (SP)</li> <li>• <b>LV-H7</b> – Main Road (SP)</li> <li>• <b>LV-H9</b> – Folkingham Road (SP)</li> <li>• <b>LV-H10</b> – Thistleton Lane and Mill Lane (SP)</li> <li>• <b>LV-H11</b> – Land North of High Street (SP)</li> <li>• <b>LV-H12</b> – Part of Elm Farm Yard (SP)</li> </ul>
<b>Policies Removed</b>	
<ul style="list-style-type: none"> <li>• <b>E3</b> – Employment Allocations</li> <li>• <b>BRN1</b> – Bourne Housing Need</li> <li>• <b>BRN1-H1</b> – Manning Road, Bourne</li> <li>• <b>LV-H1</b> – Wilsford Lane</li> <li>• <b>LV-H4</b> – Bourne Road</li> </ul>	<ul style="list-style-type: none"> <li>• <b>LV-H5</b> – Swinstead Road/Bourne Road</li> <li>• <b>LV-H6</b> – Easthorpe Road</li> <li>• <b>LV-H8</b> – Main Road</li> <li>• <b>M1</b> – Review of the Local Plan</li> </ul>
<b>Policies to be reviewed once emerging evidence is finalised</b>	
<ul style="list-style-type: none"> <li>• <b>RE1</b> – Renewable Energy Generation (SP)</li> <li>• <b>EN1</b> – Landscape Character (SP)</li> <li>• <b>EN5</b> – Water Environment and Flood Risk Assessment (SP)</li> <li>• <b>SB1</b> – Sustainable Building (SP)</li> </ul>	<ul style="list-style-type: none"> <li>• <b>ID1</b> – Infrastructure for Growth (SP)</li> <li>• <b>ID2</b> – Transport and Strategic Transport Infrastructure (SP)</li> <li>• <b>ID3</b> – Broadband and Communications Infrastructure (SP)</li> </ul>
<b>No proposed Changes to Policies</b>	
<ul style="list-style-type: none"> <li>• <b>E5</b> – Expansion of Existing Businesses</li> <li>• <b>E7</b> – Rural Economy (SP)</li> <li>• <b>E8</b> – Other Employment Proposals (SP)</li> <li>• <b>EN4</b> – Pollution Control (SP)</li> </ul>	<ul style="list-style-type: none"> <li>• <b>EN7</b> – Protecting and Enhancing Grantham Canal</li> <li>• <b>GR1</b> – Protecting and Enhancing the Setting of Belton House and Park</li> <li>• <b>GR2</b> – Sustainable Transport in Grantham (SP)</li> </ul>

Figure 1: Snapshot of proposed changes to the Local Plan – (SP) indicates Strategic Policy

## Chapter 2 - South Kesteven District

### Plan period

- 2.1 The Plan period will run from 1<sup>st</sup> April 2021 through to 1<sup>st</sup> April 2041. The Local Plan is forward thinking; the NPPF states that Local Plans should preferably plan for a 15 year time horizon.
- 2.2 The Plan Period up to 2041 provides an additional five years beyond the current plan period of the adopted Local Plan which runs to 2036.
- 2.3 A glossary of terms used in this document is set out in Appendix 3.

### Climate Change

- 2.4 South Kesteven District Council declared a climate emergency in 2019 and recognises the need for urgent action on climate change. The Council published a Climate Action Strategy in 2023 setting out how we can respond to the global issue of climate at a local level.
- 2.5 The challenges presented by climate change are twofold: one in contributing to the UK government's targets to rapidly reduce carbon emissions to meet net zero emissions by 2050; and secondly in the need to adapt to increasing impacts of extreme weather and living in a warmer world.
- 2.6 The NPPF states that the planning system should help to shape places in ways that contribute to radical reductions in carbon emissions, minimise vulnerability and improve resilience, encourage the reuse of existing resources and support renewable and low carbon energy and associated infrastructure.

### Housing Growth

- 2.7 As required by the NPPF, the Local Plan must define overall levels of growth for new housing across the District. These growth levels are to be informed by evidence of assessed need in the case of housing provision.
- 2.8 This Regulation 18 consultation calculates housing need using the government's standard method. The minimum Local Plan requirement for South Kesteven is 14,020 dwellings across the plan period 2021 – 2041, equating to 701 dwellings per annum. Whilst the housing need is based on the standard methodology, the supply will also contain an oversupply of around 20% above the minimum required to ensure the Council delivers at least the minimum Local Plan requirement of 14,020.

## Employment Growth and Prosperity

2.9 The NPPF makes it clear that Local Plans should help create the conditions in which businesses can invest, expand, and adapt, with significant weight being placed on the need to support economic growth and productivity. Local Plans should also seek to identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.

2.10 South Kesteven District Council has an ambitious vision for the sustainable growth of the District; a vision which will not be achieved by the Council alone, but which will rely on it working alongside other public sector bodies and the private sector.

2.11 South Kesteven is home to some world-leading businesses but has significant untapped potential - offering an exciting opportunity for investment, bringing economic growth and prosperity, both to the District and the wider area beyond. The latest job figures from the Office of National Statistics, present a density of 0.83 which means that there is 0.83 jobs for every resident aged 16-64.

2.12 The Employment Land Study 2023 indicates that the employment land requirement for the district up to 2041 is 79.5 hectares based on labour market demand statistics.

2.13 The Local Plan aims to help meet the objectives of the Council's Economic Development Strategy and the identified employment land requirement. It seeks to ensure that there is sufficient land available in the right locations to support a strong and growing local economy in the District. A new Economic Development Strategy is underway.

2.14 The draft Local Plan recognises the strategic significance of key employment sites and includes a supply of employment land up until 2041, including draft allocations.

2.15 Additional policies are proposed to support the expansion of existing businesses and to protect existing employment sites, as well as restricting the loss of employment land and buildings to non-employment uses.

2.16 The Local Plan also includes a policy which seeks to support the further development of the visitor economy in recognition of the important contribution this makes to the District.

## Planning for Population Changes

2.17 The District of South Kesteven is projected to grow from a population of 143,400 in 2021 to 154,833 in 2041. Alongside this, the age profile of the District will also change significantly through a growing older population.

2.18 Our aim is for the majority of all planned housing development to be focused upon growing Grantham in order to support and indeed strengthen its role as a Sub-Regional Centre. Given their role as market towns with a range of services and

facilities, the Local Plan also proposes new development in Stamford, Bourne and the Deepings.

2.19 A review of the Larger Villages has been undertaken and land identified to meet identified need. In addition to these allocations, the Local plan supports sensitive infill housing development within the built-up part of settlements and the redevelopment of previously developed sites in all fifteen Larger Villages. Whilst smaller villages are not deemed sustainable locations for site allocations, the Local plan supports sensitive housing development within the built-up part of the settlements and the redevelopment of previously developed sites.

2.20 Some small scale sensitive development on the edge of all settlements, defined in Policy SP2, will also be supported subject to more restrictive criteria, including evidence of substantial support from the local community. Development outside of settlements will be restricted to essential development in order to support the rural economy.

### Meeting Specific Housing Needs

2.21 In line with the 2023 Local Housing Needs Assessment, the Local Plan includes policies to support affordable housing and on certain sites make plots available for custom or self-build.

2.22 The Council will encourage an appropriate mix and form of housing to meet the needs of current and future households across the District.

2.23 The Council has commissioned a Gypsies, Travellers and Travelling Showpeople Accommodation Needs Assessment and will seek to meet the needs of our community through the identification of land, if required.

### Protecting and Enhancing the Environment

2.24 We have a rich built and natural environment in South Kesteven. The policies of the Local Plan aim to protect and enhance the character of the District.

2.25 The Local plan includes policies for protecting landscape and biodiversity and the requirement for developments to demonstrate biodiversity net gain, pollution control, water environment and Flood Risk Management, and the historic environment. In addition, the Local plan seeks to promote good quality design in all new developments – this has been enhanced through the production of a Design Guide Supplementary Planning Document to encourage high quality design. A new district wide Design Code is currently being prepared in accordance with the National Design Guide.

2.26 An Open Space, Sports & Recreation study has been produced which has informed district wide open space, sport and recreational standards. A Play Pitch and Outdoor Sports Strategy Framework is being produced which will provide an audit

of existing play pitches across the district, and give recommendations on future provision.

## Making it Happen

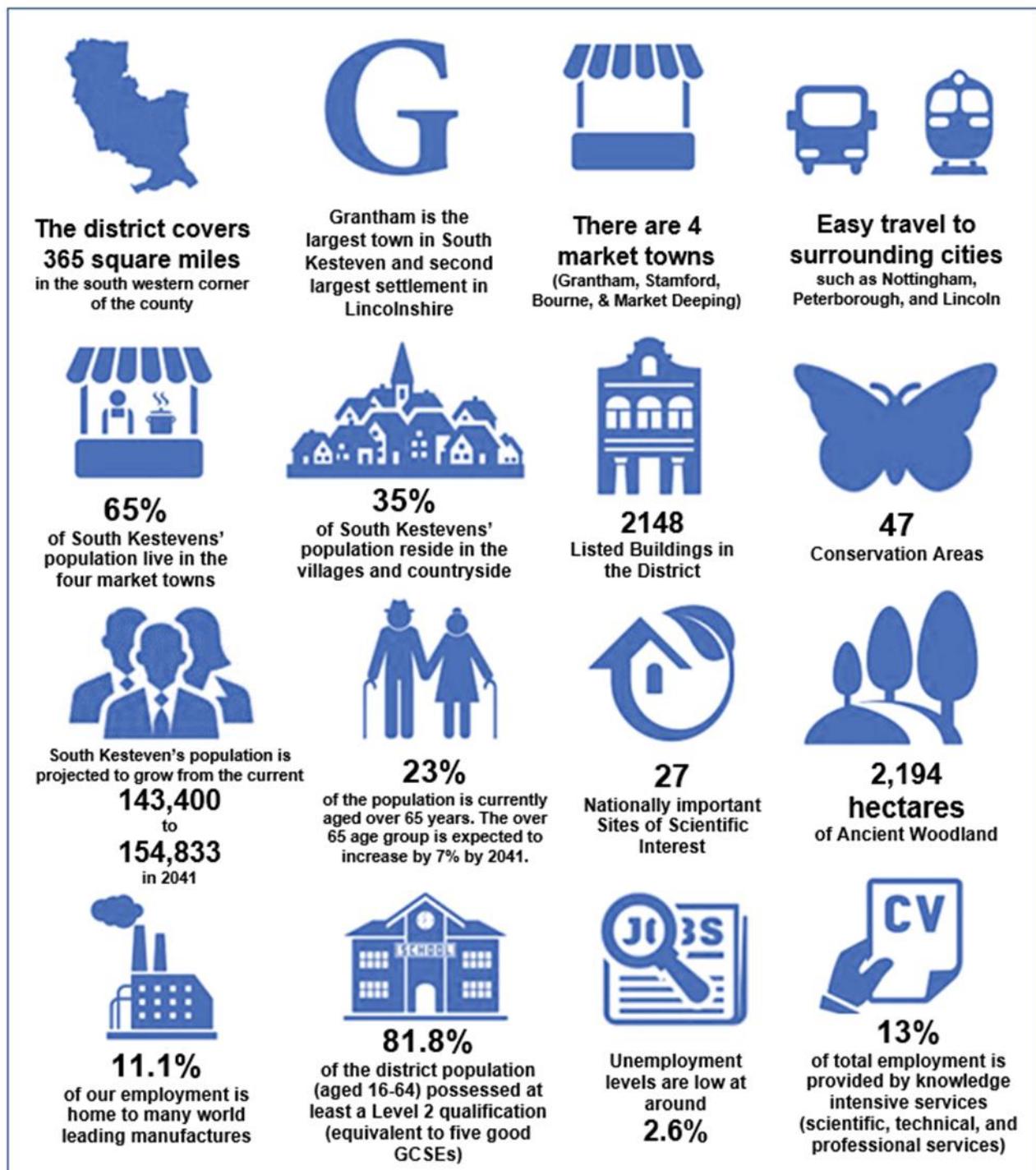
- 2.27 The Local Plan should ensure that proposals and policies can be delivered.
- 2.28 The Council is preparing an Infrastructure Delivery Plan to support the new Local Plan. This will include an Infrastructure Delivery Schedule (IDS) which will identify the physical, social and green infrastructure needed to support the vision and growth proposals included in the Local Plan over the plan period, including where known, when the infrastructure will be required and how it will be funded.
- 2.29 A Whole Plan Viability Assessment has been prepared to accompany the Draft Local Plan version of the Local Plan and will assess the viability of range of developer contributions, such as affordable housing, for different site typologies and locations across the district.

## South Kesteven in Context



Figure 2: South Kesteven in Geographical Context

## District Profile



Source – [Labour Market Profile - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/) / [Ward-level population estimates \(Experimental Statistics\) - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk)

Figure 3: District Profile

## Challenges for the Local Plan to Address

2.30 A number of interrelated issues illustrated by the District Profile need to be addressed if sustainable growth is to be delivered in South Kesteven. These set the context for the overall vision and objectives of this Plan.

2.31 The Council has prepared a ‘State of the District’ report which is a review of South Kesteven against key socio-economic indicators using the latest available statistics (as at December 2022). The information has been used to understand the challenges for the Local Plan to Address.

2.32 South Kesteven has a number of features that make it an attractive location for sustainable growth and prosperity. These include:

- A location at the heart of England with good regional, national and international transport links
- An attractive rural setting and generally high quality of life
- Reasonable house prices
- Regionally high educational attainment (at NVQ Levels 1 and 2)
- The availability of employment sites and other development opportunities

2.33 However, similar to other locations, South Kesteven also has a number of challenges that need to be considered. These challenges are set out in Table 1 below, and have been categorised as economic, social or environmental issues:

Table 1: Economic, Social, and Environmental Challenges

Economic Challenges	Social Challenges	Environmental Challenges
<ul style="list-style-type: none"> <li>• High levels of car dependency and outward commuting by South Kesteven residents</li> <li>• A ‘skills base’ gap – a need to provide access to training to ensure that those seeking to enter the labour market have the right skills to meet demand</li> <li>• Having the right amount and type of employment land/business space. Ensuring employment provision is affordable.</li> </ul>	<ul style="list-style-type: none"> <li>• 701 new homes per year.</li> <li>• A mix of housing types and tenures is required to meet local needs. There is a particular demand for two and three bed properties, arising from newly forming households and older households seeking to downsize</li> <li>• The number of older people living in the</li> </ul>	<ul style="list-style-type: none"> <li>• Climate Change</li> <li>• Need to protect and enhance local wildlife, its habitats and important natural features</li> <li>• There are heritage assets at risk within the District. Continue monitoring these and react to any heritage feature at risk within South Kesteven</li> </ul>

Economic Challenges	Social Challenges	Environmental Challenges
<p>There is currently a shortage of available serviced and well located employment sites, and premises, which is constraining the development of new employment opportunities in key locations across the District</p> <ul style="list-style-type: none"> <li>Promoting sustainable tourism whilst protecting the unique culture, environment and heritage of South Kesteven</li> <li>Raising the awareness of South Kesteven as a place to visit, invest and do business</li> <li>Supporting and ensuring our market towns are vibrant and attractive to residents and visitors</li> <li>A1, A52, and East Coast Mainline provide strategic transport routes which provide economic opportunities for South Kesteven – there is a need to ensure the District fully exploits these and builds upon the economic growth in Cambridge and Peterborough to the South</li> </ul>	<p>District is expected to increase significantly over the plan period - this has significant implications for meeting housing, health and care needs</p> <ul style="list-style-type: none"> <li>Increasing need for specialist or extra care housing –support this through targeted new build provision and providing adaptations to existing housing stock</li> <li>Areas such as Stamford with high house prices and shortage of affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>Flooding from rivers is a limited problem in South Kesteven but surface water run-off may be an issue in some areas</li> <li>Some wastewater treatment works in South Kesteven do not have capacity to accept further wastewater from future growth, without an increase in the volumes they are consented to discharge</li> <li>Reducing pollution and managing the District's contribution to harmful carbon emissions and climate change</li> </ul>

2.34 Whilst categorising the challenges for the Local Plan aids our understanding of the issues facing the District, as is often the case, issues and challenges are rarely neatly confined to a single category and are often interrelated. So, whilst growth is necessary, if the District is to continue supporting its growing population, growth does not only mean increases to housing and population but also growth in the local economy, increased provision of jobs and improved infrastructure. There are important social, economic and environmental issues which need tackling, inequalities to address, and services to be improved and through a coordinated approach to sustainable growth and supporting development these challenges can be tackled head on.

### Duty to Co-operate

2.35 The Duty to Co-operate (with neighbouring local authorities) was introduced by the [Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004](#). It places a legal duty on local planning authorities, like South Kesteven, to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

2.36 A Duty to Cooperate Statement detailing how we have worked with our neighbouring authorities and key stakeholders will be prepared to accompany the submission of the Local Plan.

### Neighbourhood Plans

2.37 Neighbourhood plans are prepared under separate legislation by interested Town and Parish Councils, and in non-parished areas by Neighbourhood Plan forums. They set out the local communities' views on the future development of their areas. Neighbourhood Plans are required to be in general conformity with the strategic policies of the Local Plan.

2.38 A number of Neighbourhood Plans have been, or are being prepared, by communities within the District, and once approved by the Council each Neighbourhood Plan will form part of the Development Plan. As the new Local Plan progresses and gains weight, any made Neighbourhood Plans, or those currently being prepared, should be reviewed by the qualifying bodies that prepared the Neighbourhood Plans, to ensure they remain consistent with the new Local Plan.

2.39 The Local Plan establishes how much housing, employment and retail development is needed to meet the anticipated needs of the District over the plan period. The Local Plan also allocates suitable sites to meet the needs identified in the Local Plan. Neighbourhood Plans which are being prepared or reviewed after the Local Plan is adopted, can look to allocate additional sites for development within their designated area, however they cannot propose less development than that set out in this Local Plan. Neighbourhood Plans are required to meet the basic conditions as set out in legislation. One element of this is that a Neighbourhood Plan must be in general conformity with the strategic policies contained within the Local Plan.

2.40

To assist Neighbourhood Plans that are produced in South Kesteven, a list of policies is provided at the beginning of this document, with strategic policies (SP) identified.

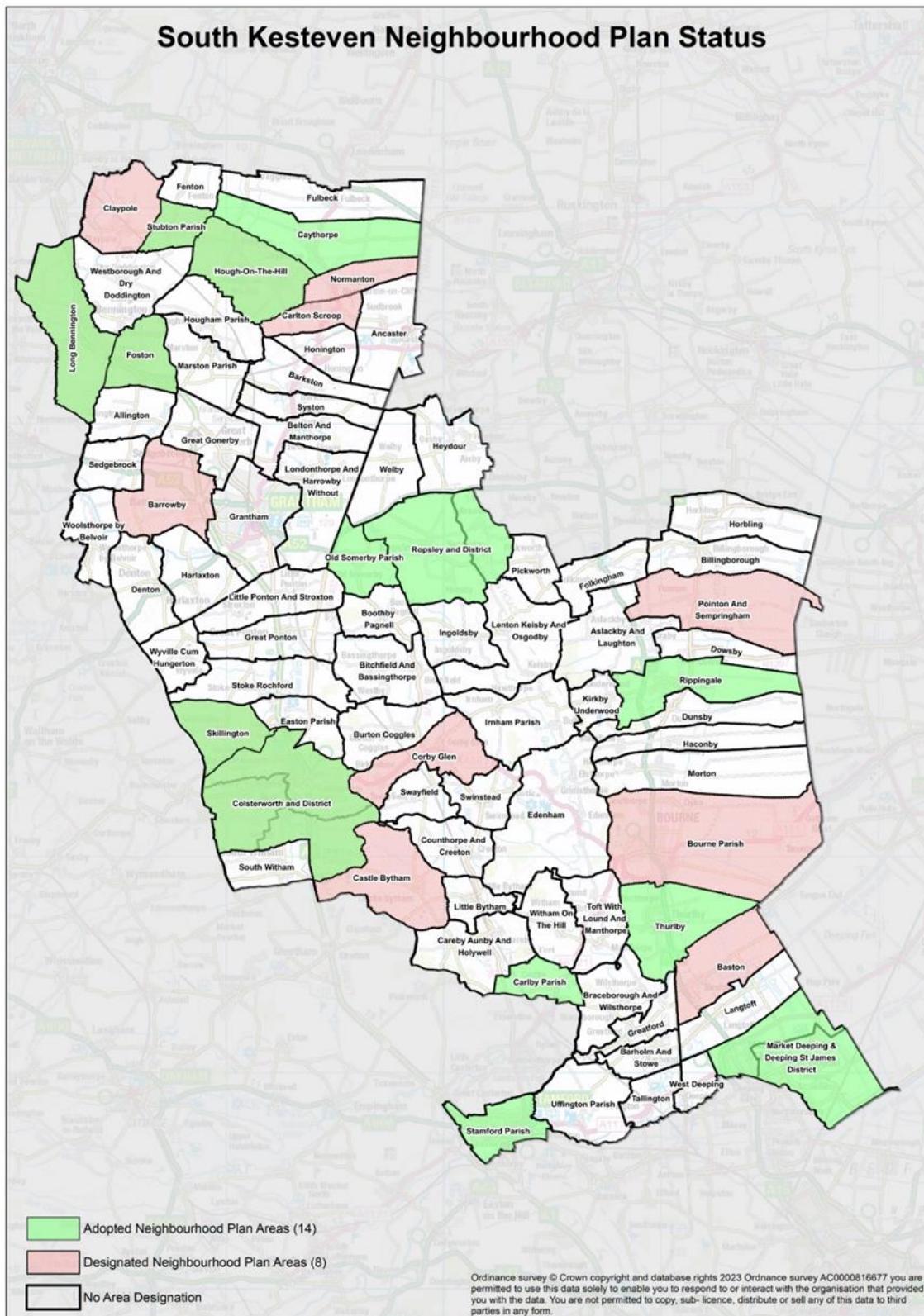


Figure 4: Neighbourhood Plan Designation Map

## Chapter 3 - Vision and Strategic Objectives

### The Vision for South Kesteven's Local Plan

3.1 The vision for South Kesteven's new Local Plan looks to maximise the potential of the District, through supporting the delivery of jobs, growing the economy, enhancing the role of the town centres, and enabling villages and smaller settlements to deliver appropriate forms of sustainable growth. Together these will aim to provide a high quality of life to residents throughout the District, making South Kesteven the best district in which to live, work, invest and visit.

#### 2041 Vision for South Kesteven

In **2036 2041** South Kesteven will continue to be a vibrant part of Lincolnshire. It will have strong links to the growing economies of Peterborough, Cambridge and London, in particular. The distinctive local character, unique local heritage and environmental and cultural assets will be a source of enjoyment of all and will be enhanced where possible. **Such features will continue to make an essential contribution to the economy, such as attracting people to live and work in South Kesteven and will continue to contribute to the visitor economy.**

The District will have a successful, diverse economy providing employment opportunities for the local workforce, equipped with a wide range of skills to meet employer needs. It will be an area of sustainable, high quality growth and a popular place to work, live, visit and invest in.

**The District will have drastically lower carbon emissions than present, and energy and transport infrastructure which supports low carbon lifestyles for South Kesteven residents. The built environment is suitably prepared for hotter temperatures and the impacts of disruptive weather.**

South Kesteven will provide a high quality of life, consisting of sustainable urban and rural communities where people want to live and work and are able to do so in quality and enhanced environments. The District will be a safe place to live with strong communities.

The network of town and village centres will grow and develop appropriately, according to their size, and will provide a range of accessible services in a good environment. This will be achieved by:

- Creating the right balance of jobs, housing, services and infrastructure;

- Ensuring that development is sustainable in terms of location, use and form;
- Balancing the development needs of the District with the protection and enhancement of the natural and built environment;
- Addressing and mitigating any negative effects of development on the built and natural environment, **including the effects of Climate Change**;
- Working with partners and residents to develop a place that is welcoming to all.

### Grantham

Grantham's role as the Sub-Regional Centre will be strengthened through significant housing and employment growth. The town will capitalise on its status as the sub-regional centre for Southern Lincolnshire and its position between Lincoln and Peterborough. The town will develop employment opportunities, particularly through the provision of a new junction to the A1 at the Southern Gateway as part of the proposed Southern Relief Road, making Grantham an even more successful sub-regional centre and leisure destination, providing for both the local community and visitors from a wider area.

A New major Sustainable Urban Extensions to the south **and east** of the town will be developed at Spitalgate Heath in the form of a nationally designated Garden Village and **the Prince William of Gloucester Barracks**; there will be further significant residential development to the north and north-west of the town.

New employment opportunities, together with the good educational offer of the town, will help to retain and develop skills and talent.

**A mixed use development comprising of residential development and employment opportunities will be developed at the Grantham train station.** The town centre will provide a safe and attractive environment for people to shop, live and spend their leisure time. Pedestrians and other non-car users can move around safely and comfortably and there will be improved walking and cycling links from surrounding residential areas.

### Stamford

The town will grow through a sustainable urban extension to the north providing a vibrant, well-designed, appropriately structured development that addresses local housing need and provides tangible benefits for both new and existing residents. The Stamford North Extension (SNE) will foster high quality public realm, built form and landscaping, whilst enabling the essential character of the historic town to be preserved.

Stamford will remain as a historic, rural market town and thriving tourist destination. The important heritage assets and green spaces will be preserved and enhanced where possible.

The local economy will be supported through the supply of land to develop a diverse, range of employment opportunities, resulting in a vibrant and modern economy, with increased jobs and enhanced prosperity that has capitalised on the location close to the A1 and links with Peterborough and Cambridge. The growth will be supported by improvements to infrastructure and services and will enable all sections of the community to enjoy a sustainable way of life.

### Bourne

Bourne will have further developed its distinctive market town role. Housing development at Elsea Park will be completed and well integrated into the town. Planned growth has been identified to the **north** east of the town centre. ~~Other housing growth will be identified in the Bourne Neighbourhood Plan.~~

The **Local** Plan will preserve and enhance where possible Bourne's defining assets, including the heritage assets and green spaces. The economy of the town will be supported through the supply of appropriate land to develop a robust modern economy to increase jobs and enhance prosperity, particularly with respect to its relationship with food production and the Fenland economy. The growth will be supported by improvements to infrastructure and services and will enable all sections of the community to enjoy a sustainable way of life.

### The Deepings

The Deepings will have further developed its distinctive market town role. Planned growth will take place through new developments ~~mainly~~ to the east and west of the town to meet local needs and respond to market demands.

The **Local** Plan will seek to ensure that The Deepings' defining assets, including heritage assets and accessible green space are retained and enhanced where possible.

The economy of the town will be supported through the supply of appropriate land to develop a diverse, vibrant and modern economy to increase jobs, enhance prosperity and provide a better balance between housing and employment growth. The growth will be supported by improvements to infrastructure and services and will enable all sections of the community to enjoy a sustainable way of life.

### Villages and Countryside

Outside the four main towns, new development will be focused primarily on those villages where there are good levels of services and facilities, having regard to the environmental and infrastructure capacity of those villages and the desire to safeguard existing services and employment.

All villages will retain their diversity and vitality, with thriving communities, well planned and carefully managed development. Villages will have sufficient jobs and homes for local people. Larger villages will continue to provide the

necessary day-to-day services to ensure rural communities have choice in terms of homes, work and recreation.

The specialised needs of rural communities will be met through appropriate development that meets defined local needs. The diversification of the rural economy will be encouraged while recognising the importance of supporting the important agricultural economy; as well as protecting and enhancing ~~where possible important environmental assets; and the conservation and enhancement of heritage assets and their settings.~~

### **Summary of Proposed Changes**

The vision for the district has been amended to strengthen the Council's commitment to tackling climate change and updated to include the change in plan period to 2041, and the areas of growth proposed through the Local Plan Review.

## Strategic Objectives for the Local Plan

3.2 To help prepare detailed policies and proposals, the overarching objectives of the Local Plan need to be clearly set out. The objectives listed below have been used in a consistent way in both this document and the parallel Sustainability Appraisal process. As before, with the challenges facing the Local Plan, the Strategic Objectives have been categorised as economic, social or environmental.

3.3 The table below details the Strategic Objectives of the Local Plan;

<b>Economic Enhancing Prosperity</b>	<b>Objective 1</b> To welcome and encourage development that supports the sustainable growth and diversification of the local economy
	<b>Objective 2</b> To develop a strong, successful and sustainable economy that provides a sufficient number and wide range of employment opportunities for local people by: <ul style="list-style-type: none"> <li>• Providing a range of well-located sites and premises for employment</li> <li>• Supporting the retention of existing jobs and the development of local businesses</li> <li>• Promoting additional growth and diversification of the District's economy, particularly in "knowledge-rich" business and higher skill level jobs</li> <li>• Actively attracting inward investment: Encouraging the attainment of high educational qualifications and skill levels;</li> <li>• Stimulating tourism; and</li> <li>• Supporting the important agricultural economy and protecting quality farmland</li> </ul>
	<b>Objective 3</b> To broaden and diversify the employment base of the District to meet the needs of a changing local economy by: <ul style="list-style-type: none"> <li>• Identifying and encouraging development and diversification opportunities for specific employment sectors within Grantham, Stamford, Bourne and The Deepings;</li> <li>• Ensuring an adequate and appropriate supply of land and premises;</li> <li>• Increasing inward investment; and</li> </ul>

		<ul style="list-style-type: none"> <li>• Encouraging appropriate employment and diversification schemes to assist the rural economy and supporting existing employment uses in sustainable and accessible locations throughout the District.</li> </ul>
Objective 4		To strengthen the economic vitality and viability of town centres by adapting to changing consumer patterns in shopping, living and leisure.
Objective 5		To facilitate and sustain a network of sustainable communities which offer a sense of place, that are safe, inclusive and can respond to the needs of local people, establishing an appropriate spatial strategy that will guide the scale, location and form of new development across the District, providing the long term basis for the for the planning of South Kesteven.
Objective 6		To facilitate and enhance the role of Grantham as an important Sub-Regional centre by ensuring the town is the main focus for new housing, employment and other facilities, as well as enhancing the role and function of the market towns of Stamford, Bourne and The Deepings <b>and the Larger Villages</b> .
Objective 7		To make effective use of land by maximising the amount of development on appropriate previously developed sites and on sites in locations which reduce the need to travel.
Objective 8		<p>To retain and improve accessibility for all to employment, services, community, leisure and cultural activities through:</p> <ul style="list-style-type: none"> <li>• Integrating development and transport provision, ensuring new development is located where it is most accessible by a range of modes of transport;</li> <li>• Retaining and upgrading existing infrastructure related to transport and communications; and</li> <li>• Ensuring choice and encouraging the use of public transport, walking and cycling, for as many journeys as possible.</li> </ul>
Objective 9		To make provision for an adequate supply and choice of land for new housing, employment, retail, leisure, culture and other necessary development, to meet the needs of the District to the year <b>2036 2041</b> , and in so doing improve the quality of life for all, whilst safeguarding the best and most versatile of our agricultural land.

Social Housing, Health, Social and Community Needs	Objective 10	To ensure that new residential development includes a mix and range of housing types which are suitable for a variety of needs, including the need for affordable and local-need housing in the District.
	Objective 11	To support new and existing community infrastructure. To ensure that relevant community and other infrastructure needs such as facilities for leisure, new or enhanced open space provision, green infrastructure, health, education, affordable housing, transport, water infrastructure and the arts as arising from new development is delivered through on and off site contributions. To contribute to improving the health and well-being of residents.
Environmental Protection and Enhancement of Environment	Objective 12	To <b>protect and enhance</b> <del>protect, and promote the enhancement, sensitive use and management of the</del> District's natural, historic, cultural assets, <b>blue green</b> infrastructure (including trees, <del>and</del> woodland, <b>and</b> <b>watercourses</b> ) and the built environment through good design, <b>sensitive use and management</b> . <del>and</del> Improved networks that respect important local characteristics, <b>by</b> ensuring new development is well designed, promotes local distinctiveness, integrates effectively with its setting and secures community safety.
	Objective 13	To <b>proactively</b> plan for and reduce the impacts of, <b>and address</b> climate change <b>through adaptation and mitigation and to move to a low carbon economy</b> , in <b>order for the district to play its part in meeting national ambitions to meet net zero carbon by 2050</b> . New development is <b>appropriately designed to significantly reduce carbon emissions</b> and is not exposed unnecessarily to the risk of flooding nor increases the risk of flooding elsewhere. <del>and that</del> Opportunities to incorporate <b>blue green</b> infrastructure (including trees, <del>and</del> woodland, <b>and</b> <b>watercourses</b> ) and adaptation for wildlife as a response to increases in flood risk are properly investigated, <b>including through the provision of biodiversity net gain</b> .
	Objective 14	To promote the prudent use of finite natural resources and the positive use of renewable resources, through the design, location and layout of development and by optimising the use of existing infrastructure, wherever possible.
	Objective 15	To minimise pollution which affects health and wellbeing <b>and the environment</b> .

### **Summary of Proposed Changes**

The Local Plan Objectives have been amended to accord with strengthened national policy on climate change and biodiversity net gain. The objectives have also been amended to reference the Council's commitment to reach net zero carbon by 2050 through the adaptation and mitigation.

3.4 The key diagram below indicates the broad spatial strategy for the Local Plan, and its context. The reasoned justifications for this are detailed in subsequent plan chapters.

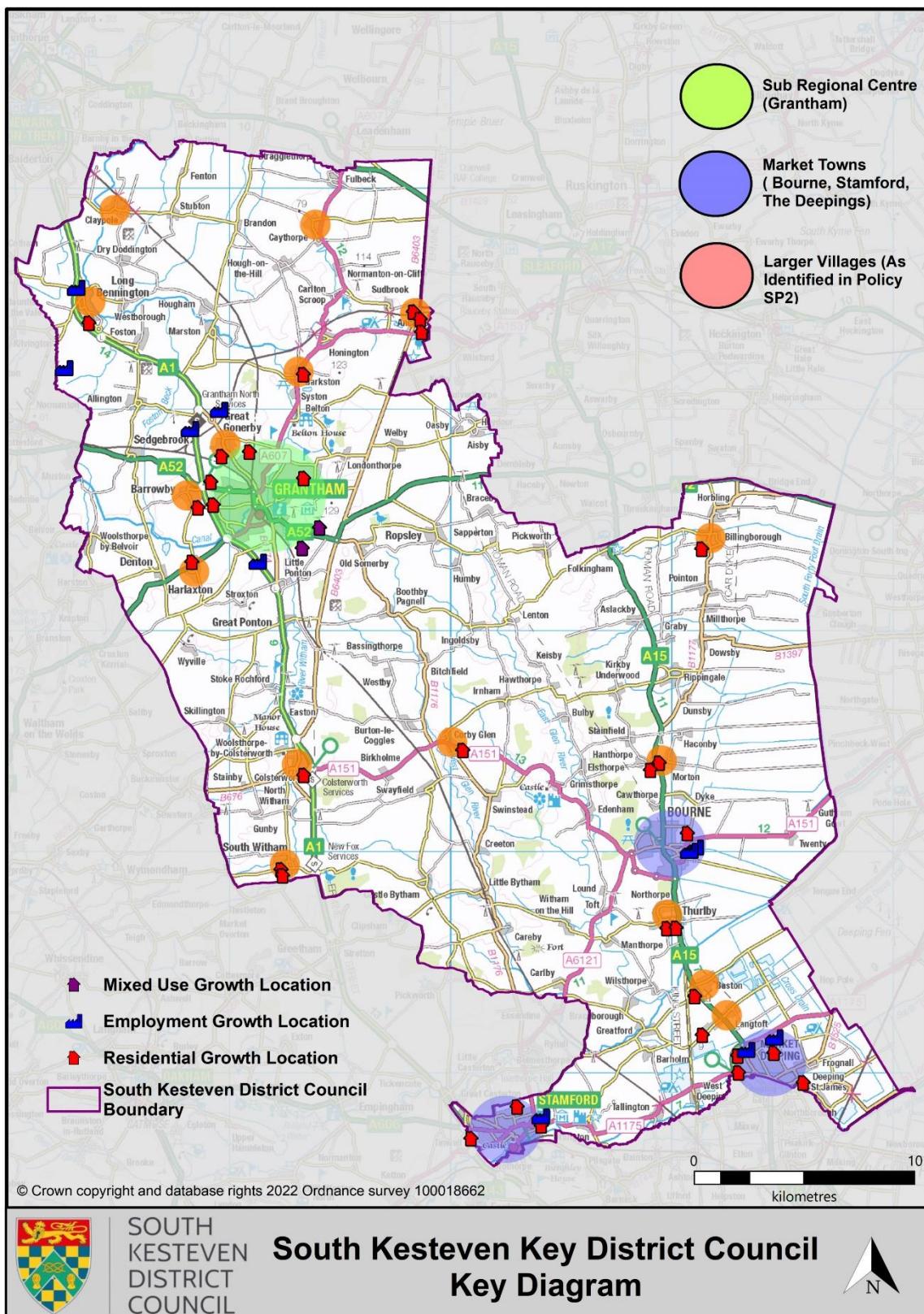


Figure 5: Key Diagram

## Chapter 4 – Sustainable Development in South Kesteven

4.1 The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

4.2 Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

4.3 All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects. -

### SD1: The Principles of Sustainable Development in South Kesteven

Development proposals in South Kesteven will be expected to ~~minimise the impact mitigate against the impacts of~~ climate change and contribute towards creating a strong, stable and more diverse economy.

Development proposals shall consider how they can proactively minimise:

- a. **the use of resources, and meet high environmental standards in terms of design and construction with particular regard to energy and water efficiency;**
- b. the effects of climate change and include measures to take account of future **changes projected scenarios** in the climate **locally**;
- c. the need to travel, and wherever possible be located where services and facilities can be accessed more easily through walking, cycling or public transport; ~~and the use of resources, and meet high environmental standards in terms of design and construction with particular regard to energy and water efficiency; and~~
- d. the production of waste both during construction and occupation.

Development proposals shall consider how they can proactively avoid:

- e. developing land at risk of flooding or where development would exacerbate the risk of flooding elsewhere.
- f. the pollution of air, land, water, noise and light

Development proposals shall consider how they can proactively encourage, as appropriate:

- g. the use of previously developed land, conversions or the redevelopment of vacant or unutilised land or buildings within settlements; and
- h. the use of sustainable construction materials **as well as the reuse of construction materials on site.**

Development proposals shall consider how they can proactively support:

- i. strong, vibrant and healthy communities, by providing a supply of housing which meets the needs of present and future generations

Development proposals shall consider how they can proactively enhance the District's:

- j. character;
- k. natural environment **and ability to natural store carbon through green infrastructure,**
- l. cultural and heritage assets;
- m. services and infrastructure, as needed to support development and growth proposals.

### **Summary of Proposed Changes**

Policy SD1 has been strengthened to incorporate the Council's commitment to reach net zero carbon by 2050. Policy SD1 may be updated further once the Climate Change Study has been completed, and policies finalised.

## Chapter 5 – Climate Change and Energy

### Climate Change

#### *The impacts of Climate Change in the UK*

5.1 As a result of increased concentrations of carbon dioxide and other greenhouse gases in the atmosphere, UK average land temperatures have increased by around 1.2 C since the pre-industrial period. UK sea levels have risen by 16cm since 1900, with a resultant impact on coastal communities and coastal infrastructure.

5.2 The UK is set to experience a further 0.5°C increase in average annual temperature by 2050, even under ambitious global scenarios for cutting carbon emissions. The general impact this will have on the UK is expected to be warmer and wetter winters, hotter and drier summers, and the increased likelihood of disruptive extreme weather-driven events including:

- Increases in average and extreme temperatures.
- Changes to rainfall patterns, leading to flooding events in some places, and water scarcity and drought in others; and
- More frequent disruptive weather, including storms and high winds.

#### *National legislation and policies*

5.3 In 2019, the UK Government set out a target to achieve net zero greenhouse gas emissions across the whole UK by 2050. This commitment, legally enshrined by the Climate Change Act (2008), means the UK now has less than 30 years to completely decarbonise its economy.

5.4 To ensure sustained progress towards net zero, the government set a series of targets to reduce near and medium-term emissions through legally binding carbon budgets. The fourth, fifth and sixth carbon budgets cover the periods 2023-2027, 2028-2032 and 2033-2037 respectively. In December 2020, the UK committed to an interim target to reduce economy-wide greenhouse gas emissions by at least 68% (compared to 1990 levels) by 2030 as part of the UK's Nationally Determined Contribution towards delivering the goals of the Paris Agreement.

5.5 To the end of 2022, over 75% of UK local authorities including South Kesteven have declared a climate emergency. Across the country, councils are taking urgent action in their local areas to combat the negative impacts of climate change and to reduce carbon emissions towards the UK government's carbon targets.

5.6 The NPPF also tasks the planning system with place shaping to contribute to radical reductions in greenhouse gas emissions, minimising vulnerability to climate change and improving resilience, encouraging the reuse of existing resources, and supporting renewable and low carbon energy and associated infrastructure.

*The Built Environment*

5.7 Buildings are currently responsible for more than 40% of global energy use, and one third of global greenhouse gas emissions. South Kesteven is in line with this global pattern: in 2020, Domestic, Industrial, Commercial and Public Sector buildings accounted for just under 40% of overall reported greenhouse gas emissions.

*The issue for South Kesteven*

5.8 The district of South Kesteven both contributes to the effects of climate change through carbon emissions and is impacted at a local level by a changing climate. At a local level, the main impacts projected for the East Midlands area include flooding, water stress and periods of prolonged overheating.

5.9 It is clear we are already feeling the effects of a changing climate, both at home and further afield. The UK record for the highest ever temperature recorded was broken on 19th July 2022 at Coningsby, Lincolnshire, with a temperature of 40.3°C.

5.10 Further impacts of climate change are likely to include:

- Heatwaves which become more frequent, more prolonged and more extreme
- Flooding from watercourses
- Surface water flooding from heavy rainfall events
- Disruptive weather including storms and hail
- Increased risk of cold snaps

5.11 The Council has commissioned a Climate Change Study to accord with the NPPF, the results of which will be used to formulate new policy ensuring that the Local Plan takes a proactive approach to mitigating and adapting to climate change, taking into account the long term implications of flood risk, water supply, biodiversity and landscapes and the risk of overheating from rising temperatures. New policy will also seek to support appropriate measures to ensure future resilience of communities and infrastructure to climate change impacts.

5.12 The Council recognises the need for urgent action to address climate change and in 2019 declared a climate emergency. The Council also published a Climate Action Strategy in 2023, which includes ambitions to deliver on climate change including the key themes of the Built Environment, Power and Transport which overlap with the scope of the Local Plan.

5.13 Whilst the Local Plan cannot alone achieve net-zero carbon targets for the district (for example there is a limited influence over existing buildings), the scope of a Local Plan can help to ensure that new development is appropriate for a low carbon future and is responsive to a changing climate.

5.14 A climate change evidence base is presented in support of this local plan to set out a strategic approach supported by robust evidence to address climate change, carbon reduction and consideration of adaptation to a changing climate. This sets out the legal basis for a Local Plan to address climate change and contribute towards national targets to meet net zero carbon emissions by 2050.

5.15 The evidence presented was completed throughout 2023 in support of the Local Plan, in order to shape policy recommendations. However, on 13th December 2023 a new Written Ministerial Statement was issued, which has the effect of limiting how planning authorities can require improvements on energy efficiency for new buildings. As a result, proposed policies for climate change and energy are under review and will be shared following this stage of the consultation.

5.16 The scope of the policy recommendations is set to include consideration of:

- Principles for energy efficient buildings (domestic and non-domestic)
- Principles for climate resilient buildings
- Embodied carbon and waste
- Reducing energy consumption in existing buildings
- Water efficiency
- Renewable energy

### Summary of Proposed Changes

The Council has commissioned a Climate Change Study in accordance with the NPPF to inform new policy regarding mitigation and adaptation to climate change. The draft Climate Change Study has been published alongside this consultation.

On the 13 December 2023, a Written Ministerial Statement was published by the Government which specifies how energy efficiency standards should be calculated. As such policies on Climate Change are not included within this Regulation 18 Draft Local Plan. Policies on climate change will be included, and consulted upon, at the next stage of local plan production (Regulation 19), once the evidence has been reviewed.

## Renewable Energy

5.17 The Council is the responsible local planning authority for renewable and low carbon development. As such, the Local Plan needs to consider how to plan positively for renewable energy and its delivery.

5.18 Paragraph 158 of the NPPF reads:

*'Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures, in line with the objectives and provisions of the Climate Change Act 2008.'*

5.19 The 2015 Planning Guidance states "when drawing up a Local Plan local planning authorities should first consider what the local potential is for renewable and low carbon energy generation. In considering that potential, the matters local planning authorities should think about include:

- the range of technologies that could be accommodated and the policies needed to encourage their development in the right places;
- the costs of many renewable energy technologies are falling, potentially increasing their attractiveness and the number of proposals;
- different technologies have different impacts and the impacts can vary by place;
- the UK has legal commitments to cut greenhouse gases and meet increased energy demand from renewable sources. Whilst local authorities should design their policies to maximise renewable and low carbon energy development, there is no quota which the Local Plan has to deliver."

5.20 The adopted Local Plan does not identify specific areas suitable for renewable provision, instead it sets out the key criteria that shall be taken into consideration when proposals for renewable energy provision are received.

5.21 South Kesteven District Council has a Renewable Energy Appendix published in support of the adopted Local Plan (2011-2036). As part of the emerging Climate Change Study this is under review in order to provide policy that reflects an up to date analysis of the domestic and industry landscape for renewable energy.

5.22 There is also a need to consider renewable energy requirements for new development, closely linked with the scope of policy changes set out above regarding energy efficient buildings, particularly in light of the impact of the Written Ministerial Statement.

**RE1: Renewable Energy Generation**

Proposals for renewable energy generation will be supported subject to meeting the detailed criteria as set out in the accompanying Renewable Energy **document** (currently an Appendix of the adopted Local Plan) and provided that:

- a. The proposal does not negatively impact the District's agricultural Land asset;
- b. The proposal can demonstrate the support of affected local communities;
- c. The proposal includes details for the transmission of power produced;
- d. The proposal details that all apparatus related to renewable energy production will be removed from the site when power production ceases; and
- e. That the proposal complies with any other relevant Local Plan policies and national planning policy.

**Summary of Proposed Changes**

Policy RE1 will be reviewed to reflect the Council's ambition to reach net carbon zero for the district by 2050 and Paragraph 158 of the NPPF which reads:

*'Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures, in line with the objectives and provisions of the Climate Change Act 2008.'*

The emerging Climate Change study will look at renewable energy regeneration. It is anticipated that Policy RE1 and the Renewable Energy document which is currently an appendix to the adopted Local Plan will be reviewed once the Climate Change study is finalised.

On the 13 December 2023, a Written Ministerial Statement was published by the Government regarding energy efficiency standards, as such the climate change study is being reviewed.

## Chapter 6 – Spatial Strategy

### Spatial Strategy and Settlement Hierarchy

6.1 The spatial policies are intended to provide the overarching framework for development within the District, providing the locational strategy to be adopted when allocating land for development. Government policy through the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) is to promote the more efficient use of land by locating development, wherever possible, on previously developed land in sustainable locations.

#### *Assessing Local Housing Need*

6.2 The Local Plan needs to make provision to meet the need for market and affordable housing over the plan period. This Regulation 18 consultation calculates housing need using the government's standard method.

6.3 The population of South Kesteven District is currently 143,400 and is projected to rise to 154,833 by 2041. The Local plan translates the growth in population into a need for a particular number of new homes, which it then distributes in a sustainable pattern across the whole of the district.

6.4 Whilst the Council is using the government's Standard Method to calculate housing land need for the plan period within this draft Local Plan, the Council has commissioned a Local Housing Needs Assessment which assesses housing need as well as affordable and specialist housing.

6.5 Since 2021 there have been 1,127 housing completions. Details on housing completions are recorded annually in the Council's Authority Monitoring Reports and Annual Position Statements.

6.6 The minimum Local Plan requirement for South Kesteven is 14,020 dwellings across the plan period 2021 – 2041, equating to 701 dwellings per annum. Whilst the housing requirement is based on the Standard Method Calculation, the Local Plan trajectory (which indicates broadly when and how much housing the Council expects to be delivered) contains a “buffer” of around 21% above the minimum Local Plan requirement of 14,020 new homes by 2041. The purpose of the buffer is to provide developers with a greater choice of sites and a contingency in case some which are included in the supply are not delivered within the timeframes anticipated. This should help ensure the Council delivers at least the full requirement.

6.7 Based on the context, vision and objectives of the Local Plan, Policy SP1 sets out the overarching spatial strategy for the Local Plan. This is then followed by Policy SP2 -Settlement Hierarchy. Taken together, they indicate how the total number of new homes that are to be built will be distributed across the district to achieve a sustainable pattern of development.

### SP1: Spatial Strategy

The Local Plan will deliver sustainable growth across the District and throughout the Plan Period (2011–2036 2021-2041). To achieve new growth the Local Plan includes allocations for both housing and employment land.

All allocations proposed in the **Local** plan are the most suitable and sustainable development options and provide for a variety of site types and sizes to ensure choice is offered to the market and delivery is achievable.

~~The housing need Objectively Assessed Need for South Kesteven, using the Standard Method, is 14,020 16,125 new dwellings. To ensure the Objectively Assessed need is met in full, the minimum Local Plan requirement for South Kesteven is 14,020 16,125 dwellings across the period 2011 to 2036 2021 to 2041 this applies an uplift from 625 to 650 dwellings per annum from 2016 to take into account market signals.~~

The overall strategy of the **Local** Plan is to deliver sustainable growth, including new housing and job creation, in order to facilitate growth in the local economy and support local residents. The focus for the majority of growth is in and around the **sub-regional centre of Grantham and the three** four market towns, with Grantham being a particular focal point. Larger Villages will provide a supporting role in meeting the development needs of the District. Development should create strong, sustainable, cohesive and inclusive communities, making the most effective use of appropriate previously developed land (where possible) and enabling a larger number of people to access jobs, services and facilities locally. Development should provide the scale and mix of housing types that will meet the identified need for South Kesteven (as informed by the ~~Peterborough Sub Regional Housing Market Assessments~~ **Local Housing Needs Assessment**) and a range of new job opportunities in order to secure balanced communities (as informed by the Employment Land Study).

Decisions on investment in services and facilities, and on the location and scale of new development, will be taken on the basis of the Settlement Hierarchy as set out in Policy SP2.

~~Proposals should protect the best and most versatile agricultural land so as to protect opportunities for food production and the continuance of the agricultural economy. Development affecting the best and most versatile agricultural land will only be permitted if:~~

- ~~There is insufficient lower grade land available at that settlement (unless development of such lower grade land would be inconsistent with other sustainability considerations); and~~
- ~~Where feasible, once any development which is permitted has ceased its useful life the land will be restored to its former use, and will be of at least equal quality to that which existed prior to the development taken place (this requirement will be secured by planning condition where appropriate).~~

### **Summary of Proposed Changes**

Policy SP1 has been updated to reflect the new plan period up to 2041, and the new housing need.

The Local Plan needs to make provision for market and affordable housing over the plan period. The Government's Standard Method established a minimum need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum. A Local Housing Needs Assessment has been prepared which confirms the use of the Standard Method.

The agricultural land section has been removed from Policy SP1 and placed into a new policy for clarity.

- 6.8 Grantham is a sub-regional centre and to ensure that Grantham continues to function effectively in that role both for the District and wider region, the majority of growth both already consented and proposed in the Local Plan is focused on Grantham.
- 6.9 Grantham and the three market towns - Stamford, Bourne, and The Deepings offer services and facilities to their local communities as well as supporting the network of larger villages and smaller settlements located around them. In order to ensure the continued success of these Market Towns development proposals which support and enhance their role as service centres will be supported. The Local Plan will aim to protect existing retail and community facilities and to ensure that new housing and employment-generating development is sustainably located so as to complement the natural and built environments of the four Towns.
- 6.10 Beyond Grantham and the three market towns (Stamford, Bourne, and The Deepings) the Larger Villages (as listed in Policy SP2) are considered to be the next most sustainable locations for growth within the District and therefore should positively contribute towards meeting the District's overall growth needs. Allocations are proposed in some of these settlements, and the appropriateness of these sites has been demonstrated through a robust appraisal process.
- 6.11 Infrastructure capacity issues have been identified at some settlements and planning applications will be expected to help address the impact of development on infrastructure, where relevant.
- 6.12 The Larger Villages not only support their own communities but also fulfil the role of being a service centre to the smaller settlements and rural areas around them. Development within the Larger Villages may help to retain or improve the range of services available to both the larger villages and the other settlements served by them. The capacity of services (such as education, sewerage and water disposal) in some of these larger villages is at or near capacity. In some cases, a planned new development may bring about the provision of additional infrastructure which

will resolve these issues. However, to ensure that existing infrastructure is not over-stretched, outside of the allocated sites other development within the Larger Villages will be carefully managed and should be small scale (generally expected to be on sites of no more than 11 dwellings).

6.13 In the Smaller Villages, (as listed in Policy SP2) there is limited capacity to accommodate new development, and whilst previously planning policies strictly limited development in these locations, it is the intention of the Local Plan to allow small, sensitive infill developments (generally expected to be no more than 3 dwellings) so that these smaller communities can positively respond to the housing needs of their people and fulfil their role as sustainable communities.

6.14 Development proposals on the edge of a settlement will only be supported in the following specific circumstances: where they are supported by clear evidence of substantial support from the local community or; where they form a Rural Exceptions scheme which meets a proven local need for affordable homes. In all cases the site must be well located to the existing built form, substantially enclosed and where the sites edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). The proposal should not visually extend building into the open countryside.

6.15 Where it is demonstrated that a proposal meets a proven local need for affordable housing the site should also be small in scale. In accordance with the NPPF in certain circumstances small numbers of market homes may be permitted as part of affordable housing exception sites to make them viable. The overall number of market dwellings provided in such cases should not exceed the number of affordable homes provided and must be determined by submission of a robust viability assessment which shows the minimum number of market houses that would be required to make the scheme viable and therefore guarantee successful delivery of the affordable housing component. The Council will have any such viability assessment independently verified. The applicant will be expected to meet the cost of this assessment.

6.16 Development proposals in the open countryside which do not meet the criteria set out in Policy SP4 and the new policy for Rural Exception Schemes will be restricted, unless exceptional circumstances apply as outlined in Policy SP5. This will ensure that development is located in the most sustainable and suitable locations, but also enables those essential needs of rural communities and the rural economy to be accommodated.

## SP2: Settlement Hierarchy

In order to address the District's growth needs the Local Plan proposes that:

1. The majority of development will be focused in Grantham in order to support and strengthen its role as a Sub-Regional Centre. New development proposals will be supported on appropriate and deliverable brownfield sites and on sustainable greenfield sites (including urban extensions), where development will not compromise the town's nature and character.\*
2. Development which maintains and supports the role of the three market towns of Stamford, Bourne and the Deepings, will be allowed, provided that it does not compromise their nature and character. Priority will be given to the delivery of sustainable sites within the built up part of the town and appropriate edge of settlement extensions.\*
3. In the Larger Villages as defined below, in addition to allocations, development proposals which promote the role and function of the Larger Villages, and will not compromise the settlement's nature and character, will be supported.

Ancaster	Barkston
Barrowby	Baston
Billingborough	Caythorpe and Frieston
<b>Claypole</b>	Colsterworth
Corby Glen	Great Gonerby
Harlaxton	Langtoft
Long Bennington	Morton
South Witham	Thurlby and Northorpe

4. In Smaller Villages as defined below, **small scale** development will be supported in accordance with Policy SP3, SP4 and all other relevant policies, where development will not compromise the village's nature and character.\*

Aisby	Dry Doddington	Hough on the Hill	Ropsley	Witham on the Hill
Allington	Dunsby	Ingoldsby	Sedgebrook	West Deeping
Aslackby	Dyke	Irnham	Skillington	Woolsthorpe By Colsterworth
Barholm	Edenham	Kirby Underwood	Stubton	
Belton	Folkingham	Lenton	Sudbrook	Woolsthorpe By Belvoir
Braceborough	Foston	Little Bytham	Swayfield	
Boothby Pagnell	Frogmire	Manthorpe (Bourne)	Swinstead	
Burton Coggles	Fulbeck	Marston	Syston	
<b>Careby</b>	Greatford	North Witham	Twenty	
Carlby	Great Ponton	Oasby	Toft	
Carlton Scroop	Haconby	Old Somerby	Tallington	
Castle Bytham	Hanthorpe	Pickworth	Uffington	
<b>Claypole</b>	Horbling	Pointon	Welby	
Denton	Hougham	Rippingale	Westborough	
Dowsby				

**\*Proposals for new residential development in these settlements will be assessed against Policies SP3 and SP4.**  
**New development proposals outside of locations listed in SP2 will be subject to assessment against Policy SP5.**

### **Summary of Proposed Changes**

Policy SP2 has been updated to reflect the conclusions of the *Settlement Hierarchy Review* (2023). Policy SP2 identifies 16 Larger Villages. The 15 Larger Villages in the adopted Local Plan remain and Claypole (a smaller village in the adopted Local Plan) has been reclassified as a Larger Village due to the availability of services and facilities.

Policy SP2 has been modified to clarify that SP3 and SP4 apply to residential development and any other location not listed in Policy SP2 will be subject to Policy SP5 – Open Countryside.

There have also been changes in regard to the category of Smaller Villages.

Careby has been reclassified as a Smaller Village as it now has the key facilities to meet the Smaller Village criteria. Three settlements have been removed; Claypole, which is now recognised as a Larger Village. Sedgebrook and Toft, have also been removed as smaller villages and reclassified as countryside due to the reduction of available facilities and services.

### **SP3: Residential Infill Development within Settlements**

In all settlements defined in Policy SP2, ~~infill residential~~ development, which is in accordance with all other relevant Local Plan policies, will be supported provided that:

- a. it is within a substantially built up ~~area; frontage or re-development opportunity\*~~ (previously development land);  
~~it is within the main built up part of the settlement;~~
- b. **it does not extend the pattern of development beyond the existing built form; and**
- c. it does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties; **and**
- d. ~~it does not extend the pattern of development beyond the existing built form;~~  
~~and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.~~

~~The Council is preparing a Design SPD to assist with the submission of applications against the above criteria. This Policy is to be read in conjunction with the Design SPD, and any development proposals will be expected to have regard to the Design SPD **or subsequent guides or codes.**~~

### **Summary of Proposed Changes**

Policy SP3 has been renamed to clarify that it applies to residential development within settlements.

The Design SPD was adopted in November 2021. Policy SP3 has been amended to refer to the adopted SPD or subsequent guides or codes.

#### SP4: New Residential Development on the Edge of Settlements

Proposals for **new residential** development on the edge of a settlement, as defined in Policy SP2, which are in accordance **with** all other relevant Local Plan policies, will be supported provided that the essential criteria a – ~~d~~ f below are met. The proposal must:

- a. demonstrate clear evidence of substantial support from the local community\* through an appropriate, thorough, and proportionate pre-application community consultation exercise. Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council or Neighbourhood Plan Group or Forum, based upon material planning considerations;
- a. be well designed and appropriate in size / scale, layout and character to the setting and area;
- b. be adjacent to the existing pattern of development for the area, or adjacent to developed site allocations as identified in the development plan;
- c. not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristics of the area; and
- d. ~~in the case of housing development,~~ meet a proven local need for housing and seeks to address a specific targeted need for local market housing.
- e. ~~enable the delivery of essential infrastructure to support growth proposals.~~

~~As an exception to criterion a) above, a housing scheme which meets a demonstrable local need for affordable housing will be considered acceptable as a Rural Exception scheme (regardless of whether criterion a) above has been satisfied), provided that it is supported by clear up-to-date evidence that the proposal:~~

- ~~g. is justified by evidence of local need and affordability, from an appropriate local housing needs survey; and~~
- ~~h. meets the affordable housing needs of households who are currently resident, or have a local connection to the parish as defined in the Council's published housing allocations policy; and~~
- ~~i. the occupation of the dwellings will be secured in perpetuity to meet local need; and~~
- ~~j. that no other more suitable site(s) is available within the settlement.~~

~~On Rural Exception sites the Council may consider market housing provision alongside affordable housing as a means of cross-subsidising the essential affordable housing provision. In such cases the total number of market dwellings must not exceed the number of affordable homes needed and should be supported by the submission of a robust viability assessment which demonstrates that the scheme only promotes the minimum number of market houses required to make the scheme viable (viability assessment will be independently verified and the applicant will be expected to meet the cost of this assessment)~~

\* the term 'demonstration of clear local community support' means that at the point of submitting a planning application to the local planning authority, there should be clear evidence of local community support for the scheme, with such support generated via a thorough, but proportionate, pre-application consultation exercise, where demonstratable evidence of local community support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council or Neighbourhood Plan Group. If an application is in doubt as to what would constitute a 'thorough but proportionate', preapplication consultation exercise, then the applicant should contact the applicable local planning authority.

### **Summary of Proposed Changes**

Policy SP4 has been amended to relate to new residential development on the edge of settlements. The rural exception scheme policy which has been removed and inserted into a new policy for clarity.

The requirement to enable the delivery of essential infrastructure is now not included within the policy as the delivery of infrastructure is required by other policies within the Plan.

### **NEW POLICY 1: Rural Exception Schemes**

**A housing scheme which meets a demonstrable local need for affordable housing will be considered acceptable as a Rural Exception scheme, provided that it is supported by clear up-to-date evidence that the proposal:**

- a. is justified by evidence of local need and affordability, from an appropriate local housing needs survey; and**
- b. meets the affordable housing needs of households who are currently resident, or have a local connection to the parish as defined in the Council's published housing allocations policy; and**
- c. the occupation of the dwellings will be secured in perpetuity to meet local need; and**
- d. that no other more suitable site(s) is available within the settlement.**

**On Rural Exception sites the Council may consider market housing provision alongside affordable housing as a means of cross-subsidising the essential affordable housing provision. In such cases the total number of market dwellings must not exceed the number of affordable homes needed and should be supported by the submission of a robust viability assessment which demonstrates that the scheme only promotes the minimum number of market houses required to make the scheme viable (viability assessment will be independently verified and the applicant will be expected to meet the cost of this assessment).**

### **Summary of Proposed Changes**

A new policy – *Rural Exception Schemes* has been created detailing policy with regard to rural exception schemes. This section was included within Policy SP4 within the adopted Local Plan but has been separated out for clarity. There have been no amendments to the wording of the policy.

**SP5: Development ~~Outside of Settlements~~ in the Open Countryside**

Development ~~outside of settlements~~ in the open countryside will be limited to that which has an essential need to be located outside of the existing built form of a settlement. In such instances, the following types of development will be supported:

- a. agriculture, forestry or equine development;
- b. rural diversification projects;
- c. replacement dwellings (on a one for one basis) or;
- d. conversion of buildings provided that the existing building(s) **positively** contributes to the character or appearance of the local area by virtue of their historic, traditional or vernacular form; and
  - i) e) are in sound structural condition; and
  - ii) f) are suitable for conversion without substantial alteration, extension or rebuilding, and that the works to be undertaken do not detract from the character of the building(s) or their setting.

**Gypsy, Traveller and Travelling Showpeople accommodation sites, subject to compliance with Policy H5 and Policy H6.**

**Employment proposals will be subject to assessment against employment policies.**

**Summary of Proposed Changes**

A criterion has been inserted into Policy SP5 which details that Gypsy, Traveller and Travelling Showpeople accommodation sites will be supported in the open countryside subject to compliance with Policy H5 and Policy H6.

## **NEW POLICY 2: Best and Most Versatile Agricultural Land**

Proposals should protect the best and most versatile agricultural land so as to protect opportunities for food production and the continuance of the agricultural economy. Development affecting the best and most versatile agricultural land will only be permitted if:

- a. There is insufficient lower grade land available at that settlement (unless development of such lower grade land would be inconsistent with other sustainability considerations); and
- b. The benefits and/or sustainability considerations outweigh the need to protect such land, when taking into account the economic and other benefits of the best and most versatile agricultural land. Sites of 1 hectare or larger which would result in the loss of best and most versatile agricultural land, must submit an agricultural land classification report, setting out the justification for such a loss and this criterion has been met; and
- c. The impacts of the proposal upon ongoing agricultural operations have been minimised through the use of appropriate design solutions; and
- d. Where feasible, once any development which is permitted has ceased its useful life the land will be restored to its former use, and will be of at least equal quality to that which existed prior to the development taken place (this requirement will be secured by planning condition where appropriate).

## **Summary of Proposed Changes**

A New policy – *Development on Agricultural Land* has been created. This section was included within Policy SP1 within the adopted Local Plan but has been separated out and amended for clarity and to strengthen the policy.

## Chapter 7 – Meeting Housing Needs

### Delivering New Homes

7.1 The government's Standard Method in national guidance is used to determine the minimum number of homes needed for South Kesteven across the plan period. The Standard Method for South Kesteven establishes a need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum.

7.2 The Local Plan makes provision for housing growth at a variety of locations across South Kesteven. In line with the broad strategy, the Local Plan makes allocations in the most suitable and sustainable sites across the district, focussing on Grantham, Stamford, Bourne, The Deepings, and the Larger Villages. The proposed site allocations for residential development are detailed within Policy H1.

#### Summary of Proposed Changes

The government's Standard Method establishes a need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum. A Local Housing Needs Assessment has been prepared which confirms the use of the Standard Method.

The adopted Local Plan contains a buffer to the supply close to 20% to provide developers with a greater choice of sites and to have a contingency in case sites are not delivered within the timeframes anticipated. To maintain flexibility in the supply it is proposed to retain the 20% buffer above the minimum housing requirement of 14,020 new homes up to 2041. This equates to a total housing supply of 16,824. Retaining this approach and considering the existing supply across the period 2021-2041 there is an approximate shortfall of 2,750 homes.

The council is committed to delivering its housing need through the allocation of suitable, available, and deliverable sites. Existing adopted Local Plan allocations have been retained, where they have been reassessed as developable, unless the whole site has completed or has full planning permission. An additional 23 sites to accommodate 2,901 new homes have been proposed in this draft Local Plan to meet the housing requirement, these are detailed within Policy H1.

Overall, this equates to a buffer of 21% above the minimum housing requirement of 14,020 new homes up to 2041.

All sites that are allocated (including existing allocations carried forward) have been subject to an extensive appraisal process. A Call for Sites process was undertaken between October 2020 and September 2022. The appraisal process considered each site against a set of criteria covering social, economic, and environmental factors. The appraisal process also considered the availability and deliverability of sites to meet the housing need across the plan period.

### Existing and Proposed Housing Supply

7.3 A breakdown of housing completions since the start of the plan period (2021), current commitments (full, reserved matters, and outline permission), and adopted and proposed Local Plan allocations by settlement are set out in Table 2 below. Please note that these figures will be reviewed and updated on a regular basis during the preparation of the Local Plan.

Table 2: Meeting Housing Need

Location	Completions 2021-2041	Commitments (as at 31 March 2023)	Adopted Local Plan Allocations (including allocations with planning permission)	Proposed Site Allocations	Total Supply (based on site delivery up to 2041)
Grantham	251	2,448	4,649	1,044	8,392
Stamford	270	338	1,670	180	2,458
Bourne	135	912	0	457	1,504
The Deepings	199	177	753	218	1,347
Larger Villages	209	799	492	1,002	2,502
Other Settlements	63	229	480**	0	772
<b>Total</b>	<b>1,127</b>	<b>4,903*</b>	<b>8,044</b>	<b>2,901</b>	<b>16,975</b>

\* Not including small site lapse rate.

\*\*windfall allowance based on 30 dwellings per annum

7.4 Further to identifying the housing requirement, it is also considered to be necessary to consider the distribution of housing across South Kesteven as part of the review of the Local Plan. Table 3 below sets out the percentage distribution based on completions, current commitments, adopted Local Plan allocations and windfall (see Table 2). This distribution is heavily influenced by the scale of allocations made in the adopted Local Plan.

*Table 3: Current Percentage distribution of development*

Current percentage distribution of development	
<b>Grantham</b>	50%
<b>Stamford</b>	14%
<b>Bourne</b>	9%
<b>The Deepings</b>	8%
<b>Larger Villages</b>	14%
<b>Other Settlements</b>	5%

7.5 The NPPF allows Local Planning Authorities to make an allowance for windfall sites in the five year supply if there is compelling evidence that sites have consistently become available in the local area and will continue to provide a reliable source of housing supply. Windfall sites are sites not specifically identified as being available for residential development, but which may come forward, subject to suitability. Examples may include the redevelopment of previously developed land within a town or village, or small infill sites within settlements.

7.6 There is a strong track record of windfall sites becoming available in South Kesteven. Whilst the supply of windfall sites is finite it is expected that the number of new dwellings being delivered on small windfall sites in the smaller villages will continue, and the more permissive policy incorporated through SP3: Infill Development will further enable this. The windfall allowance for the smaller villages is likely to remain the same as the adopted Local Plan which amounts to 30 dwellings per annum. This figure has also been confirmed through the 2023 Annual Position Statement process which fixes the Council's 5 year supply until 2024.

7.7 The housing trajectory below sets out anticipated rates of completions, based on information by site promoters and other site intelligence. The trajectory sets out Large sites with planning permission under construction, Large sites with planning permission not under construction, Sustainable Urban Extensions, small sites with

planning permission, windfall allowance, completions, adopted and proposed Local Plan allocations.

7.8 Annual monitoring of housing supply will be used to monitor the rate of housing delivery on allocated sites during the plan period. Completions will be reported in annually in the Authority Monitoring Report.

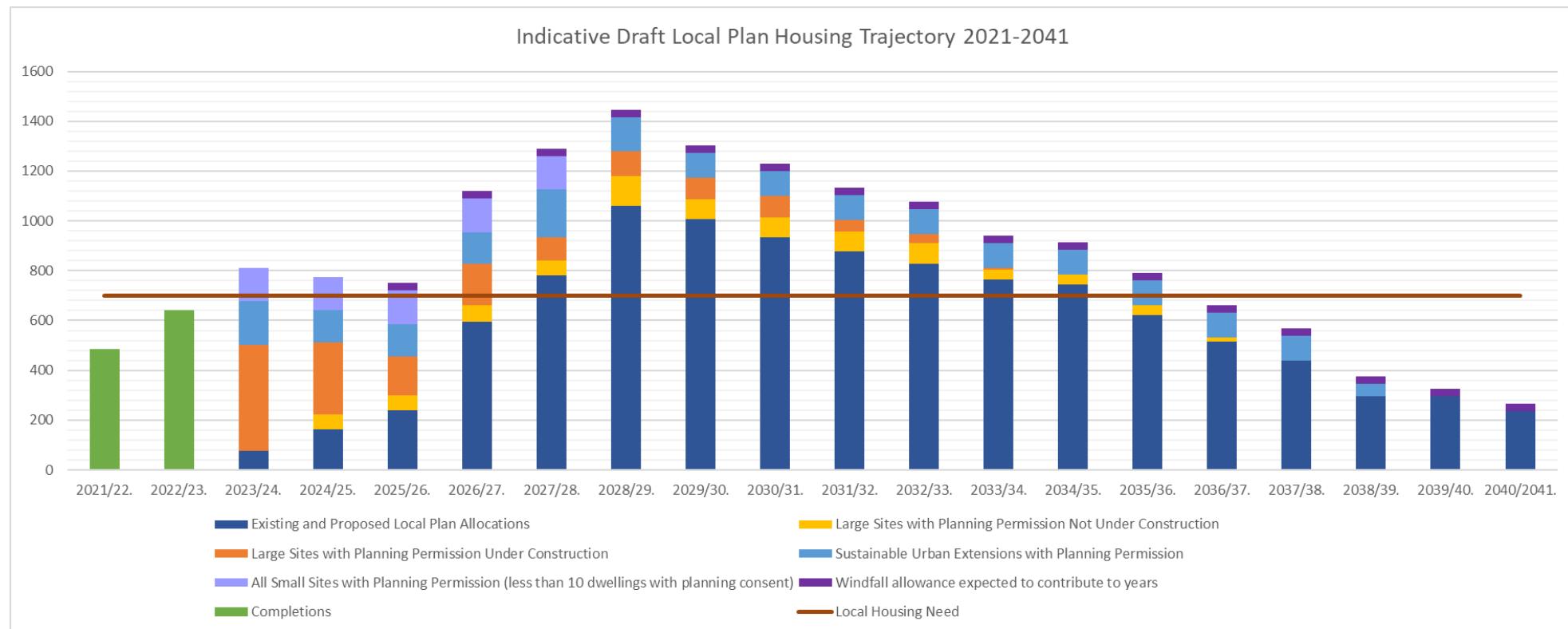


Figure 6: Indicative Draft Local Plan Housing Trajectory 2021-2041

**H1: Housing Allocations**

The following sites are proposed for residential development over the plan period.

Policy Code	Settlement	Location	Site Area (Hectares)	Indicative number of units
<u>Towns</u>				
<b>SKPR-278 (GR3-H1)</b>	Grantham	Spitalgate Heath – Garden Village <b>(Mixed Use Allocation)</b>	215	<del>1,650</del> <b>1,350</b> to be delivered by <b>2036-2041</b> (total capacity estimated as 3,700)
<b>SKPR-279 (GR3-H2)</b>	Grantham	Rectory Farm (Phase 2 North West Quadrant)	61.05	1,150
<b>SKPR-280 (GR3-H3)</b>	Grantham	Rectory Farm (Phase 3 North West Quadrant)	22.54	404
<b>SKPR-65 (GR3-H4)</b>	Grantham	Prince William of Gloucester Barracks <b>(Mixed Use Allocation)</b>	184	<del>(1,775</del> <b>1,745</b> to be delivered by <b>2036-2041</b> ) (total capacity estimated as 4,000)
<b>SKPR-117</b>	<b>Grantham</b>	<b>Land to the East of Sheepwash Lane</b>	<b>4</b>	<b>72</b>
<b>SKPR-268</b>	<b>Grantham</b>	<b>Land at Train Station (Mixed Use Allocation)</b>	<b>7.4</b>	<b>268</b>
<b>SKPR-57</b>	<b>Grantham</b>	<b>Land Off Belton Lane</b>	<b>34.9</b>	<b>628</b>
<b>SKPR-62</b>	<b>Grantham</b>	<b>The Grantham Church High School Playing Fields, Queensway</b>	<b>4.2</b>	<b>76</b>
<b>SKPR-281 (STM1-H1)</b>	Stamford	Stamford North	53.03	1,300
<b>SKPR-282 (STM1-H2)</b>	Stamford	Stamford East	9.13	162

<b>SKPR-266</b>	<b>Stamford</b>	<b>Stamford Gateway (Exeter Fields)</b>	<b>10</b>	<b>180</b>
<b>SKPR-36 (DEP1-H1)</b>	<b>The Deepings</b>	<b>Towngate West</b>	<b>3.12</b>	<b>73</b>
<b>SKPR-37 (DEP1-H2)</b>	<b>The Deepings</b>	<b>Land off Linchfield Road</b>	<b>32.98</b>	<b>680</b>
<b>SKPR-144</b>	<b>The Deepings</b>	<b>Land to the West of Millfield Road</b>	<b>11.1</b>	<b>200</b>
<b>SKPR-26</b>	<b>The Deepings</b>	<b>Priory Farm Land, Deeping St James</b>	<b>0.77</b>	<b>18</b>
<del>BRN1-H1</del>	<del>Bourne</del>	<del>Manning Road</del>	<del>16.10</del>	<del>107</del>
<b>SKPR-53</b>	<b>Bourne</b>	<b>Land at Mill Drove</b>	<b>21</b>	<b>285</b>
<b>SKPR-83</b>	<b>Bourne</b>	<b>Land North of Mill Drove</b>	<b>9.54</b>	<b>172</b>
<u>Larger Villages</u>				
<b>LV-H1</b>	<b>Ancaster</b>	<b>Wilsford Lane (North)</b>	<b>3.95</b>	<b>96</b>
<b>SKPR-271 (LV-H2)</b>	<b>Ancaster</b>	<b>Wilsford Lane (South)</b>	<b>3.02</b>	<b>35</b>
<b>SKPR-58</b>	<b>Ancaster</b>	<b>Land to the East of Ermine Street</b>	<b>0.9</b>	<b>26</b>
<b>SKPR-283</b>	<b>Ancaster</b>	<b>Land off St Martins Way</b>	<b>2.6</b>	<b>65</b>
<b>SKPR-242</b>	<b>Barkston</b>	<b>Land East of Honington</b>	<b>2.7</b>	<b>54</b>
<b>SKPR-272 (LV-H3)</b>	<b>Barrowby</b>	<b>Low Road</b>	<b>13.05</b>	<b>270</b>
<b>SKPR-109</b>	<b>Baston</b>	<b>Land Fronting Deeping Road</b>	<b>4.8</b>	<b>86</b>
<b>SKPR-61 and SKPR-103</b>	<b>Billingborough</b>	<b>Former Aveland School, and Land to West of Pointon Road</b>	<b>7.2</b>	<b>140</b>
<b>LV-H4</b>	<b>Colsterworth</b>	<b>Bourne Road</b>	<b>4.45</b>	<b>70</b>
<b>SKPR-120</b>	<b>Colsterworth</b>	<b>Land at the East of Stamford Road</b>	<b>3.9</b>	<b>70</b>
<b>LV-H5</b>	<b>Corby Glen</b>	<b>Swinstead Road/ Bourne Road</b>	<b>10.56</b>	<b>250</b>
<b>SKPR-247</b>	<b>Corby Glen</b>	<b>Land North of Bourne Road</b>	<b>8</b>	<b>144</b>

LV-H6	Great Gonerby	Easthorpe Road	1.82	45
SKPR-241	Great Gonerby	Land Off Church Lane	3.6	86
SKPR-74	Harlaxton	The Land West of The Drift	1	24
SKPR-71	Langtoft	Land North of Dickens Close, Stowe Road	2.3	55
SKPR-273 (LV-H7)	Long Bennington	Main Road (South)	1.87	55
LV-H8	Long Bennington	Main Road (North)	1.27	30
SKPR-274 (LV-H9)	Morton	Folkingham Road	4.61	70-71
SKPR-135	Morton	Land to the South of Edenham Road	2	48
SKPR-275 (LV-H10)	South Witham	Thistleton Lane and Mill Lane	1.42	34
SKPR-192 and SKPR-276 (LV-H11)	South Witham	Land North of High Street	1.34-7.31	31-138
SKPR-277 (LV-H12)	Thurlby	Part of Elm Farm Yard	2.53	50
SKPR-56	Thurlby	Land at Obthorpe Lane	3.6	86

### Summary of Proposed Changes

Policy H1 details the proposed preferred site allocations alongside allocations contained within the adopted Local Plan which are intended to be carried forward into the new Local Plan.

Reference to policy LV-H6 has been removed from Policy H1 as the development is now complete. Reference to policies LV-H1, LV-H5, LV-H8 have also been removed from Policy H1 as these sites have full planning permission.

Policy H1 has also been amended for clarity to include anticipated delivery of residential developments up to 2041.

## Affordable Housing

7.9 Ensuring an adequate supply of housing which is affordable for local incomes is an essential element of building a thriving and sustainable local economy and helps to promote social inclusion. The planning system plays a central role in increasing the supply of Affordable Housing by creating mixed and balanced communities.

7.10 Affordable Housing is defined in the 2023 NPPF as “housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following:

- Affordable housing for rent
- Starter homes
- Discounted market sales housing
- Other affordable routes to home ownership

7.11 In May 2021, the Government introduced First Homes, a new tenure of affordable housing, to the Planning Practice Guidance (PPG). They are a specific type of discounted market housing which are reduced by a minimum of 30% against the market value and sold to people meeting set eligibility criteria which can be found at [First Homes - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/first-homes). The PPG stipulates that First Homes should make up at least 25% of all affordable housing units being delivered through planning obligations.

7.12 The purpose of First Homes is, as set out in the PPG, is to provide a route to home ownership where the needs of households are not met by the market. The PPG establishes national thresholds, percentages, caps and eligibility criteria for First Homes, but it also grants substantial opportunity for local deviation where evidence demonstrates that such a change is justified.

7.13 First Homes priced at least 30% below full market value at a maximum value of £250,000 after the discount has been applied. The 2023 Local Housing Needs Assessment broadly concludes that no deviation from government guidance on First Homes is required.

7.14 The 2023 Local Housing Needs Assessment identifies a requirement of 27-57% of the overall housing need figure of 701 to be affordable, resulting in a need of 188 - 402 homes per year.

7.15 Policies H2-H4 of the Local Plan seek to address the identified need. Housing schemes of 10 or more dwellings (or an area of 0.5ha or more) should make provision for between 27-57% of the scheme’s total capacity as affordable housing. The exact percentage will be determined by the Whole Plan Viability Study which will accompany the Plan and assess the viability of affordable housing, alongside a range of other developer contributions for different site typologies and locations across the district.

7.16 In some circumstances, where it can be robustly justified, the Council may be willing to accept a financial contribution in lieu of on-site provision. Where a financial contribution is acceptable to the Council, the sums payable shall be calculated as being equivalent to the difference between the open market value of the agreed number of units which are being provided on site and the purchase value that a registered housing provider (RHP)/Council would be willing to pay for these units as affordable housing units. For rented units, RHP values are assumed to be equivalent to 40% of open market value (OMV) and for intermediate units RHP values are assumed to be equivalent to 60% OMV.

7.17 The guideline that approximately 60% of affordable housing should be for rent and 40% for affordable home ownership (including First Homes) is based on the recommendations of the 2023 Local Housing Needs Assessment. This may be varied to reflect local circumstances where evidenced by local housing needs studies.

**H2: Affordable Housing Contributions**

All developments comprising ~~11-10~~ or more dwellings (**or an area of 0.5ha or more**) greater than 1000m<sup>2</sup> gross floorspace should make provision for ~~27-57%~~, **depending on the outcome of the Whole Plan Viability Assessment**. ~~30% of the scheme's total capacity as affordable housing, except within the urban area of Grantham as defined on the Policies Map where the affordable housing requirement on such developments will be 20%~~.

**Affordable housing** This should normally be provided **on site**. The Council will not support provision in lieu through commuted sums, other than in exceptional circumstances where it can be clearly demonstrated that it is not feasible to provide affordable housing on site within the development site. Where it is demonstrated that a development proposal cannot accommodate the affordable housing requirement on site the Council may accept provision off site; or as a commuted sum in lieu. In such cases the applicant will be expected to demonstrate why this exemption should be made based on the viability and specifics of an individual site.

Proposals which seek to under-develop or split sites in a way that seeks to reduce the Affordable Housing contribution and/or promote off-site provision will not be acceptable.

All affordable housing will be expected to:

- a. **Deliver 25% of all affordable housing delivered through planning obligations as First Homes. First Homes are homes priced at least 30% below full market value at a maximum value of £250,000 after the discount has been applied.**
- b. include a mix of **60% socially rented/affordable rent/intermediate rent and 40% affordable ownership intermediate market** housing appropriate to the current evidence of local need and local incomes as advised by the Council;
- c. be well integrated with the open market housing through layout, siting, design and style;
- d. be of an appropriate size and/or property type to meet the need identified by the current evidence of local housing need for affordability the area; and

The Council will expect this requirement to be met in all cases.

The council will consider site specific viability assessments only on brownfield development sites across the district and on sites within the Grantham residential allocations covered under Policy GR3 and the former GR3 site now consented at ~~land north of Longcliffe Road, Grantham~~. Otherwise, only in circumstances where it is clearly demonstrated with financial evidence, that a site is affected by unforeseen abnormal costs (or exceptionally low completed development values) will a lower provision be considered.

In cases where the site specific viability assessments are applicable, the Council will consider alternative options to deliver a range of affordable and intermediate products and an overage clause will be included to cover any deficit in provision. This must be justified through clear evidence set out in a viability assessment which the Council will have independently assessed. The applicant will be expected to meet the cost of this assessment.

Where commuted sum payments in lieu of provision have been agreed, they will normally be used where possible for the provision of affordable housing within the vicinity of the development site. In other circumstances contributions may be pooled to provide affordable housing elsewhere in the district.

### **Summary of Proposed Changes**

Policy H2 has been amended for clarity and updated to accord with the National Planning Policy Framework (NPPF). Developments of 10 or more will be required to provide affordable housing, which accords with the 2023 NPPF.

The policy has been updated to include an indicative affordable housing need range of 27-57% identified by the 2023 Local Housing Needs Assessment. The final policy, including affordable housing need, will be informed by a Whole Plan Viability Assessment which will accompany the plan. The Whole Plan Viability Assessment assesses the viability of a range of affordable housing requirements, alongside a range of other developer contributions for different site typologies and locations across the district.

## Specialist Housing Provision

7.18 The 2023 Local Housing Needs Assessment recommends that housing provision in South Kesteven should be monitored against the following bedroom mix of market and affordable housing provision over the period to 2041.

Table 4: Indicative mix of homes to be delivered up to 2041

Number of bedrooms	Market	Affordable Ownership	Affordable Rent
<b>1 bedroom</b>	1% – 5%	10% - 15%	30% to 35%
<b>2 bedrooms</b>	30% – 35%	40% - 45%	45% to 50%
<b>3 bedrooms</b>	45% - 50%	30% - 35%	20% to 25%
<b>4 bedrooms</b>	10% - 15%	5% - 10%	1% to 5%
<b>5+ bedrooms</b>	1% - 5%	1 to 5%	

Source: AECOM modelling using Census 2011 and ONS 2018 based household projections. Note 'market' includes owner occupied and private rented tenures.

7.19 The Local Housing Needs Assessment indicates a need of 3,923 - 4,053 specialist homes for older people over the plan period based on the age and likely health needs of the population. The need for these homes is incorporated into the overall need for housing and is not additional to the overall housing requirement up to 2041.

7.20 The needs of these households may be met by other forms of housing or accommodation. Some households may be accommodated within mainstream housing, particularly if they have limited care and support needs. The LHNA concludes that ideally, mainstream housing would be built to standards that support the needs of older people; as such Policy H4 below includes criteria in relation to accessible and adaptable dwellings.

7.21 The Local Plan aims to ensure that new provision in the District over the next 20 years meets the changing needs of the population. An appropriate mix of housing is necessary to secure mixed and balanced communities where people's needs and aspirations for new housing are met. Policy H4 seeks to ensure greater choice in types of homes entering the housing market. This will ensure that development proposals can positively respond to local housing need.

#### H4: Meeting All Housing Needs

All major **developments** proposals for residential development should provide appropriate type and sized dwellings to meet the needs of current and future households in the District.

New housing proposals shall also:

- a. Enable older people and the most vulnerable to promote, secure and sustain their independence in a home appropriate to their circumstances, including through the provision of specialist housing (as defined in the Glossary) across all tenures in sustainable locations. New housing proposals shall take account of the desirability of providing retirement accommodation, extra care and residential care housing and other forms of supported housing;
- b. Enable the provision of high quality family housing that meets changing household needs and responds to market demand;
- c. Enable the provision of high quality and affordable housing for all and accommodation that considers specialist needs and ensures that people can live close to their families and work opportunities within the district; and
- d. Increase choice in the housing market, including new build private sector rented accommodation (Build to Rent) across both rural and urban parts of the district.

**Planning permission for new residential development above a threshold of 10 or more dwellings will be granted subject to a target of at least 10% of new dwellings being developed as 'Accessible and Adaptable' in line with the optional standards set out in Part M4(2) of the Building Regulations and the submission of a statement as part of an application for full planning permission to evidence compliance.**

#### Summary of Proposed Changes

Minor text amendment to Policy H4 is proposed at this draft stage. The required mix of bedrooms for market and affordable housing has been updated (Table 4), informed by the Local Housing Needs Assessment.

Policy regarding accessible and adaptable homes has been moved from policy DE1 to Policy H4. Building Regulations may mean that Part M4(2) standards may be required on all dwellings where feasible. This will be monitored as the Local Plan evolves.

The final policy will be informed by a Whole Plan Viability Assessment which will accompany the plan. The Whole Plan Viability Assessment assesses a range of developer contributions for different site typologies and locations across the district.

## Self and Custom Build

7.22 Custom build housing, including self-build, is housing built by individuals or groups of individuals for their own use, either by building the home on their own or working with builders. Many custom or self-builders find it difficult to secure a building plot and in 2011 the Government introduced the Custom Build Homes programme to encourage more people to build their own homes. As a result, national planning policy requires local planning authorities to establish where demand exists and plan appropriately to meet that demand.

7.23 The Self Build and Custom Housing Building Act 2015 (as amended by the Housing and Planning Act 2016) requires Local Authorities to maintain a register of people and organisations wishing to acquire plots of land for self-build and Custom House-building projects and places a duty on Local Authorities to have regard to this register in carrying out its planning, housing and land disposal. The Council is required to grant planning permission for a sufficient number of serviced plots to meet the demand, as evidenced by the numbers of people on Part 1 of its Self-build and Custom House-building Register.

7.24 The majority of self and custom build development currently occurs on small individual sites within and on the edge of the towns and villages and Policies SP3 and SP4 of this plan enable the ongoing provision of such sites for self and custom build housing.

7.25 In line with national planning policy the council wishes to increase the number of self-build homes by requiring the provision of a small percentage of a sites capacity as serviced self-build plots on strategic housing allocations in the district, to meet the requirements of the Council's self-build and custom build register. There are a number of different mechanisms which could be used by the developer to provide self-build plots including:

- Self-build – the customer buys a serviced plot and builds their own home to their own specification or uses a contractor
- Custom-build – the customer buys a serviced plot and works with a developer to create a home to their specification. The house is completed by the developer
- Community build – where a group of individuals join forces to purchase a number of plots to build together. They may employ planning consultant, architect and a contractor

7.26 Policy H3 requires provision of at least 2% of plots on large housing schemes of 400 or more units, on the basis that there are greater opportunities to provide suitable serviced sites for custom and self-build within larger scale schemes through a masterplan approach to its development.

7.27 Plots on such sites should be marketed appropriately for at least 12 months. Marketing should include direct contact with people on the Council's Self/Custom Build Register and via the National Custom and Self-build Association (NaCSBA) portal or similar. The marketed price of each plot should be commensurate with their value in the context of the local housing market relevant at the time of marketing.

The location of self-build plots should form part of the masterplan for each strategic site and will be expected to be developed in accordance with the design code or principles established by the masterplan or planning consent.

### H3: Self and Custom Build Housing

On sites of 400 or more units, at least 2% of the plots will be provided for self and custom build housing. Provision shall consist of serviced plots located in accordance with the site masterplan. Plots should be made available to purchase by individuals on the Self and Custom Build register, held by the **District local authority**. Where it is demonstrated that a plot has been marketed for at least 12 months but has not sold as a self-build /custom build plot the developer may seek to have that plot returned to normal market use. Evidence that the plot has been marketed at a local market value and that marketing has included, but not been limited to, direct contact with those on the Councils Self build and Custom Build register and the National Custom and Self-build Association (NaCSBA) portal or similar will be required.

### Summary of Proposed Changes

Minor text amendment to Policy H3 for clarity is proposed at this draft stage.

## Gypsies and Travellers

7.28 The Council has commissioned an updated Gypsy and Traveller Accommodation Assessment (GTAA). National Planning Policy requires local authorities to assess the level of need for Gypsy and Traveller sites. The Equality Act 2010 also ensures that members of the Gypsy and Irish Traveller communities are afforded legal protection against discrimination.

7.29 The draft GTAA quantified the accommodation and housing related needs of Gypsies and Travellers (including Travelling Showpeople) in terms of residential, transit sites, negotiated stopping arrangements, and bricks and mortar accommodation for the period 2021-2041. The GTAA has been used to inform policy development in the Local Plan.

7.30 As recommended by the study, and in alignment with recent case law, the Council is adopting the 'ethnic' defined accommodation needs figures i.e. meeting the accommodation needs of all households who ethnically identify as Gypsies and Travellers. This will not only demonstrate knowledge of the overall accommodation need of all Gypsies and Travellers, but also how the accommodation needs in relation to households on meeting the Planning Policy for Traveller Sites designation are being addressed.

7.31 For South Kesteven District there is an identified need for 34 residential pitches during the period 2021 to 2041. This is an increase of 4 pitches against the requirement of the adopted Local Plan which identified a requirement of 30 pitches up to 2036.

7.32 The need arises as follows over this period:

*Table 5: Gypsy and Traveller Accommodation Need*

Period	Pitches
2021 - 2027	17
2027 – 2032	6
2032 – 2037	6
2037 - 2041	5
<b>Total (2021 - 2041)</b>	<b>34</b>

Source: GTAA 2022

## H5: Gypsies and Travellers

Proposals for residential Gypsy and Traveller pitches will be supported where:

- the proposed site provides an acceptable living environment for its residents;
- the site has good access to the highway network and will not cause traffic congestion or safety problems;
- the site is in reasonable proximity to shops, schools and health facilities; ~~the site is not identified as an area at risk of flooding in the Strategic Flood Risk Assessment (SFRA)~~; and
- the **design**, scale and layout of the site will respect its relationship with any residential (settled) community and not place undue pressure on the local infrastructure.

## Summary of Proposed Changes

Policy H5 has been amended to include reference to design. Reference to risk of flooding has been removed as any application for development must accord with the Local Plan as a whole, including Policy EN5.

**The Council has a duty to meet the additional need identified through the Gypsy & Traveller Accommodation Assessment (2023) and is seeking additional, suitable land to allocate through the Local Plan Review. A Gypsy & Traveller ‘Call for Sites’, targeted at the community and landowners, will be undertaken.**

As concluded by the study there is an identified need for 34 residential pitches during the period 2021 to 2041. This is an increase of 4 pitches against the requirement of the adopted Local Plan which identified a requirement of 30 pitches up to 2036.

7.33 The 2023 Gypsy and Traveller Accommodation Assessment (GTAA) also identifies a need for 4 plots for Travelling Showpersons during the plan period (from 2021 to 2041). This is a decrease of 5 pitches against the requirement of the adopted Local Plan which identified a requirement of 9 pitches up to 2036.

7.34 The need arises as follows over the plan period:

Table 6: Travelling Showpeople Accommodation needs

Period	Plots
2021 - 2027	1
2027 – 2032	1
2032 – 2037	1
2037 - 2041	1
<b>Total (2021 - 2041)</b>	<b>4</b>

Source: GTAA 2022

## H6: Travelling Showpeople

Proposals for residential yards (or plots) for Travelling Showpeople will be supported where:

- a. the proposed site provides an acceptable living environment for its residents, including sufficient space for storage and maintenance of associated equipment;
- b. the site has good access to the highway network and will not cause traffic congestion or safety problems;
- c. the site is in reasonable proximity to shops, schools and health facilities;
- d. the scale and layout of the site will respect its relationship with the residential (settled) community and not place undue pressure on the local infrastructure; and
- e. ~~the site is not identified as an area at risk of flooding in the SFRA.~~

## Summary of Proposed Changes

Policy H6 has been amended to include reference to design. Reference to risk of flooding has been removed as any application for development must accord with the Local Plan as a whole, including Policy EN5.

The Council has a duty to meet additional need identified through the Gypsy & Traveller Accommodation Assessment (2023) and is seeking additional, suitable land to allocate through the Local Plan Review. The intensification of or extension of existing sites is also being considered.

As identified by the study there is an identified need for 4 plots for Travelling Showpersons during the plan period 2021 to 2041. This is a decrease of 5 pitches against the requirement of the adopted Local Plan which identified a requirement of 9 pitches up to 2036.

7.35 Around one fifth of Gypsies and Travellers nationally reside on unauthorised developments or encampments. Despite increased powers for local authorities to deal with anti-social behaviour and to evict where necessary, the Government has acknowledged that increased site provision is the most effective means of dealing with unauthorised developments and encampments, and the policies above seek to proactively encourage proposals for Gypsy and Traveller accommodation to come forward.

7.36 Compared with the national picture, South Kesteven experiences considerably fewer unauthorised encampments. However, there is still a need for local authorities

to consider how issues around unauthorised encampments can be resolved, including considering adopting the 'negotiated stopping' model.

7.37 The emerging GTAA records low levels of unauthorised encampments within South Kesteven District. However as there is currently no transit provision, a negotiated stopping policy is recommended to address unauthorised encampments for set periods of time. This would be in place of any formal transit provision.

7.38 The Council, as a public body, has a statutory duty to meet the needs of the Travelling community. A negotiated stopping policy would make provision for temporary stopping arrangements throughout the district, which in turn could reduce levels of unauthorised encampments and support the travelling community. The negotiated stopping policy will be subject to separate consultation and consideration as a policy position of the Council, rather than a Local Plan policy relating to land use.

## Chapter 8 – Protecting Existing Community Facilities and Providing New Facilities

- 8.1 The on-going provision of local services and facilities is of critical importance to the sustainability of the District's towns and villages. Proposals that would result in the loss of existing community facilities will be resisted, unless it can be demonstrated that the facility is no longer viable, there are alternative facilities to meet the local need at an equally accessible location, or an alternative local service/facility is proposed.
- 8.2 The settlement hierarchy ranks settlements based on various factors, such as the availability of local services and access to sustainable transport options. The settlement hierarchy aids decision making as it identifies those settlements most suitable for accommodating new homes, new jobs and investment in services, facilities and infrastructure.
- 8.3 Grantham and the three market towns provide a wide range of local services and facilities which serve a much wider population. Whilst the majority of these facilities are located within the town centres, communities are also served by more localised facilities such as corner shops, public houses, schools and GPs. Maintaining the role of town centres and smaller local centres within the towns plays an important role in promoting and supporting sustainable lifestyles.
- 8.4 The Larger Villages are the most sustainable villages in the District and as such they will be the focus for development outside of Grantham, Stamford, Bourne and The Deepings. The assessment of the larger villages took the following into consideration: Primary schools, food shops, public transport, village halls, post offices, public houses, open space, play space, doctors, police / fire, secondary schools and other businesses. The sustainability of these settlements could be undermined if services are lost or facilities significantly reduced.
- 8.5 Whilst not acting as service centres, the small villages and rural areas also have services and facilities that also need to be protected therefore Policy SP6 will also apply in these locations.
- 8.6 Community facilities are not defined in the Local Plan, although they could include: community/village halls, village shops, post offices, schools, health services, care homes, public houses, playing fields and allotments. It is not intended that this list is exhaustive, and any facility or service which enjoys wide support could be regarded as belonging to the "community". A vital community role is provided by public houses, village shops, post offices, community halls and garages.

### **SP6: Protecting Community Services and Facilities**

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

- a. there are alternative facilities available and active in the same area which would fulfil the role of the existing use/building; and
- b. the existing use is no longer viable (supported by documentary evidence), and there is no realistic prospect of the premises being re-used for alternative business or community facility use.

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

- c. the re-use of the premises for an alternative community business or facility and that effort has been made to try to secure such a re-use; and
- d. the potential impact closure may have on the area and its community, with regard to public use and support for both the existing and proposed use.

~~Proposals for new community facilities will be supported, and should wherever feasible:~~

- e. ~~Prioritise and promote access by walking, cycling and public transport~~
- f. ~~Community facilities may have a local or wider catchment area, and their accessibility should be considered proportionately relative to their purpose, scale and catchment area and;~~
- g. ~~Be physically accessible to all members of society;~~
- h. ~~Be designed so that they are adaptable and can be easily altered to respond to future demands if necessary; and~~
- i. ~~Where applicable be operated without detriment to local residents.~~

**NEW POLICY 3: New Community Services and Facilities**

**Proposals for new community facilities will be supported, and should wherever feasible:**

- a. Be well located to serve the intended community**
- b. Prioritise and promote access by walking, cycling and public transport**
- c. Community facilities may have a local or wider catchment area, and their accessibility should be considered proportionately relative to their purpose, scale and catchment area and;**
- d. Be physically accessible to all members of society;**
- e. Be designed so that they are adaptable and can be easily altered to respond to future demands if necessary; and**
- f. Where applicable be operated without detriment to local residents.**

**Summary of Proposed Changes**

Policy SP6 has been broken down into two separate policies to provide clarity between existing community services and facilities and new community services and facilities.

A new criterion has been added to the proposed new community and facilities policy to state that proposals should be well located to serve the intended community.

## Chapter 9 – Employment and Economic Prosperity

- 9.1 This chapter sets out how the Local Plan Review will ensure that national, regional, and local aims are met in order to deliver strong and sustainable local economic growth in South Kesteven.
- 9.2 The Local Plan Review also seeks to ensure that well located, good quality employment land which is attractive to businesses is allocated in appropriate, accessible, and sustainable locations.
- 9.3 This Local Plan Review is both aspirational and realistic in supporting job creation and prosperity by taking a positive approach to sustainable local employment development.

### National Aims

- 9.4 The National Planning Policy Framework (2023) states that Local Plans should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other Local Policies for economic development and regeneration. The framework also seeks to ensure that Local Plans address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment.
- 9.5 In relation to planning policies, the National Planning Policy Framework (2023) makes it clear that decisions should help create the conditions in which businesses can invest, expand, and adapt. It also sets out that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 9.6 In terms of allocating land for employment development the National Planning Policy Framework (2023) outlines that Local Authorities should set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.
- 9.7 Furthermore, the National Planning Policy Framework (2023) recognises that planning policies should also support economic growth in rural areas in order to promote a strong rural economy, which is of primary importance to South Kesteven District as a mainly rural area.

### Regional Aims

- 9.8 SKDC is located within the Greater Lincolnshire Local Enterprise Partnership (GLLEP) which is a business led partnership made up of private and public sector

leaders. These leaders work alongside National Government and key stakeholders to enable strategic projects and programmes that will drive local prosperity and economic growth across Greater Lincolnshire.

9.9 The LEP highlights that Greater Lincolnshire has the greatest proportion of grade 1 land in England, has a strong engineering heritage and has national importance in manufacturing, being home to world-class companies and supply chains. It is the LEPs initiative to drive growth of the three sectors the area has the most competitive advantage in, namely: Agri-food, Visitor Economy and Power Engineering.

9.10 The GLLEP has published a Strategic Economic Plan 2014 -2030 (SEP) which sets out the priorities for growth and the drivers of success across Greater Lincolnshire. The key areas of the SEP document are as follows;

- To drive the growth of Greater Lincolnshire's defining and strongest sectors which offer the most competitive advantage;
- To grow specific opportunities identified as 'future defining' features of the LEP area;
- To drive growth by putting expansion into new markets, modern telecommunications, infrastructure improvements and the skills of individuals and business owners, at the forefront;
- To promote Greater Lincolnshire as a place for sustainable growth through improved transport infrastructure to connect with national and international markets, enabling wider enjoyment of our world-class heritage sites, culture and strong communities; and
- To recognise the need for new housing for the local population and potential movers to the area and support balanced housing and economic development through promoting the LEP area's capacity to deliver high-quality economic growth.

9.11 The GLLEP also has additional published material such as the Local Industrial Strategy evidence base (2019) which breaks down of the sectoral composition currently within Greater Lincolnshire and the Economic Plan for Growth (2021) which is aimed at driving the revival of the Greater Lincolnshire economy post-COVID-19.

9.12 SKDC has productive and mutually beneficial working relationship with the GLLEP and has collaborated on several activities over recent years, which includes representation on the Lincolnshire Growth Hub Board, Team Lincolnshire Steering Group, submission of bid proposals for the Great British Railways Head Quarters and the Spitalgate Level Investment Zone.

### Local Aims

9.13 The Economic Development Strategy for South Kesteven (2016 – 2021) has reviewed the local economy in order to evaluate its strengths, weaknesses, and opportunities. It also identifies strategies for encouraging and enhancing community

economic development and diversification, by setting future goals such as ‘more and better’ jobs to address low job density and workplace productivity; encouraging innovation and enterprise to build upon particular business strengths in sectors such as engineering, agri-food and specialist manufacturing; and making the four main towns major employment centres.

9.14 The Economic Development Strategy for South Kesteven is currently being updated for 2024-2028 and will seek to ensure the strongest economic metrics and performance throughout the District. The updated study will also set out how South Kesteven’s location at the gateway of significant established and potential economic activity means it is perfectly placed to lead, and drive continued economic growth to meet the needs of incumbent and new businesses for years to come. The study also aims to provide a strong foundation and sets the ambitions on which to deliver the economic vision within South Kesteven going forward for its 143,000 residents and 6,200 businesses.

### The Employment Land Study 2023

9.15 As part of the evidence base for this Local Plan Review an Employment Land Study (2023) has been prepared which supersedes the Employment Land Review (2015). The new study sets out detailed evidence to demonstrate how an appropriate supply and mix of employment land and premises can be planned for.

9.16 By providing an assessment of the balance of supply and demand in the context of changing employment needs, trends and challenges the study ensures that the Local Plan Review contains sufficient land and policy approaches to maximise South Kesteven’s future economic growth needs. The study also

- Provided a supply-side assessment of the quantity and quality of the district’s current employment land and its suitability to continue to support employment, and establish the existing Functional Economic Market Area (FEMA);
- Assessed the likely future demand for employment space in the district over the proposed Local Plan period; and compare quantitatively and qualitatively the supply of existing land against forecast future demand; and
- Set out the evidence-based recommendations for appropriate employment land policies. This includes an assessment of recommendations for employment land policies that could support higher jobs growth scenario in the district, aligning with broader local economic growth objectives.

9.17 In terms of the overall Economic Needs assessment up to 2041, the Employment Land Study (2023) recommends that a ‘Labour Demand’ scenario is used when considering employment floorspace needs across South Kesteven. This scenario is based off Experian forecast modelling and Business Register and Employment Survey (BRES) data and sets out the following forecast changes over the plan period (broken down by use class type).

Table 7: Employment Use Class Type

Use Class type	Forecast Change to 2041
Eg(i)	7.1 ha
Eg(ii)	1.6 ha
Eg(iii)	11 ha
B2	7.1 ha
B8	52.7 ha
<b>Total*</b>	<b>79.5ha</b>

\*Total forecast change could fluctuate due to windfall and churn of employment stock

9.18 The conclusions of the Employment Land Study (2023) therefore established a need for 79.5ha of employment land to be designated (on top of currently developed designated employment sites). The Employment Land Study (2023) found that this future demand was under the amount of vacant land currently designated, which stands at 236 hectares of vacant land + 35 hectares of land with potential for intensification. It was therefore considered that no additional designation of land should be required over the Plan Period to 2041.

9.19 However, the Employment Land Study (2023) recommended that in terms of planning for any further employment land, consideration should be given to the opportunities of each site by assessing their strengths and weaknesses, as well as the surrounding context and environment when making new designations. The Employment Land Study (2023) therefore undertook an assessment into a suite of proposed employment sites across the district (both vacant and occupied) and endorsed them for either designation, retention, or release. The outputs of these endorsements were used when determining the most appropriate employment land allocations as part of the Local Plan Review.

9.20 In addition to providing the overall Economic Needs Assessment for the plan period and supplying recommendations surrounding employment land designations, the Employment Land Study (2023) also conducted a review into the employment policies of the South Kesteven Local Plan (2020). This was to ensure that the policies were still 'up to date' and suitable in terms of providing viable sustainable development when meeting the economic aspirations of the Local Plan Review.

## Employment Policies

9.21 The employment policies within the Local Plan Review have been based off those contained within the South Kesteven Local Plan (2020). Where appropriate, these policies have been updated to ensure that National, Regional and Local economic aims have been considered. Additionally, the Local Plan Review contains employment policies to ensure that sufficient land is allocated to maximise South Kesteven's future economic growth scenario and support broader local economic growth objectives such as high value job generation and increased inward investment. A breakdown of the employment policies has been provided in the table below.

Table 8: Employment Policies

Code	Name
<b>Employment Allocation Policies</b>	
<b>E1</b>	Grantham Southern Gateway
<b>E2</b>	Employment Sites
<b>E4</b>	Protected Employment Sites
<b>Other Employment Policies</b>	
<b>E5</b>	Expansion of Existing Businesses
<b>E6</b>	Loss of Employment Land and Buildings to Non-Employment Uses
<b>E7</b>	Rural Economy
<b>E8</b>	Other Employment Proposals
<b>E9</b>	Visitor Economy

9.22 The Local Plan Review sets out three employment allocation policies in order to respond to the outcomes of the Employment Land Study (2023) which established an up-to-date need of industrial and office floorspace in the District up to 2041. Policy E1 contains a bespoke policy for the key 'Grantham Southern Gateway' strategic employment allocation, which seeks to enhance the local economy of Grantham to attract investment and jobs in order to promote the towns status as a sub-regional centre.

9.23 Other employment allocations throughout the District are set out in Policy E2. These allocations have been endorsed by Employment Land Study (2023) are strategic in location and provide a choice to the market so that business and job growth are not constrained by the lack of suitable available sites.

9.24 Policy E4 lists a series of employment sites across the District that are to be maintained for employment generating uses. The Employment Land Study (2023) recommended that South Kesteven protects the most suitable sites to ensure that locally important employment and jobs are 'future proofed' over the plan period. All of the sites selected within policy E4 have been assessed by the Employment Land Study (2023) to ensure that they continue to be fit for employment purposes provided.

9.25 In relation to the 'other' employment policies, the expansion of existing businesses is supported through policy E5. This policy seeks to promote the wider economic aims of the district by creating the right conditions and supportive environment to help businesses expand and grow new ventures.

9.26 Policy E6 focuses specifically on retaining and enhancing employment sites across the district by setting out the importance of the allocated employment sites and employment generating buildings. Economic growth and inward investment are clearly defined as a top priority on a National, Regional and Local scale therefore,

the policy seeks to protect these aspects unless specific circumstances dictate otherwise.

9.27 The rural economy is addressed in policy E7, which builds of the National Planning Policy Framework (2023) recognising that planning policies should also support economic growth in rural areas in order to promote a strong rural economy. This will be supplemented by encouraging appropriate rural employment, tourist related opportunities and appropriate diversification schemes in the district's rural areas which is of primary importance to South Kesteven District

9.28 Policy E8 addresses other employment generating proposals that come forward outside of allocated employment sites. The policy takes a proactive approach; however, it should be noted that proposals for main town centre uses will be subject to a sequential test to determine if development is taking place in an appropriate location.

9.29 Policy E9 seeks to encourage sustainable growth in the district's tourism visitor economy, which in turn will support growth in the local economy. This policy supports the one of the key areas of 'strategic focus' within the Economic Development and Strategy Action Plan which focuses on enhancing South Kestevens tourism and visitor economy through the utilisation of its heritage, extraordinary buildings, sites, landscapes, and diverse collections.

### Policy E1 - Grantham Southern Gateway Employment Opportunity

9.30 The Grantham Southern Gateway Strategy Employment Opportunity is considered to be of strategic employment importance given its relationship to the principal growth areas of Grantham. It has suitable accessibility via the strategic road network of the A1 and the Grantham Southern Relief Road. Proposals will be encouraged that help to create an attractive and vibrant gateway to the sub-regional centre of Grantham and that assist in delivering a step-change in the quality and quantity of employment opportunities provided in the town and wider district.

**E1: SKPR 286 (GR-SE1) - Grantham Southern Gateway Strategy Employment Opportunity (118.19 hectares)**

~~This site is considered to be of strategic employment importance given its relationship to the principal areas of growth and its accessibility via the strategic road network.~~

~~Proposals will be encouraged that help to create an attractive and vibrant gateway to the sub-regional centre of Grantham and that assist in delivering a step-change in the quality and quantity of employment opportunities provided in the town and District.~~

~~Proposals will not be supported that cause harm to the strategic employment focus of this site. Appropriate proposals for new B1, B2 and/or B8 uses and/or redevelopment of for B1, B2 and/or B8 uses on this Strategic Employment Site identified on the Policies indicative Map (Figure 7) will be supported where proposals:~~

~~Other employment generating uses outside of the B-use classes may also be appropriate and will be considered where the promoter actively engages with the Council and an end user for the proposal has been positively identified.~~

~~To encourage the delivery of these sites, the Council will consider supporting initial infrastructure provision that enables the first buildings to be brought forward.~~

~~Proposals for development should:~~

- a. do not conflict with neighbouring land uses
- b. scale does not harm the character and/or amenities of the locality
- c. do not impact unacceptably on the local and/or strategic highway network

**Development proposals on this Strategic Employment Site should also**

- d. Create attractive landscaped edges to the western and southern boundaries, and ~~where possible~~ incorporate new green infrastructure ~~within the Strategic Employment Opportunity where possible;~~
- e. Bring forward development in a co-ordinated way to make the effective use of development land and highway infrastructure;
- f. Provide the highway infrastructure to access the site and to ensure that impact on the existing highway network is minimised, including the provision of any appropriate mitigation to the strategic highway network;
- g. Ensure that there are appropriate measures to enhance access and the provision of public transport to Grantham town centre;
- h. Provide safe and convenient highway, footway and cycleway connections throughout the Strategic Employment Opportunity, including the provision of footpaths along Gorse Lane;
- i. Provide appropriate surface water management including the use of Sustainable Drainage Systems wherever practicable;
- j. Ensure a good quality of design commensurate with the vision of creating a create an attractive and vibrant gateway to the sub-regional centre of Grantham and, regarding land immediately to the south of Gorse Lane and to the west of the A1, have building heights which respect the sensitivities of the surrounding landscape;
- k. Demonstrate and incorporate suitable measures, where necessary to minimise and mitigate setting impacts upon the significance of the Bowl Barrow Scheduled Monument;

- I. Provide a Minerals Resource Assessment to take account of the Minerals Safeguarding Area.

**Other employment generating uses that are within the E(g) use class may also be appropriate and will be considered where the promoter actively engages with the Council and an end-user for the proposal has been positively identified. Additionally the local planning authority may seek to apply conditions limiting the ability to change use to other uses within use class E without the need for planning permission.**

**To encourage the delivery of these sites, the Council will consider supporting initial infrastructure provision that enables the first buildings to be bought forward.**

**Proposals will not be supported that cause harm to the strategic employment focus of this site.**

### **Proposed Summary of Changes**

As part of the evidence base for this Local Plan Review an Employment Land Study (2023) has been prepared which supersedes the 2015 Employment Land Review. The new study sets out detailed evidence to demonstrate how an appropriate supply and mix of employment land and premises can be planned for.

Policy E1 has been amended in accordance with the 2023 Employment Land Study. A proportion of the introductory text has been positioned into the supporting text or repositioned within the policy for clarity. The policy text has been amended to reflect new E class definitions. Biodiversity Net Gain policy criteria has been added.

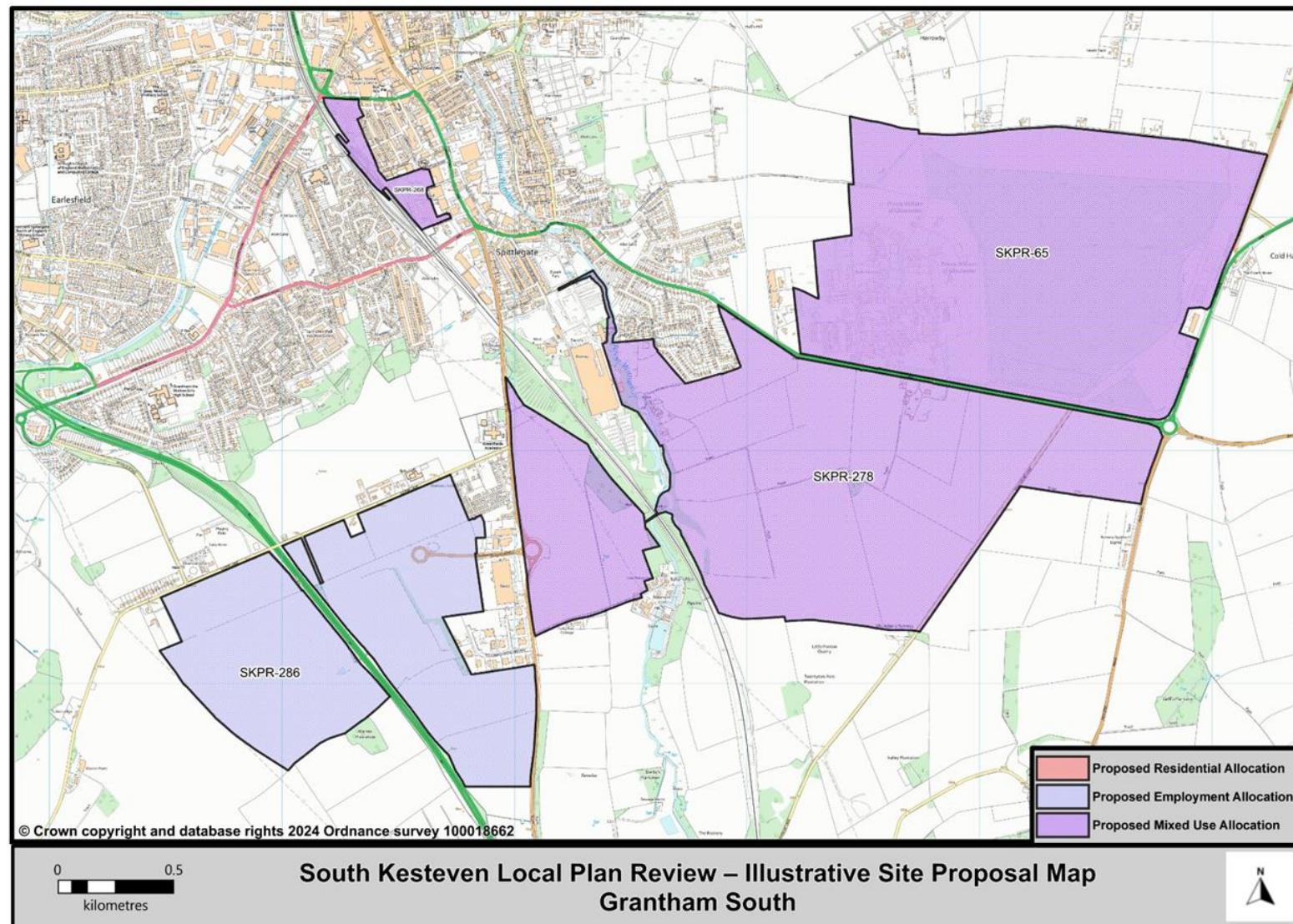


Figure 7: Grantham Southern Gateway Strategy Employment Opportunity (Policy E1)

## Policy E2 - Other Employment Sites

9.31 As outlined in the National Planning Policy Framework (2023) there is a need for Local authorities to bring forward serviced land for employment use, in suitable locations, in a timeframe that meets market demands as well as the future growth requirements. Initially, the Council has identified key sites where it will particularly focus attention and work with landowners and developers to facilitate servicing the land in order to make them available for development. The strategy of policy E2 is to focus economic development on Grantham in the first instance, and then the other three market towns help to create a better balance between homes and jobs.

9.32 For Grantham, there is considerable housing growth expected in the town over the plan period which will require the creation of a considerable number of new jobs if out-commuting is to be reduced. In addition to the Grantham Southern Gateway Employment opportunity, there is some 172ha of employment generating land allocated to the north around the strategic corridor of the Gonerby Moore area. These sites will provide considerable choice to the market and create a variety of jobs through B2, B8 and acceptable E(g) proposals.

9.33 Within the market towns, Stamford is to provide for high quality modern office and ancillary uses. Whilst the redevelopment of suitable previously developed land and sites within the town centre will be a priority, it is acknowledged that additional employment land may also need to be identified. In Bourne, there is a need to match housing growth with opportunities for employment and to improve the vitality and viability of the town centre. Within the Deepings a supply of employment land will ensure that demand for sites and premises for new and existing local employment opportunities can be met.

9.34 There is also an opportunity to reduce out-commuting in the south of the District and create a sustainable pattern of development by taking into account of the strategic highway connections offered by the A1, therefore sites have also been identified near Long Bennington in the form of Roseland Business Park and off Valley Lane.

9.35 The Local Plan review allocates circa 338(ha) of new employment sites across the district. Whilst this is significantly higher than the requirement identified in the Employment Land Study (2023), the sites offer a suitable choice to the market through the identification of new land for a range of employment uses. This will ensure the further economic growth scenarios can be met by attracting substantial inward investment and providing a wide range of jobs in various sectors and industries to meet the allocated housing and population growth across South Kesteven.

**E2: Strategic Employment Sites**

These sites are considered to be of strategic employment importance given their relationship to principal areas of growth and their accessibility via the strategic road network. Proposals will not be supported that cause harm to the strategic employment focus of these sites. Appropriate proposals for new B1, B2 and/or B8 uses and/or redevelopment of for B1, B2 and/or B8 uses on the Strategic Employment Sites identified on the Policies Map and listed below will be supported where proposals:

- do not conflict with neighbouring land uses;
- scale does not harm the character and/or amenities of the locality; and
- do not impact unacceptably on the local and/or strategic highway network.

- a. do not conflict with neighbouring land uses
- b. scale does not harm the character and/or amenities of the locality; and
- c. do not impact unacceptably on the local and/or strategic highway network

Other employment generating uses **that are within the E(g) use class outside of the B use classes** may also be appropriate and will be considered where the promoter actively engages with the Council and an end-user for the proposal has been positively identified. **Additionally the local planning authority may seek to apply conditions limiting the ability to change use to other uses within use class E without the need for planning permission.**

To encourage the delivery of these sites, the Council will consider supporting initial infrastructure provision that enables the first buildings to be brought forward.

**Stamford**

Site Reference	Address	Hectares
ST-SE1* SKLP131	Exeter Fields, Empingham Road, Stamford	9.80
<b>SKPR-288(ST-E1)</b>	<b>Land East of Ryhall Road, Stamford</b>	<b>3.90</b>

**Bourne**

Site Reference	Address	Hectares
<b>SKPR-285 (BO-SE1) SKLP277</b>	<b>Land South of Spalding Road, Bourne</b>	<b>8.00</b>
<b>BO-E1*</b>	<b>Adjacent to A151 Raymond Mays Way (Elsea Park)</b>	<b>1.20</b>
<b>SKPR-289(BO-E2)</b>	<b>Land North of Bourne Eau and East of Car Dyke, Bourne</b>	<b>3.00</b>

**The Deepings**

Site Reference	Address	Hectares
<b>SKPR-284 (DEP-SE1)</b>	Extension to Northfields Industrial Estate, Market Deeping	14.00
<b>SKPR-55 (DEP-E1)</b>	<b>Land Fronting Peterborough Road, Market Deeping</b>	<b>4.20</b>

Long Bennington

Site Reference	Address	Hectares
<b>SKPR-287 (RBP-E1)</b>	Roseland Business Park	9.01
<b>SKPR-262</b>	<b>Land at Valley Lane</b>	<b>6.28</b>

Gonerby Moore (Grantham)

<u>Site Reference</u>	<u>Address</u>	<u>Hectares</u>
<b>SKPR-202</b>	<b>Land at Gonerby Lane, Gonerby Moor, Grantham</b>	<b>29</b>
<b>SKPR-100</b>	<b>Land South of Gonerby Lane, West of the A1, Gonerby Moor, Grantham</b>	<b>63.7</b>
<b>SKPR-182</b>	<b>Grantham Oakdale, Gonerby Moor, Grantham</b>	<b>80</b>

\* This site is situated within a Minerals Safeguarding Area. Before considering a planning application for this site a Minerals Assessment will be required.

**Other proposed employment allocations can be found within mixed use policies SKPR-278 (GR3-H1) Spitalgate Heath, SKPR65 (GR3-H4) Prince William of Gloucester Barracks and SKPR-268 Station Approach.**

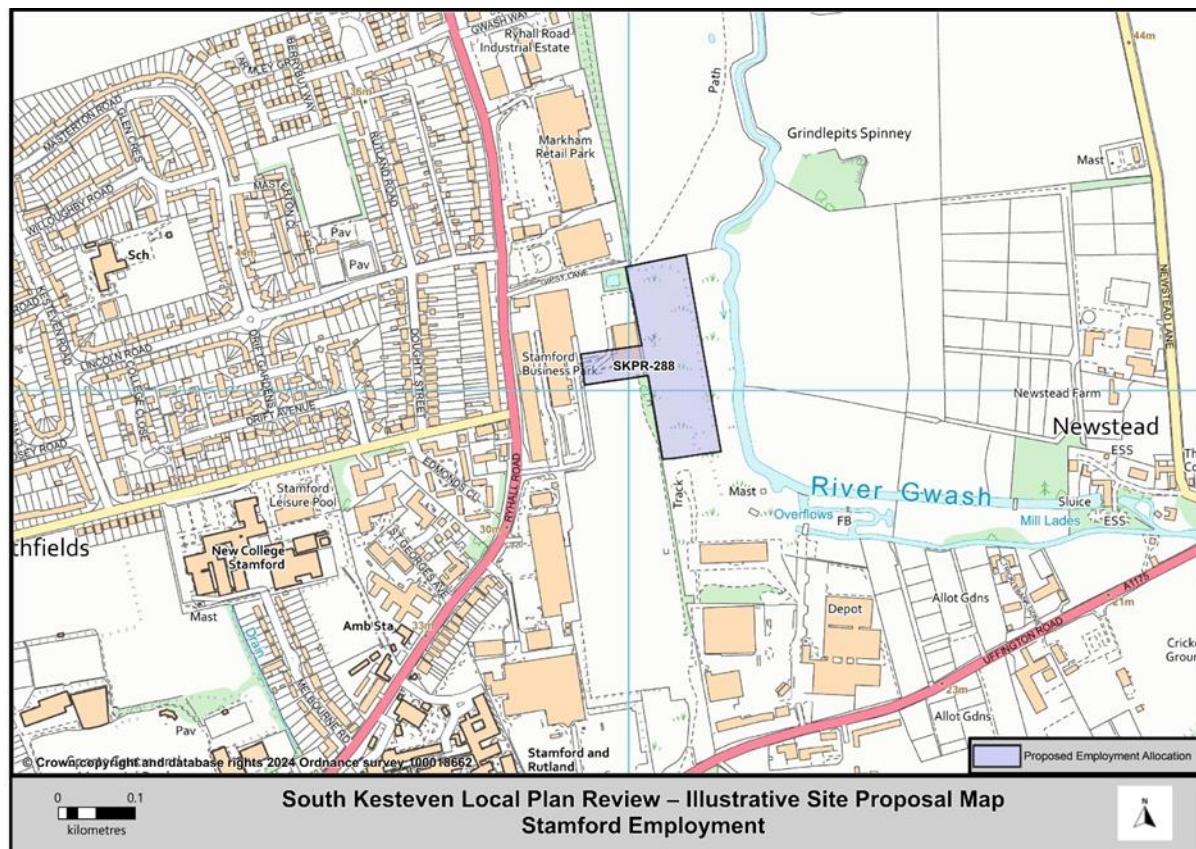


Figure 8: Stamford Employment Site

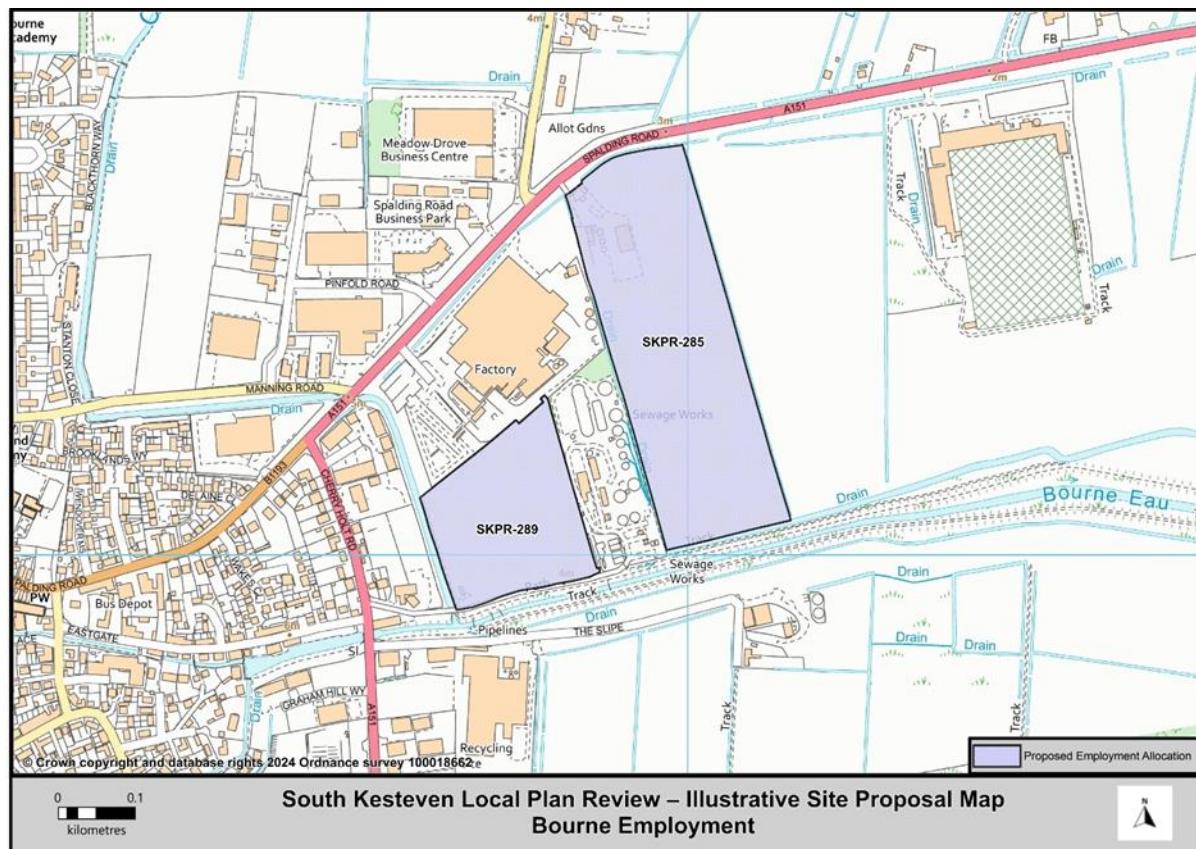


Figure 9: Bourne Employment Sites

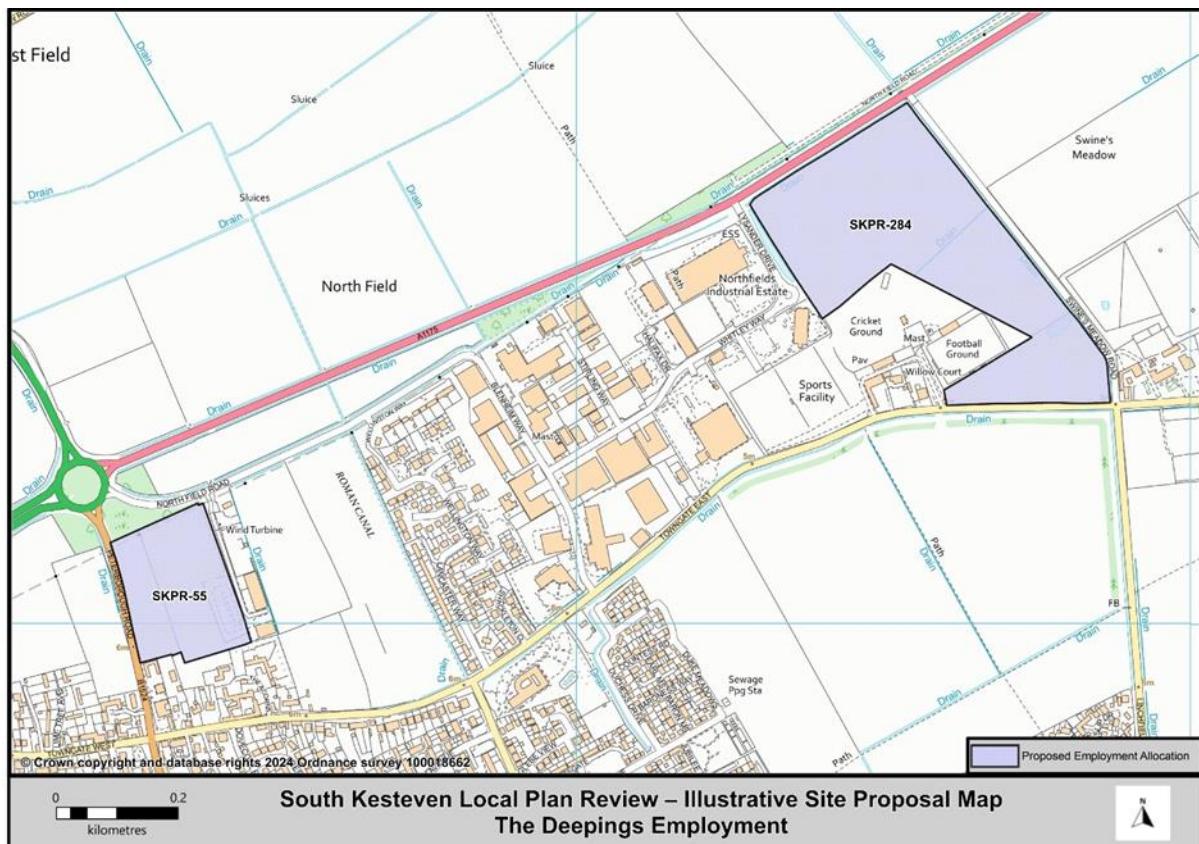


Figure 10: The Deepings Employment Site

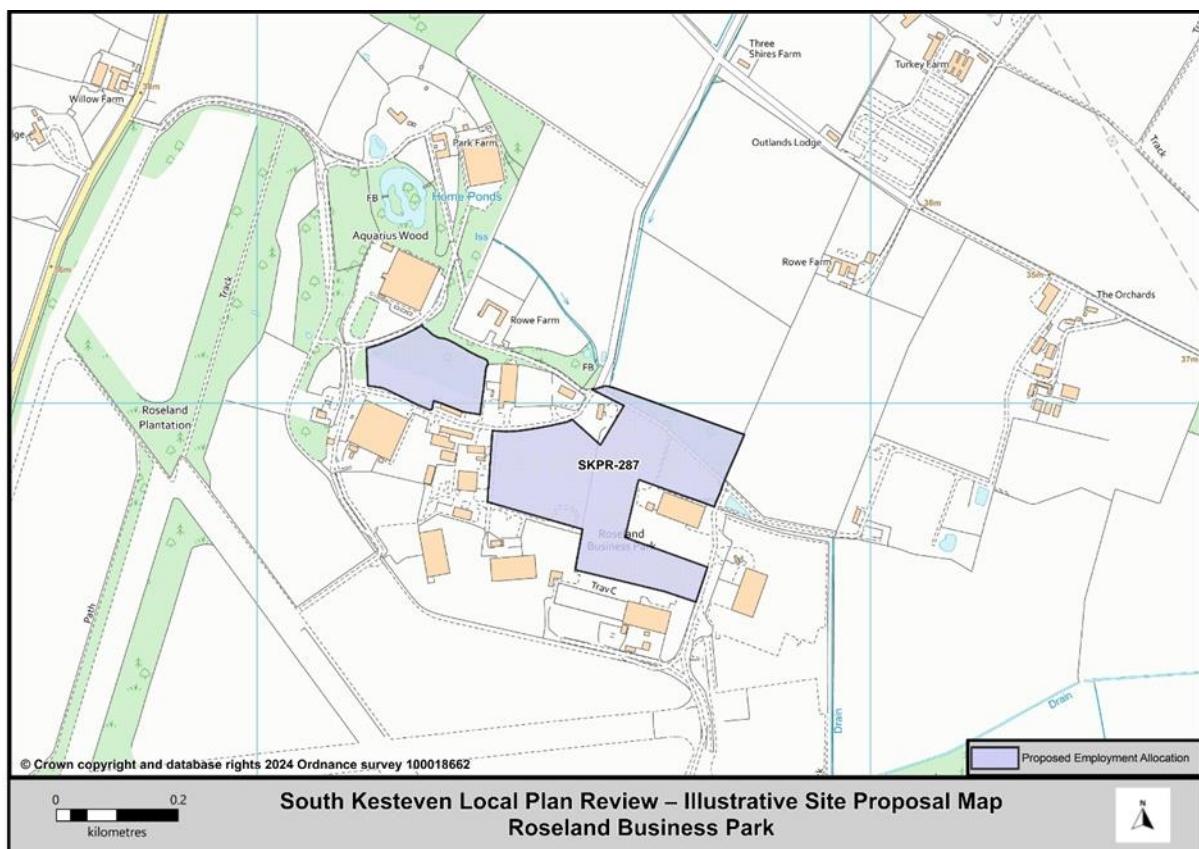


Figure 11: Roseland Business Park

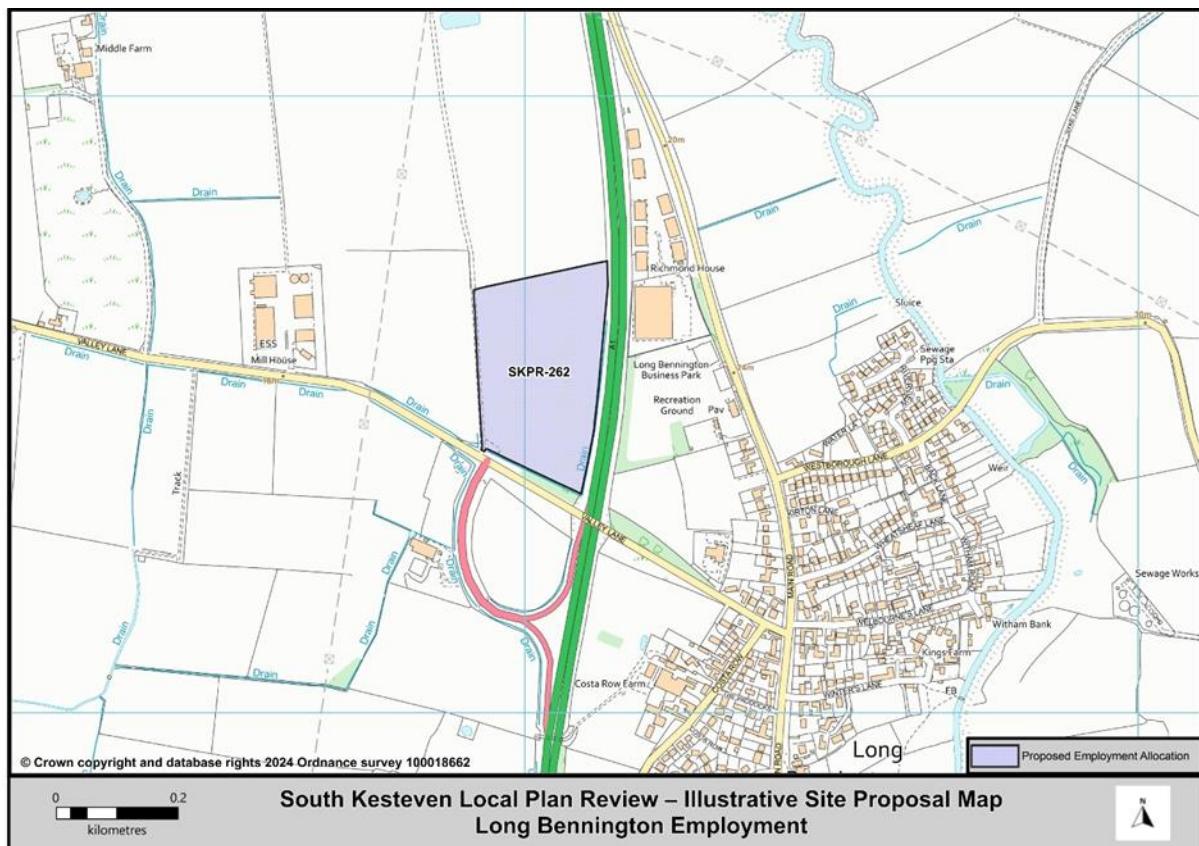


Figure 12: Long Bennington Employment Site

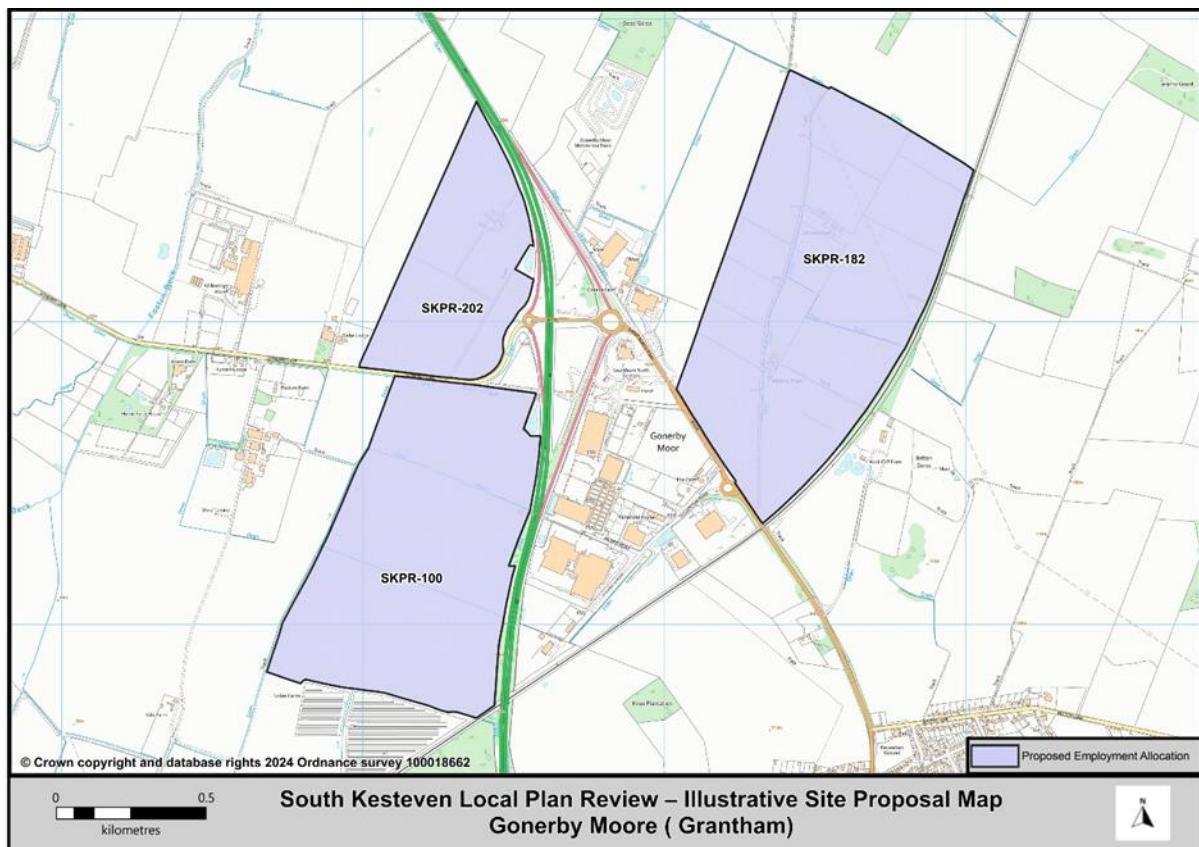


Figure 13: Gonerby Moore Employment Sites

E3: Employment Allocations

Appropriate proposals for new B1, B2 and/or B8 uses and/or redevelopment to B1, B2 and/or B8 uses on employment sites identified on the Policies Map and listed below will be supported where proposals:

- Do not conflict with neighbouring land uses;
- Scale does not harm the character and/or amenities of the area; and
- Do no impact unacceptably on the local and/or strategic highway network.

Other employment generating uses, outside of the B-use classes may also be appropriate on these sites, and will be considered where the promoter actively engages with the Council and an end user for the proposal has been positively identified.

Site Reference	Address	Hectares
ST-E1* (SKLP322 and SKLP324)	Land East of Ryhall Road, Stamford	3.80
BO-E1 (SKLP236)	Adjacent to A151 Raymond Mays Way (Elsea Park), Bourne	1.20
BO-E2 (SKLP279)	Land North of Bourne Eau and East of Car Dyke, Bourne	3.00
DEP-E1 (SKLP281)	Land Fronting Peterborough Road, Market Deeping	4.20
GR-E1*	Prince William of Gloucester Barracks	8.00

\* This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.



### **Summary of Proposed Changes**

Current Local Plan Policies E2 (Strategic Employment Sites) and E3 (Employment Sites) have been combined for clarity. Policy E2 and Policy E3 details the employment allocations contained within the adopted Local Plan. Policy has been amended to reflect new use class definitions.

As recommended by the Employment Land Study (2023) it is proposed that sites SKPR-202, SKPR-100, SKPR-182, and SKPR-262 be allocated for employment generating uses.

As recommended by the Employment Land Study (2023), it is proposed that current Local Plan allocations BO-E1 Land adjacent to A151 Raymond Mays Way (Elsea Park) and ST. E1 Exeter Fields, Empingham Road, be deallocated as employment sites.

Current employment allocation GR-E1 (Prince William of Gloucestershire Barracks) has been removed as a separate employment allocation and is now to be delivered as part of a mixed use development (SKPR-65 (GR3-H4)).

Criteria has been added to ensuring the sites provide mandatory biodiversity net gain.

Illustrative Maps showing the context of the employment allocations have been added.

### **Policy E4 - Protecting Employment Generating Sites**

9.36 The National Planning Policy Guidance requires plan makers to be proactive in identifying as wide a range of sites as possible, including existing sites that could be improved, intensified or changed. In respect of existing employment sites. The Employment Land Study (2023) assessed whether they continued to be fit for employment purposes. The results of this assessment have been incorporated into the policy below (E4) which seeks to protect existing employment sites which are suitable for continued employment uses and provided locally important employment.

9.37 The full list of protected employment sites can be found within the South Kesteven Local Plan Review Policy Maps

#### E4: Protection of Existing Employment Sites

The following locally important employment sites identified on the Policies Map will be protected to ensure continued provision of locally important employment opportunities. Appropriate proposal for new B1, B2 and/or B8 uses and/or redevelopment of for B1, B2 and/or B8 as well as other employment generating uses ~~that are within the E(g) use class outside of the B-use classes~~ will be supported where proposals:

- a. do not conflict with neighbouring land uses;
- b. scale does not harm the character and/or amenities of locality; and
- c. do not impact unacceptably on the local and/or strategic highway network.

Site Address	Site Reference	Area (ha)
Alma Park & Withambrook Park Industrial Estate, Grantham	EMP-G27	34.98
Autumn Park Industrial Estate, Dysart Road, Grantham	EMP-G18	4.58
Belton Lane Industrial Estate, Grantham	EMP-G25	1.97
Burton Lane/High Dyke, Easton, Grantham	EMP-R7	26.55
Dysart Road, Grantham	EMP-G8	0.70
Gonerby Hill Foot, Grantham	EMP-G5	4.10
Gonerby Moor, Grantham	EMP-R3	35.83
Gonerby Road, Grantham	EMP-G6	7.90
Fire Station, Harlaxton Road, Grantham	EMP-G12	2.30
Inner Street, Grantham	EMP-G24	2.40
Land at junction of Dysart Road and Kempton Way, Grantham	EMP-G17	7.00
Land North of Earlesfield Lane, Grantham	EMP-G16	10.60
Land South of Earlesfield Lane, Grantham	EMP-G15	5.60
London Road Industrial Estate, Grantham	EMP-G21	3.20
North end of Trent Road, Grantham	EMP-G9	2.10
North of Dysart Road/ west of Railway line, Grantham	EMP-G19	4.10
Londonthorpe Lane, Grantham	EMP-G26	5.10
Spittlegate Level, Grantham	EMP-G20	15.80
Springfield Park Industrial Estate, Grantham	EMP-G13	7.70
Swingbridge Road, Grantham	EMP-G11	14.20
Venture Way, Grantham	EMP-G10	11.00

Old Hampsons Site, Harlaxton Road, Grantham	EMP-G28	0.80
Old School, Station Road, Grantham	EMP-G22	0.40
East of Ryhall Road, Stamford	EMP-S6	4.10
Gwash Way, East of Ryhall Road, Stamford	EMP-S5	2.70
Land North of Barnack Road, Stamford	EMP-S8	6.40
Land south of Uffington Road, Stamford	EMP-S2	0.40
North of Barnack Road, Stamford	EMP-S1	8.20
<b>Foundry Road</b>	<b>EMP3</b>	<b>8.3</b>
North of Uffington Road, Stamford	EMP-S7	2.20
<b>Land south of Tunnel Bank, Bourne</b>	<b>EMP-B2</b>	<b>3.0</b>
East of Cherry Holt Road, Bourne	EMP-B7	9.10
East of Cherry Holt Road, Bourne	EMP-B9	15.00
Pinfold Industrial Estate and adjacent area, Bourne	EMP-B6	13.40
West of Cherry Holt Road, Bourne	EMP-B8	6.60
<b>S Fen Road</b>	<b>EMP1</b>	<b>5.5</b>
<b>Lincolnshire Herbs</b>	<b>EMP7</b>	<b>7.7</b>
Northfields Industrial Estate, Market Deeping	EMP-D3	21.10
<b>Hards Lane</b>	<b>EMP2</b>	<b>2.9</b>
Honey Pot Lane, Colsterworth	EMP-R8	10.20
Land adjacent to A1 Colsterworth	EMP-R4	9.50
King Street Industrial Estate, Langtoft	EMP-R9	2.60
Long Bennington Business Park, Main Road, Long Bennington	EMP-R5	2.80
Roseland Business Park near Long Bennington	EMP-R1	35.83
White Leather Square, Billingborough	EMP-R6	4.30
<b>Honey Pot Lane, Colsterworth (North)</b>	<b>EMP4</b>	<b>24.5</b>
<b>Willoughby Road - Ancaster</b>	<b>EMP5</b>	<b>3.2</b>

Other employment generating uses that are within the E(g) use class may also be appropriate and will be considered where the promoter actively engages with the Council and an end-user for the proposal has been positively identified. Additionally the local planning authority may seek to apply conditions limiting the ability to change use to other uses within use class E without the need for planning permission.

### **Summary of Proposed Changes**

Policy E4 has been updated to reflect the use class changes.

Policy E4 has been updated to match the recommendations set out within the Employment Land Study (2023)

### **Policy E5 – Expansion of Existing Businesses**

9.38 Proposals which provide for or assist in the creation of high quality employment and business development and inward investment, provide for the adaptation and expansion of local firms and allow accessible and equitable job opportunities for all will be permitted.

#### **E5: Expansion of Existing Businesses**

The expansion of existing businesses will be supported, provided that:

- a. existing buildings are re-used where possible;
- b. vacant land on existing employment sites is first considered;
- c. the expansion does not conflict with neighbouring land uses;
- d. the expansion will not impact unacceptably on the local and/or strategic highway network; and
- e. the proposal will not have an adverse impact on the character and appearance of the area and/or the amenities of neighbouring occupiers.

### **Summary of Proposed Changes**

No amendment to Policy E5 is proposed at this draft stage.

## Policy E6 – Loss of Employment Land and Buildings to Non-Employment Uses

9.39 It is essential that a sufficient amount and range of employment land is maintained throughout the city to ensure that the city's economy continues to grow, and residents have access to job opportunities. This objective is achieved in part through the allocation of land in this Plan for employment purposes and this Policy seeks firstly to protect these allocated sites from undesirable redevelopment or conversion for non-employment uses. It is also important to ensure that existing non-allocated employment sites are also retained for employment use wherever possible.

### E6: Loss of Employment Land and Buildings to Non-Employment Uses

The Council will seek to retain and enhance existing areas of employment use, as well as the sites identified in Policies E1 to E4, **and mixed use policies GR3-H1 (Spitalgate Heath) and GR3-H4 (Prince William of Gloucester Barracks) and SKPR-268 Station Approach (Land at Grantham Train Station)** unless it can be demonstrated that:

- a. the site is vacant and no longer appropriate or viable as an employment site – this may include the need for an effective, robust and proportionate marketing of the land and buildings to be undertaken; or
- b. redevelopment would maintain the scale of employment opportunities on the site, or would deliver wider benefits, including regenerating vacant or unutilised land; or
- c. the alternative use would not be detrimental to the overall supply and quality of employment land within the district; or
- d. the alternative use would resolve existing conflicts between land uses.

### Summary of Proposed Changes

Policy updated to other employment allocations which can be within the proposed mixed use policies. Reference to policy numbers will be updated for the pre-submission Local Plan.

## Policy E7 - Rural Economy

9.40 Whilst a significant proportion of the population lives in rural areas outside Grantham and the three main towns of South Kesteven, the majority of employment-generating development is within the four towns.

9.41 There are some limited employment opportunities in most of the larger villages, including self-employment and home working, but generally outside the four towns, agriculture still remains the major source of employment. The National Planning Policy Framework recognises the need to support sustainable growth and businesses in rural areas, and also that diversification into non-agricultural use is important to ensure the continuing vitality of rural areas. Local authorities are encouraged to establish criteria to be applied to planning applications for farm diversification, and to support diversification for business purposes.

9.42 Intensive agriculture for food production forms a key economic feature of South Kesteven's extensive rural area and there are many food processing and distribution businesses dependent upon this key sector of the economy. Some types of business are quite naturally accommodated in the countryside or on the edges of rural settlements based on the rural economy. For some sectors such as agri-food, horticulture and tourism, it is important to acknowledge that this kind of discrete development should be supported where it is demonstrated to be sustainable and appropriate.

## E7: Rural Economy

Proposals for the following types of small business schemes will be supported, provided that it is demonstrated that the business will help to support, or regenerate the rural economy:

Farming;  
Forestry;  
Equine;  
Rural enterprise;  
Sport and Recreation; and  
Tourism

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

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

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

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

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

## Summary of Proposed Changes

No amendment to Policy E7 is proposed at this draft stage.

## Policy E8 – Other Employment Proposals

9.43 Employment proposals not covered by the policies above could include retail development (including warehouses, clubs and factory outlet centres); leisure and entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

9.44

### E8: Other Employment Proposals

Other employment proposals in locations not covered by the above policies will be supported, provided there is a clear demonstration that;

- a. there are no suitable or appropriate sites or buildings within allocated sites or the built up area of existing settlements;
- b. there is no significant adverse impact on the character and appearance of the area and the amenity of neighbouring uses;
- c. there is no significant impact on the local highway network;
- d. there is no significant likely adverse impact on the viability of delivering any allocated employment site; and
- e. there is a business case which demonstrates that the business requires a location outside an allocated employment site.

### Summary of Proposed Changes

No amendment to Policy E8 is proposed at this draft stage.

## Policy E9 - The Visitor Economy

9.45 The visitor economy is an important part of South Kesteven's local economy. In 2021, the District attracted 2.72 million visitors, generating over £168.63 million and supporting 2,232 jobs. In addition to the architectural and historical beauty of the District's villages, countryside and natural environment, other major attractions within the District include Belton House, Woolsthorpe Manor, the Georgian heritage of Stamford, Grimsthorpe Manor, Easton walled garden and St Wulfram's Church in Grantham. The rural parts of the District provide attractions through walking and cycling routes, canal and waterways, aviation history and other varied attractions.

The importance of this sector is recognised by the GLLEP Strategic Economic Plan. It is also important to support sustainable rural tourism and leisure developments where these will benefit rural businesses, communities and visitors and enrich the character of the local area.

9.46

#### **E9: Tourism and Visitor Economy**

Proposals for development of the local visitor economy will be supported where theyse:

- a. allow provision for visitors which is appropriate in use and character to South Kesteven's settlements and maintains the quality of the countryside and the natural environment;
- b. enhance existing tourist and visitor facilities; aid the retention and/or enhancement of existing overnight accommodation and the provision of new overnight accommodation;
- c. allow new tourism provision and initiatives where these would also benefit local communities and support the local economy; or
- d. allow new tourism development of an appropriate scale and use which utilises existing historic buildings in the countryside whilst respecting their character.

In all cases proposals should be of a scale appropriate to the setting of the area and a sequential test should be applied where appropriate.

Proposals which generate high levels of visitor traffic or increased public use of tourist facilities should only be permitted within or on the edge of the towns and Larger Villages, or where they can be easily accessed by public transport, foot and cycle.

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

#### **Summary of Proposed Changes**

The name of the policy has been changed to incorporate the tourism element.

Minor change to Policy E9 wording for clarity.

## Chapter 10 – Protecting and Enhancing the Natural and Built Environments

### The Natural Environment

#### *Landscape Character*

- 10.1 The South Kesteven Landscape Character Assessment has been used by the Council to inform its Landscape Policy. This approach was adopted in the 2020 Local Plan. This piece of evidence has not been updated since then, however given it comments on landscape character which has not significantly altered this piece of evidence is not considered out of date.
- 10.2 The District can be divided into four National Landscape Areas and further subdivided into seven Landscape Areas, each with its own distinctive characteristics. The Kesteven Uplands, the largest and central part of the District, contains a high proportion of ancient woodlands, both semi-natural and replanted, and is abundant with species-rich calcareous grassland. The agricultural classification of the land is mainly Grade 3, with swathes of Grade 2 along the Lincoln Edge. The Fen area of South Kesteven is also Grade 2 high quality agricultural land. Within the Fens, ecological interest is concentrated around the drainage ditches which can support a range of wetland species.
- 10.3 Points of the Compass assessments are being undertaken for the towns and Larger Villages through the Local Plan's Sustainability Appraisal.

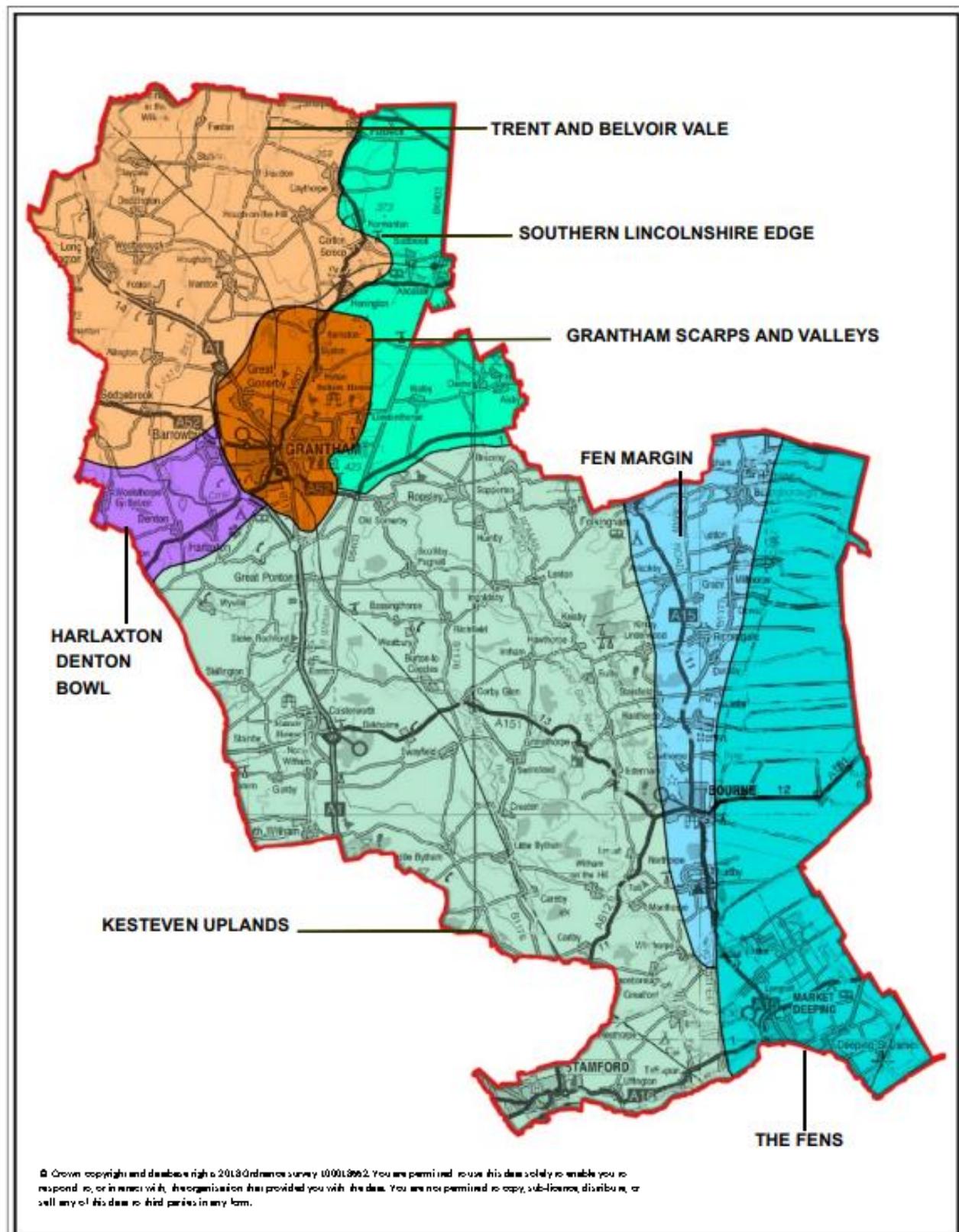


Figure 14: South Kesteven Landscape Character Area

**EN1: Landscape Character**

South Kesteven's Landscape Character Areas are identified on the map above (Figure 6 14). Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation and enhancement, and where relevant, its restoration. ~~Its conservation, enhancement or restoration.~~

In assessing the impact of proposed development on the Landscape, relevant Landscape Character Appraisals should be considered, including those ~~within~~ produced to inform the Local Plan and Neighbourhood Plans. Consideration should also be given to the ~~Capacity and Limits to Growth Studies produced for Grantham and Stamford and the Points of the Compass Assessments. Prepared for the Larger Villages.~~

**Summary of Proposed Changes**

Policy EN1 has been amended for clarity. Points of the Compass assessments are being undertaken for the four towns and identified Larger Villages.

## Biodiversity and Geodiversity

10.4 The NPPF states “the planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystems;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate”.

10.5 South Kesteven has a variety of nature reserves and protected sites as described below. These sites should be seen as part of an ecological network, managing, restoring and creating habitat in the right places helps rebuild a resilient network and enables species to thrive not just in one place but across wider landscapes. There are two Natura 2000 Special Area of Conservation (SAC) sites in the district: Baston Fen and Grimsthorpe Park. There are nearly 400 Tree Preservation Orders

throughout the District and South Kesteven is also home to a nationally significant population of native White Clawed Crayfish.

10.6 Development will seek to provide net gain to the environment and biodiversity of the District, in particular Priority habitats and species. This will ensure that the wider benefits of the natural environment can be appreciated by all; this natural capital includes flood alleviation, pollination services, healthy soil and clean air.

10.7 The following nature sites are present within South Kesteven:

Table 9: Nature Sites

Designation	Number of Sites
Natura 2000 (Special Areas of Conservation)	2
Sites of Special Scientific Interest (SSSI)	27
National Nature Reserves (NNRs)	None
Local Wildlife Sites (LWS)	229
Local Geological Sites (LGS)	12

10.8 Sites that lie outside designated areas can also provide valuable spaces and corridors for protected habitats and species. Waterways, for example, can be valuable for biodiversity, providing green and blue corridors that link habitats and wildlife sites. Maintaining and enhancing a network of habitats, species and wildlife sites, and linkages between them, is important to achieving the vision and aims of the emerging Local Nature Recovery Strategy. Biodiversity Opportunity Mapping for South Kesteven District has been produced by the Greater Lincolnshire Nature Partnership which will aid ecological network enhancement.

EN2: Protecting Biodiversity and Geodiversity

The Council, working in partnership with all relevant stakeholders, will facilitate the conservation, enhancement and promotion of the District's biodiversity and geological interest of the natural environment. This includes seeking to enhance ecological networks and seeking to deliver a net gain on all proposals, where possible. **Where development types are exempt from mandatory biodiversity net gain, it should be sought for its multiple benefits.**

Proposals that are likely to have a significant impact on sites designated internationally, nationally or locally for their biodiversity and geodiversity importance, species populations and habitats identified in the emerging Local Nature Recovery Strategy Lincolnshire Biodiversity Action Plan, Geodiversity Strategy and the Natural Environment and Rural Communities (NERC) Act 2006 will only be permitted in exceptional circumstances:

- a. In the case of internationally designated sites (alone or in combination), where there is no alternative solution and there are overriding reasons of public interest for the development.
- b. In the case of National Sites (alone or in combination) where the benefits of development in that location clearly outweigh both the impact on the site and any broader impacts on the wider network of National Sites.
- c. In the case of Local Sites (e.g. Local Wildlife Sites) or sites which meet the designation criteria for Local Sites, the reasons for development must clearly outweigh the long term need to protect the site.

In exceptional circumstances where detrimental impacts of development cannot be avoided (through locating an alternative site) the Council will require appropriate mitigation to be undertaken by the developers or as a final resort compensation. Where none of these can be achieved then planning permission will be refused. Where any mitigation and compensation measures are required, they should be in place before development activities start that may disturb protected or important species.

Planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitats, including ancient woodland and aged or veteran trees, unless the need for, and benefits of, the development in that location clearly outweigh the loss or harm.

Development proposals that are likely to result in a significant adverse effect, either alone or in combination, on any internationally designated site, must satisfy the requirements of the Habitats Regulations. Development requiring Appropriate Assessment will only be allowed where it can be determined, taking into account mitigation, that the proposal would not result in significant adverse effects on the site's integrity.

### **Summary of Proposed Changes**

Minor amendments have been made to Policy EN2 for clarity.

10.9 National planning policy states that development should deliver a net gain in biodiversity. The Environment Act sets out a mandatory requirement for development to deliver at least a 10% biodiversity net gain and approval of a biodiversity net gain plan. The Act includes provision for secondary legislation to set a date for the requirement to come into force.

10.10 Biodiversity net gain means leaving the natural environment in a measurably better state than before, and is central to delivering nature's recovery and increasing

stocks of natural capital. Net gain should deliver genuine additional improvements for biodiversity by creating or enhancing habitats in associating with development. As part of delivering net gains for nature, development proposals will be expected to protect, provide and extend green infrastructure in accordance with the Green Infrastructure policy.

- 10.11 Biodiversity Opportunity and Green Infrastructure Mapping has been prepared for South Kesteven District Council by the Greater Lincolnshire Nature Partnership. These maps identify known areas of high biodiversity value which make up the core of the District's wider ecological network through improved habitat management and habitat creation. To complement these maps, a set of principles has been prepared to guide development proposals that fall within or overlap the biodiversity opportunity area principles.
- 10.12 Guidance is currently being prepared by the Greater Lincolnshire BNG Task Group which will provide further guidance on providing biodiversity net gain through development proposals.
- 10.13 Major and large scale development schemes should deliver wider environmental net gain wherever possible, reflecting the opportunities identified in the South Kesteven Biodiversity Opportunity and GI Mapping; and the Local Nature Recovery Strategy (formerly Biodiversity Action Plans). Seeking to achieve overall improvements in, natural capital and ecosystem services and the benefits that they deliver.
- 10.14 The baseline data on habitats and species that underpin local biodiversity strategy, the local ecological network, biodiversity and green infrastructure opportunities will be kept up to date by the GLNP through the management of the Lincolnshire Environmental Record Centre.

**NEW POLICY 4: Biodiversity Opportunity and Delivering Measurable Net Gains**

**All development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and geodiversity features proportionate to their scale, through site layout, design of new buildings and proposals for existing buildings with consideration to the construction phase and ongoing site management.**

**Development proposals should create new habitats, and links between habitats, to maintain and enhance a network of wildlife sites and corridors, to minimise habitat fragmentation and provide opportunities for species to respond and adapt to climate change. This must be in line with South Kesteven Biodiversity Opportunity and Green Infrastructure Mapping evidence as set out in Appendix 1 and the Policies Maps, the biodiversity**

**opportunity principles, and the Local Nature recovery Strategy (once completed).**

Proposals for major development should seek to deliver wider environmental net gains where feasible.

All qualifying development proposals (as defined by the Environment Act 2021, Schedule 7A, Part 2, Paragraph 17) must deliver at least 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England's Biodiversity Metric.

Biodiversity net gain should be provided on-site where possible. Off-site measures will only be considered where it can be demonstrated that, after following the mitigation hierarchy, all reasonable opportunities to achieve measurable net gains on-site have been exhausted or where greater gains can be delivered off-site where the improvements can be demonstrated to be deliverable and are consistent with the Local Nature Recovery Strategy.

All development proposals must provide clear and robust evidence for biodiversity net gains and losses in the form of a biodiversity gain plan, which should be submitted with the planning application, setting out:

- a. The pre-development biodiversity value of the onsite habitat;
- b. Information about the steps to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- c. The post-development biodiversity value of the onsite habitat following implementation of the proposed ecological enhancements/interventions;
- d. The ongoing management strategy for any proposals
- e. Any registered off-site gain allocated to the development and the biodiversity value of that gain in relation to the development; and exceptionally any biodiversity credits purchased for the development through a recognised and deliverable offsetting scheme.

Demonstrating the value of the habitat (pre and post-development) with appropriate and robust evidence will be the responsibility of the applicant. Proposals which do not demonstrate that the post development biodiversity value will exceed the predevelopment value of the onsite habitat by a 10% net gain will be refused.

Ongoing management of any new or improved onsite and offsite habitats, together with monitoring and reporting, will need to be secured and funded for 30 years after completion of a development.

### **Summary of Proposed Changes**

To accord with the requirement to deliver a minimum 10% biodiversity net gain on qualifying development sites, a new policy is proposed. The policy is based on emerging evidence *Biodiversity Net Gain in Greater Lincolnshire – A Framework Approach Supplementary Planning Guidance* which is a joint study led by the Greater Lincolnshire Partnership.

The policy also refers to Biodiversity Opportunity Mapping and Green Infrastructure Mapping, produced for the district by the Greater Lincolnshire Partnership in 2022. New appendices have been included which set out the principles for development within biodiversity opportunity areas and the Green Infrastructure Network. A Local Nature Recovery Strategy is also required and will be led by the County Council.

An accompanying Whole Plan Viability Assessment tests the viability of increasing the biodiversity requirement above 10%.

### **Green Infrastructure**

- 10.15 The concept of green infrastructure involves a connected approach to environmental management. It utilises a landscape scale approach and focuses on the relationships between habitats, greenspaces, such as green open spaces, blue spaces as networks and the wildlife/communities that they benefit, rather than on the needs of individual sites, species and neighbourhoods. Green infrastructure provides multiple benefits and vital functions for the economy, people, wildlife and communities including health, tourism, flood management, climate change mitigation and clean air. It will be highly valued and considered a priority within planning.
- 10.16 Green Infrastructure should provide for multi-functional uses for example wildlife, recreational and cultural experience, as well as delivering ecological benefits, flood protection and microclimate control. It includes habitats, rivers and their floodplains, greenspaces and civic areas and should operate at all spatial scales from urban centres through to open countryside. As such Policy OS1 should be read in conjunction with EN3.
- 10.17 Connectivity between different green infrastructure assets can help maximise the benefits that they generate. Well-connected green infrastructure assets create a network that allows and encourages movement by people and wildlife, helping to maximise the benefits and support adaptation and resilience to a changing climate.
- 10.18 The Council will work to ensure the promotion of green infrastructure, prioritising proposals that contribute to net gain and enhancement of green infrastructure.

10.19 Green Infrastructure and Biodiversity Opportunity Mapping has been prepared for South Kesteven District Council by the GLNP. These maps identify the known existing areas of high biodiversity value and areas of local biodiversity priority where it is considered most important and feasible to target habitat creation, extension, and restoration. To complement these maps, a set of principles has been prepared to guide development proposals that fall within or overlap the biodiversity opportunity areas. Development proposals are required to have regard to the above evidence and the biodiversity opportunity principles.

**EN3: Green Infrastructure**

~~The Council will maintain and improve~~ The green infrastructure network in the District **will be maintained and improved** by enhancing, creating and managing green space within and around settlements that are well connected to each other and the wider countryside.

Development proposals should ensure that existing and new green infrastructure is considered and integrated into the scheme design, taking opportunities to enrich biodiversity **and** habitats, enable greater connectivity and provide sustainable access for all. Proposals which may result in recreational and visitor pressure on designated biodiversity sites will be particularly expected to provide such green infrastructure.

Proposals that cause loss or harm to this network will not be permitted unless the need for and benefits of the development demonstrably outweigh any adverse impacts. Where adverse impacts on green infrastructure are unavoidable, development will only be permitted if suitable mitigation measures for the network are provided. **In such cases development will only be permitted if suitable mitigation measures are provided to maintain the integrity of the green infrastructure network.**

**Development proposals must demonstrate how regard has been had to the Green Infrastructure Mapping prepared by the Greater Lincolnshire Nature Partnership (in conjunction with Appendix 2) and any relevant national evidence such as Natural England's Green Infrastructure Framework,**

**Summary of Proposed Changes**

Policy EN3 has been strengthened and amended for clarity. Reference has also been made to the Green Infrastructure Mapping and associated appendix which has been undertaken in 2022 by the Greater Lincolnshire Nature Partnership for the district.

## Pollution Control

10.20 The NPPF sets out the need for local authorities to consider the impact of new development on noise, air and light pollution. The aim of the NPPF is to ensure that new developments do not harm existing residents, future residents or the natural environment. This includes minimising air, noise, light pollution, managing odour and maintaining or improving water quality to ensure that new developments are not harmful to other land uses, human health, tranquillity or the natural and built environment. The NPPF states that the local plan should seek to avoid and mitigate the impacts of pollution associated with development.

10.21 Potentially noisy developments will be expected to be accompanied by an appropriate noise assessment. Developers will be required to demonstrate the potential impact of proposals on the environment and on residential amenity and the ability to mitigate to an acceptable level.

10.22 Light pollution refers to the effect of excessive or intrusive lighting arising from poor or insensitive design. The Council will seek to reduce light pollution by encouraging the installation of appropriate lighting and only permitting lighting proposals which would not adversely affect amenity or public safety. Lights should be appropriately shielded, directed to the ground and sited to minimise any impact on adjoining areas, and of a height and illumination level of the minimum required to serve their purpose.

10.23 There is one Air Quality Management Area (AQMA) within the District. This is located in Grantham. This AQMA is within the urban area where air pollution results mainly from traffic. Air quality will be considered when assessing development proposals, particularly in or near the AQMA and where significant doubt arises as to the air quality impact then a cautious approach will be applied.

10.24 The Council is committed to improving air quality in the District and, where relevant, will follow the guidance in the East Midlands Air Quality Network Air Quality and Emissions Mitigation Guidance for Developers June 2017 (or other relevant guidance).

**EN4: Pollution Control**

Development should seek to minimise pollution and where possible contribute to the protection and improvement of the quality of air, land and water. In achieving this:

Development should be designed from the outset to improve air, land and water quality and promote environmental benefits.

Development that, on its own or cumulatively, would result in significant air, light, noise, land, water or other environmental pollution or harm to amenity, health well-being or safety will not be permitted. New development proposals should not have an adverse impact on existing operations.

Development will only be permitted if the potential adverse effects can be mitigated to an acceptable level by other environmental controls, or by measures included in the proposals.

Development that would lead to deterioration or may compromise the ability of a water body or underlying groundwater to meet good status standards in the Anglian River Basin Management Plan (required by the Water Framework Directive) will not be permitted.

Where development is situated on a site with known or high likelihood of contamination, remediation strategies to manage this contamination will be required.

Subject to the Policies in this Plan, planning permission will be granted for development on land affected by contamination where it can be established by the proposed developer that the site can be safely and viably developed with no significant impact on either future users or on ground and surface waters.

**Summary of Proposed Changes**

Policy EN4 is considered robust and no amendments are proposed at this draft stage.

## Reducing the Risk of Flooding

10.25 Paragraph 165 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas of highest risk (whether existing or future). Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.

10.26 The NPPF also states that Local Plans should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. South Kesteven has commissioned a new SFRA in line with the NPPF requirements and in consultation with the Environment Agency and this will be the starting point for consideration of the sequential and the exception tests.

10.27 The NPPF states that all plans should apply a sequential, risk based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. The NPPF sets out a number of criteria which must be met. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source.

10.28 If it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and the development proposed. The NPPF includes a list of exception test criteria which must be passed.

10.29 The District contains some important Water Framework Directive (WFD) water bodies including the Upper Witham, River Welland and River Glen. The Upper Witham currently supports endangered native crayfish, brown trout and grayling. A range of pressures including poor habitat, diffuse and point source pollution, invasive species and low flows are impacting these water bodies and preventing the target of good status from being achieved.

10.30 There is a requirement for the WFD status of surface and ground water bodies across the district to be improved. Therefore, the Council will seek to deliver improvements to the water environment through development, which will not only help to improve WFD status but can deliver multiple benefits. The proposals to create a green corridor along the Witham in Grantham shows the potential for what can be achieved when considering growth alongside environmental enhancement opportunities.

10.31 The WFD requires Member States to achieve 'good ecological status' in all surface freshwater bodies between 2015 and 2027 and to ensure that in future there is no 'deterioration' of the ecological potential of the water environment. Different water bodies are categorised based on four elements - biology, chemical water quality, physical structure and water quality – which together determine the overall ecological potential of the surface water environment. The Anglian River Basin Management Plan details what actions need to be taken in order for the WFD requirements to be met in the area. Development that could potentially lead to river

status deterioration or compromise the achievement of good ecological status as set out in the Anglian River Basin Management Plan should be accompanied by a suitable assessment and proposals for mitigation.

- 10.32 There is a presumption against the use of non-mains foul drainage, except where it is proven that it is not reasonable to use mains drainage, taking into account cost, practicality and sustainability.
- 10.33 Brownfield land may be subject to contamination from previous uses, which can pose risk to surface water, human health and the wider environment. South Kesteven's geology includes large areas dominated by Lincolnshire Limestone which is classified as a Principal Aquifer. These aquifers exhibit high permeability and provide a high level of water storage. They support water supply and river base flow on a strategic scale. Other substantial areas of South Kesteven are located over sand and gravel deposits which are classified as Secondary Aquifers. These aquifers support water supplies at a local scale and in some cases form an important source of base flow to rivers. Principal and Secondary Aquifers are vulnerable to contaminants.
- 10.34 The Environment Agency is the statutory body responsible for the management of groundwater resources. As such proposed development on Brownfield sites should be considered in the context of its prepared guidance on groundwater protection 'The Environment Agency's approach to groundwater protection' which sets out its approach to the management and protection of groundwater. The guidance is available on the Gov.UK website.
- 10.35 Contamination can also occur in other locations, including in the countryside (e.g. by inappropriate spreading of materials such as sludges, or as a result of contamination being moved from its original source).
- 10.36 In addition, some areas may be affected by the natural or background occurrence of potentially hazardous substances, such as radon, methane or elevated concentrations of metallic elements.
- 10.37 In enabling redevelopment of brownfield sites remediation may be necessary. The level of remediation required will be dependent on the proposed end use of the land.
- 10.38 Where development is proposed on a site which is known or has the potential to be affected by contamination, a preliminary risk assessment should be undertaken by the developer and submitted to the local planning authority as the first stage in assessing the risk. Preliminary risk assessments and subsequent investigations should be carried out in accordance with Environment Agency procedures.
- 10.39 Unless this initial assessment clearly demonstrates that the risk from contamination can be satisfactorily reduced to an acceptable level, further site investigations and risk assessment will be needed before the application can be determined.
- 10.40 Remediation strategies should be proportionate to the proposed end use and should seek to ensure that there is no additional risk arising from the development.

Remediation strategies are dependent on desktop/research based survey and potentially testing/site investigation and these will advise the necessary level of remediation. Prior to submitting SuDS proposals, developers should ensure that land is suitable for soakaways, and that the soakaways would provide effective drainage and protect vulnerable groundwater from contamination.

- 10.41 Where pollution issues are likely to arise, intending developers should hold pre-application discussions with the local planning authority, the relevant pollution control authority and stakeholders with a legitimate interest.
- 10.42 In cases where planning permission is granted for development of a site on which the presence of contamination is known or suspected, the responsibility for safe development for the site rests with the developer and landowner.

## EN5: Water Environment and Flood Risk Management

Development should be located in the lowest areas of flood risk, in accordance with the South Kesteven Strategic Flood Risk Assessment (SFRA) and **Environment Agency flood risk maps**. Where **new development is proposed within high risk flood areas** ~~a this is not possible the sequential test must be carried out and submitted as part of the application. approach to development will be applied. The scope of any sequential assessment must be agreed in advance with the Local Planning Authority~~. Where the requirements of the sequential test are met, the exception test will be applied, where necessary.

A Flood Risk Assessment (FRA) will be required for all development in Flood Zones 2 and 3 and for sites greater than 1 hectare in Flood Zone 1, and where a development site is located in an area known to have experienced flood problems from any flood source, including critical drainage.

All development must avoid increasing flood risk elsewhere. Runoff from the site post development must not exceed pre-development rates for all storm events up to and including the 1% Annual Exceedance Probability (AEP)\* storm event with an allowance for climate change. The appropriate climate change allowances should be defined using relevant Environment Agency guidance.

Surface water should be managed effectively on site through the use of Sustainable Drainage Systems (SuDs) unless it is demonstrated to be technically unfeasible. All planning applications should be accompanied by a statement of how surface water is to be managed and in particular where it is to be discharged. Surface water connections to the public sewage network should only be made in exceptional circumstances. On-site attenuation and infiltration will be required as part of any new development wherever possible. Opportunities must be sought to achieve multiple benefits, for example through green infrastructure provision and biodiversity enhancements in addition to their drainage function. The long-term maintenance of structures such as swales and balancing ponds must be agreed in principle prior to permission being granted.

Development proposals should demonstrate that water is available to serve the development and adequate foul water treatment and disposal already exists or can be provided in time to serve the development. Foul and surface water flows should be separated where possible.

Suitable access should be maintained for water resource and drainage infrastructure.

Where development takes place in Flood Zones 2 and 3, opportunities should be sought to:

- a. Reduce flooding by considering the layout and form of the development and the appropriate application of sustainable drainage techniques;
- b. Relocate existing development to land in zones with a lower probability of flooding; and
- c. Create space for flooding to occur by restoring functional floodplains and flood flow pathways and by identifying, allocating and safeguarding open space for storage.

**\*1% Annual Exceedance Probability (AEP): 1 in 100 chance of flooding in any one year**

### **Summary of Proposed Changes**

Policy EN5 has been amended for clarity.

The Council is preparing a revised Flood Risk Assessment and Water Cycle study and policy EN5 will be reviewed again in line with the emerging evidence.

## **The Historic Environment**

10.43 The National Planning Policy Framework (NPPF) states that the Local Plan should set a positive strategy for the conservation and enjoyment of the Historic Environment. The Local Plan should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

10.44 The Council has adopted a number of policies relating to the historic environment in the past and to date a number of conservation area appraisals have been produced and 48 conservation areas declared. The District has the following designated heritage assets:

Conservation Areas	48
Listed Buildings	2150
Scheduled Monuments	92
Historic Parks and Gardens	10

## EN6: The Historic Environment

The Council will seek to protect and enhance heritage assets and their settings in keeping with the policies in the National Planning Policy Framework.

Development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would conserve or enhance the significance of the asset shall be considered favourably. Substantial harm or total loss will be resisted.

### Conservation Areas

Proposals will be expected to take Conservation Area Appraisals into account, where these have been adopted by the Council.

**For proposed development within, affecting the setting of, or affecting the views into or out of a Conservation Area, the Council will require the developer to conserve, or where possible enhance, features that contribute positively to the area's special character, appearance and setting. Development proposals should aim to:**

- a. assess, and mitigate against, any negative impact the proposal might have on the wider streetscape and surrounding heritage assets;**
- b. retain the existing buildings/groups of buildings, street patterns, and building lines that contribute to the character and appearance of the area;**
- c. retain individual features of interest such as doorways, windows, shopfronts, garden walls, railings, cobbled or flagged forecourts, sandstone kerbs, trees and hedges. Where this is not possible or practical any replacement should match the original.**
- d. retain the local distinctiveness as characterised by the height, massing, scale, form, and materials of the existing built environment;**
- e. Ensure the preservation of trees within the Conservation Area, and if suggesting potential removal of trees, demonstrate effective mitigation measures.**

**The Council would support, where relevant and practical, the removal of features which have a negative impact on the character and appearance of the Conservation Area.**

### Designated Heritage Assets/ Listed Buildings

**Proposals for developments that are likely to cause harm to the significance of a designated heritage asset such as a Conservation Area, Listed Building,**

**Designated Park or Garden or its setting will only be granted permission where the public benefits of the proposal outweigh the potential harm.**

**A Heritage Impact Assessment should be provided which considers:**

- f. the overall significance of the heritage asset, including its architectural, archaeological and historic interest, and its contribution to the local character of the surrounding area;**
- g. the setting of the asset and its contribution to the surrounding area;**
- h. the extent of the public benefits created by the proposed works; and**
- i. the present or future economic viability or function of the heritage asset.**

**The proposals should preserve physical features of significance of the building (both internally and externally), including the preservation of any windows and doorways. If significant interventions are proposed to a heritage asset, a full record should be produced prior to any works.**

### **Scheduled Monuments**

**Development will not be permitted where it would cause substantial harm to the significance of a Scheduled Monument, or their setting. Direct impact upon Scheduled Monuments should be avoided given their national significance, to preserve the assets in situ. Proposals causing indirect impact upon the setting of a Scheduled Monument should consider appropriate design and mitigation to minimise such impacts.**

**Proposals should be accompanied by a Heritage Impact Assessment, identifying the significance of the asset and how it will be affected by the proposed development. The level of information required will be proportionate to the scale of impact of the proposal, but may require, where necessary, an in-depth archaeological desk-based assessment and further field evaluation.**

### **Non-Designated Heritage Assets and Archaeological Assets**

**Where development affecting archaeological sites is acceptable in principle, the Council will seek to ensure mitigation of impact through preservation of the remains in situ as a preferred solution.**

**For areas of archaeological interest, or with known archaeological features, proposals should be accompanied by an appropriate and proportionate assessment to understand the potential for and significance of remains, and the impact of development upon them, in the form of a Desk-Based Assessment or Impact Assessment.**

**If the initial assessment does not provide sufficient information, developers will be required to provide further information, such as geophysical surveys or field evaluation in advance of determination of the application.**

**Where possible, mitigation strategies should prioritise the in-situ preservation of archaeological remains. Where this is not possible or feasible, a Preservation by Record should be undertaken, according to an agreed Written Scheme of Investigation, submitted by the developer and approved by the council. All archaeological interventions undertaken during the planning process should be appropriately archived using a method agreed by the council.**

When in situ preservation is not practical, the developer will be required to make adequate provision for a full excavation and recording before or during development.

### **Summary of Proposed Changes**

Policy EN6 has been separated out into sections on conservation areas, Designated Heritage Assets/ Listed Buildings Scheduled Monuments Non-Designated Heritage Assets and Archaeological Assets. This is to allow each of these heritage assets to be assessed individually, and allows the council to provide a more detailed advice for each asset. The more detailed Policy now provides information on what needs to be considered as part of the planning process for developments.

## **The Grantham Canal**

10.45 The 33-mile long Grantham Canal was built in the 18th Century as a reliable transport connection between Grantham and Nottingham through the Vale of Belvoir. Whilst the canal officially closed in 1936 it was retained for land drainage and much of the canal remained in water due to agreements for irrigating agriculture. Strategic road infrastructure and associated bridges now constrain the canal's navigation but the canal and towpaths are still accessible to walkers and cyclists. The Grantham canal is recognised for its nationally and regionally significant landscape, wildlife and heritage features.

10.46 To support the emerging strategy for the Grantham Canal, commissioned by the Canal and River Trust on behalf of the Grantham Canal Partnership, Policy EN6 of the Local Plan requires future development proposals to both protect and enhance the stretch of the Grantham canal that runs through the District. The Local Plan seeks to safeguard the canal so that its long term potential as an asset to support growth of the local economy and boost tourism can be fully realised.

### EN7: Protecting and Enhancing Grantham Canal

The alignment of the Grantham Canal, as shown indicatively on the Policies Map, shall be safeguarded with a view to its long term re-establishment as a navigable waterway, by:

- a. ensuring that development protects the integrity of the canal alignment and its associated structures;
- b. ensuring that where the canal is affected by development, the alignment is protected or an alternative alignment is provided; and
- c. ensuring associated infrastructure of development does not prejudice the delivery of the canal.

Proposals will be permitted that are designed to develop the canal's recreational, nature conservation, heritage, and tourism potential.

Proposals shall only be permitted if it can be demonstrated that there is no unacceptable risk to ecology, flood risk, water resources and water quality.

### Summary of Proposed Changes

Policy EN7 is considered robust and no amendments are proposed at this draft stage.

## Chapter 11 – The Built Environment

### Promoting Good Quality Design

- 11.1 The National Planning Policy Framework (NPPF) has been updated and improved to strengthen design policies and take in to account the findings of the Building Better, Building Beautiful Commission. The NPPF makes it clear that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. The Framework also clearly states that Plans should set out a clear design vision and expectations and it is the intention of this updated policy DE1 to do this, supplemented by the Design SPD and any future guides or codes to provide maximum clarity.
- 11.2 The NPPF goes further to clearly state that poor or mediocre development that is not well designed should be refused, in particular, where it fails to reflect local design policy (SKDC Design guides and codes) and government guidance on design (National Design Guide and National Model Design Code).
- 11.3 Achieving well-designed places is high up on the national agenda and recent changes and improvements to design policy and guidance represent a considerable shift forwards in the desire and intent to do this. This policy uses the National Design Guide's 10 characteristics of well-designed places to create 6 local design principles.
- 11.4 The design process works much more effectively when applicants engage in pre-application discussions, allowing sufficient time to discuss, negotiate, understand, explore, amend and improve development proposals with the Local Planning Authority and other statutory consultees. The NPPF also encourages applicants to undertake early, proactive and effective engagement with the community and rewards this process by advising that such proposals should be looked on more favourably. This process helps to speed up decision making once a planning application is submitted and is also more likely to result in the creation of well-designed places that are more accepted by local communities.
- 11.5 South Kesteven District Council have design advice and review services in place through a local design review panel that meets monthly and the additional use of a regional design review panel where necessary. The Council use Building for a Healthy Life (and any subsequent versions) as a tool for assessing the design quality of new development and expects all residential development proposals of 10 dwellings or more to perform positively when assessed against this.

### DE1: Promoting Good Quality Design

To ensure high quality design is achieved throughout the District, all development proposals will be expected to **adhere to the Council's Design Guides, Codes and Supplementary Planning Documents (SPDs)**.

**Applicants are strongly encouraged to use the Council's pre-application advice and design review services and to proactively and effectively engage with local communities in order receive early feedback on proposals and to evolve design proposals.**

**Applications for Planning Permission that are not well designed will be refused. Development proposals must be in accordance with this policy and the design principles set out below**

#### **1. Local context, identity and character**

- a. Development proposal must demonstrate through submitted plans and documents, that a site and its context have been fully assess and understood and have been comprehensively and positively responded to;**
- b. Development proposals should be visually attractive and make a positive contribution to the local distinctiveness, vernacular, **townscape, streetscape and landscape** character of the area. Proposals should **use typical characteristic and positive local examples as design cues to create places with a clear a coherent identity**;**
- c. Proposal should be integrated into the wider surroundings, being sensitive to edges of settlements, views, **landscape character, history, built form and street character** and reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area.**

#### **2. Built form, streets, spaces and movement**

- a. Development proposals should be designed to prioritise and encourage sustainable and active travel modes such as walking, wheeling, cycling and the use of public transport, through compact, walkable layouts that are easy to understand and move through and connected networks of routes that are attractive, green, safe and accessible to all;**
- b. A coherent built form should be created with a strong landscape structure and a clear hierarchy of streets and spaces along with recognisable and memorable destinations, landmarks, groupings of buildings, streets, spaces and for larger sites, character areas;**
- c. Streets and spaces should be designed to be high quality and attractive, have a clear function, encourage healthy lifestyles and social interaction, include trees and other natural elements such as water, be well defined,**

**with their edges being enclosed by strong buildings and front boundary treatments, and feel safe, being overlooked by active frontages.**

### **3. Green and Blue Infrastructure and Nature**

- a. Ensure that green and blue infrastructure is designed in to and integrated within schemes from the start, in order to create strong landscape structures throughout layouts, enhance biodiversity and encourage healthy lifestyles;**
- b. Connected networks of green spaces should be both attractive and functional, providing activities for all and integrating water management and drainage and supporting rich and varied biodiversity, meeting national Biodiversity Net Gain regulations**
- c. Layouts should be designed to ensure that sufficient space is given for the creation of tree lined streets and trees within other public spaces in addition to features such as roadside swales.**

### **4. Mixed and Integrated Uses**

- a. To achieve successful and inclusive new communities, a range of conveniently located and accessible local services and community facilities are required and these should be enhanced further by high quality public spaces to create vibrant community focussed places;**
- b. A mix of home tenures, types and sizes (as needed locally) should be delivered and should be socially inclusive by being sensitively located, spread out and not easily identifiable by design quality (including materials), style (including house types and architectural details) or location in terms of not placing affordable units in inferior locations.**

### **5. Amenity and easy to use homes and buildings**

- a. Ensure that homes and buildings are designed, to ensure a good quality of life for occupants and be easy to use for all;**
- b. Ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and have regard to features that minimise crime and the fear of crime; and Provide sufficient private amenity space, suitable to the type and amount of development proposed;**
- c. Development proposals should ensure that there are no adverse impacts on the amenity of existing neighbours and future occupants or users of the development in terms of noise, light pollution, loss of privacy and loss of light and that buildings are carefully integrated with their surrounding external space; seek to:**

- d. Development proposals must incorporate, in an integral part of the design waste storage and collection arrangements, cycle storage and utilities that are convenient and easy to use for all and with minimal visual impact and clutter;**
- e. Car parking provision should be sufficient for the location and type of development, spaces should be easy to use, fit for purpose and large enough to cater for a wide range of users;**
- f. Parking should be well ordered and integrated in to the street and not have a negative impact on character.**
- g. Development proposals must follow Building Regulations, national guidance and local policy on street design for fire engines, fire hydrant locations and water supply and pressure requirements. Where local fire & rescue policy identifies a requirement different to what is stated in Building Regulations due to local circumstances, local policy must be taken into account. Early engagement with Lincolnshire Fire and Rescue is encouraged. A Technical Advice Note providing further guidance will be prepared by the Local Authority.**

**6. Sustainable, Healthy, Resource Efficient and built to last**

- a. Development proposals should reduce the need for energy, be energy efficient and reduce embodied carbon and maximise renewable energy generation;**
- b. Buildings and places should be designed to last and stand the test of time, use quality materials and architectural details, be durable, adaptable, resilient to climate change, evolving technologies and lifestyle changes, easy to look after and well-managed and maintained with a clear sense of ownership;**
- c. High-speed digital connectivity will be essential to ensure resilience against evolving technologies, lifestyle changes and ways of working and must be included within development proposals.**

- 7. Retain and incorporate important on site features, such as trees and hedgerows and incorporate, where possible, nature conservation and biodiversity enhancement into the development;**
- 8. Provide well designed hard and soft landscaping; and**
- 9. Effectively incorporate onsite infrastructure, such as flood mitigation systems or green infrastructure, as appropriate.**

All major development (as defined in the Glossary) must demonstrate compliance with **(and any subsequent versions)**:

- Neighbourhood Plan policies;
- Manual for Streets guidance and relevant Lincolnshire County Council guidance
- Village design statements, where approved by the Council.

- For new residential proposals, development should perform positively against Building for a Healthy Life. 12;

~~Planning permission for new residential development above a threshold of 10 or more dwellings will be granted subject to a target of at least 10% of new dwellings being developed as 'Accessible and Adaptable' in line with the optional standards set out in Part M4(2) of the Building Regulations.~~

**In addition to the Council's pre- application and design review services, it may be recommended that major and/or sensitive development proposals are also taken to the regional Design Review Panel provided by Design: Midlands for further assessment.**

~~Residential development on sites of 100 or more dwellings must contribute towards innovative design, to encourage sustainable living and working across the District. This should be delivered through exemplary design, construction and community facilities within all strategic developments.~~

~~Residential development on sites of 100 or more dwellings and other significant Developments (defined by the Council)\* will undergo an independent Design Review, at an early stage as part of comprehensive masterplanning or through pre-application advice. The Council and the Applicant will be equally involved in the selection of a review panel. The cost associated with the Design Review will be covered, in full, by the Applicant.~~

~~\*significant developments will be determined on a case by case basis, depending on the context of each individual site.~~

~~When selecting schemes to undergo Design Review from both allocated sites and subsequent proposals, the following criteria will act as guidance:~~

10. Significant major planning proposals that include large buildings or groups of buildings such as large scale housing schemes, religious buildings, museums or art galleries, hospitals, shopping and leisure complexes, and office or commercial buildings;
11. Strategic or regeneration opportunity sites;
12. Infrastructure projects such as stations, and other transport interchanges;
13. Sites with special significance or local interest or proposals which are out of the ordinary in their context or setting because of their scale;
14. Schemes that by their nature, setting or location are likely to be seen as unusual, particularly controversial or setting a precedence. This includes proposals which are likely to establish the planning, form or architectural quality for future large scale development or redevelopment; and
15. Schemes with a significant impact upon the public realm, such as major changes in the public realm or proposals to enhance public squares and civic open spaces; and
16. Where a masterplan or concept framework is needed to ensure the satisfactory development of a complex or multi-ownership site.

### **Summary of Proposed Changes**

Policy DE1 has been amended to bring it in line with and better reflect National Government ambitions to achieve well designed places and refuse development that is not well designed.

### **NEW POLICY 5 – Householder Development**

Planning permission will be granted for the alteration and extension of dwellings, erection and conversion of curtilage buildings, including the formation of annexes and means of enclosure providing that:

- a. The proposal respects the design, materials and detailing of the host dwelling, and;**
- b. The proposal respects the character of the surrounding area including its local distinctiveness, the significance and setting of any heritage assets, landscape character and the open character of the surrounding countryside.**
- c. There is no adverse impact on the amenities of neighbouring users including loss of privacy, light and overbearing impact;**
- d. The layout of development within the site and separation distances from neighbouring development are sufficient to ensure that the proposal does not result in an unacceptable reduction in amenity by virtue of overlooking and loss of privacy or overbearing impacts.**
- e. The host dwelling retains an appropriate amount of amenity space relative to its size;**
- f. Existing access and parking provision must not be adversely impacted as a result of the proposal such that it would lead to a detrimental impact on highway safety;**
- g. Annexes should not be capable of being occupied as a separate independent dwelling and must be ancillary to the host dwelling.**

The policy should be read in conjunction with the Design SPD (2021), or any subsequent design guides or codes.

### **Summary of Proposed Changes**

New policy providing guidance on alterations and extensions of dwellings, erections and conversion of curtilage buildings, including the formation of annexes.



## Sustainable Building and Construction

11.6 The National Planning Policy Framework (NPPF) sets out that planning plays a key role in delivering reductions to greenhouse gas emissions, minimising vulnerability and providing resilience to climate change. The NPPF also notes that planning supports the delivery of renewable and low carbon energy and associated infrastructure.

11.7 The conservation of fuel, and power and water efficiency are matters that are covered by building regulations; however, planning can deliver higher rates of efficiency over and above the levels set out in the Building Regulations.

11.8 The energy hierarchy classifies energy options and sets out that organisations and individuals should pursue energy options in the following order (it should be noted that it is not possible to implement all of these through planning regimes):

- Reduce the need for energy
- Use energy more efficiently
- Use renewable energy
- Use low carbon sources
- Use conventional energy

11.9 The South Kesteven District Water Cycle Study was updated in October 2016. This recommended that, in order to move towards a more 'water neutral position' and to enhance sustainability of development coming forward, a policy should be developed that ensures all housing is as water efficient as possible, and that new housing development should go beyond mandatory Building Regulations requirements. It recommended a policy of setting the Building Regulations optional requirement target of 110 l/h/d. It also recommended non-domestic buildings should as a minimum reach 'Good' BREEAM status.

## SB1: Sustainable Building

All development proposals will be expected to mitigate against and adapt to climate change, to comply with national and contribute to local targets on reducing carbon emissions and energy use unless it can be demonstrated **in exceptional circumstances** that compliance with the policy is not viable or feasible.

### 1. Energy consumption

**New development should strive to be zero carbon ready through minimising energy use and choice of low carbon energy sources.** New development should demonstrate how carbon dioxide emissions have been minimised in accordance with the following energy hierarchy:

- Using less energy through energy efficient building design and construction, including thermal insulation, passive ventilation and cooling;
- Utilising energy efficient supplies – including connecting to available heat and power networks; and
- Maximising use of renewable and low carbon energy generation system

### 2. Water Resources

New development should seek to achieve a 'water neutral position' and promote enhanced sustainability. To achieve this, the following standards will be expected from new development:

- New housing: is expected to be as water efficient as possible. Proposals which do not meet the Building Regulations optional requirement target of 110 l/h/d must demonstrate how and why this standard cannot be attained as part of the specific development scheme proposed.
- Non-domestic buildings: will be expected to reach 'Good' BREEAM status as a minimum.
- Major development schemes: will be expected to provide a programme of water efficiency promotion and consumer education, as part of the new development with the aim of behavioural change with regards to water use.

### 3. Contributing to Low-Carbon Travel

All new development should demonstrate how they can support low-carbon travel, to achieve this:

- The need to travel will be reduced through site location and design**
- Active travel will be encouraged through site location and design.**
- new residential development will be expected to provide electric car charging points
- new commercial developments shall make provision for electric car charging points. The number of charging points required will be determined on a case by case basis.

### **Summary of Proposed Changes**

Policy SB1 has been amended to reflect the Councils ambition to reach net carbon zero by 2050 and Paragraph 158 of the NPPF which reads '*Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.*'

The policy will be reviewed against the emerging Climate Change Study.

The final policy, will be informed by a Whole Plan Viability Assessment which will accompany the plan. The Whole Plan Viability Assessment assesses a range of developer contributions for different site typologies and locations across the district.

## Open Space, Sport and Recreation

11.10 This section of the Local Plan Review outlines the current open space provision and future open space requirements across South Kesteven. A Play Pitch Strategy is also being prepared to assess indoor play space provision across South Kesteven, this study will not form part of the open space section for the draft local plan review as the report is not yet finalised. The complete Play Pitch Strategy will inform the pre-submission version of the local plan review.

11.11 The district of South Kesteven has circa 2,670ha of identified open spaces, which includes Allotments, Community Gardens, Amenity Greenspace, Churchyards and Cemeteries, Natural and Semi-Natural Greenspace, Outdoor Sports Facilities, Parks and Gardens and Provision for Children / Young People. Due to its rural nature, nearly half of the identified open spaces across South Kesteven consist of Natural and Semi Natural Greenspaces.

11.12 Accessible, good quality open spaces can make a significant quality of life contribution to the residents of South Kesteven, along with providing wider benefits such as; broadening the districts tourism offer, managing flood risk, supporting biodiversity and providing valuable green infrastructure links to better adapt to changing climate. Therefore, the Local Plan review will ensure that open spaces across the district are protected in order to enhance and secure these benefits for the future.

11.13 As the population of South Kesteven continues to grow, new residential development will create additional demand and pressure on existing open spaces. Therefore, the Local Plan review will require new developments to include a level of new open space provision. In order to ensure that the future needs associated with population and development growths can be met.

## National Open Space Policy Context

11.14 On a national scale the provision of open spaces and facilities within cities, towns and villages is of high importance to a sustainable future and is embedded in national planning policy. The National Planning Policy Framework (2023) recognises the opportunities that appropriately located and well-designed open spaces can provide and outlines that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. In terms of open space policies, The National Planning Policy Framework (2023) states that policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and identify the opportunities for new provision.

11.15 The benefits of open space provision also cross over into many other parts of the NPPF including;

- Promoting Healthy and Safe Communities;
- Delivering Sustainable Development;
- Supporting a Prosperous Rural Economy;
- Promoting Sustainable Transport;
- Achieving Well Designed Places;
- Conserving and Enhancing the Natural and Historic Environment; and
- Meeting the challenges of climate change

11.16 In addition to National planning policy there is planning practice guidance in the form of 'Open Space, Sports and Recreation Facilities; Public Rights of Way; and Local Green Space (2014)' which provides advice on open space, sports and recreation facilities, public rights of way (PRoW) and the Local Green Space designations. The guidance states that it is for local planning authorities to assess the need for open space and opportunities for new provision in their areas.

### Local Open Space Policy Context

11.17 The Council's Corporate Plan for the period of 2020-2023 sets out a vision to be *"the best district in which to live, work and visit"*. The Council aims to continue developing a clean and green future, working with others to ensure that how we live and work represents, *healthy and strong communities and* clean and sustainable environments.

11.18 South Kesteven have also published a Sport and Physical Activity Strategy (2021). The Strategy states that the district has a wealth of community assets, leisure facilities, parks, countryside paths and open spaces to provide opportunities to be active. It also outlines opportunities to be focused in areas that will make the most difference to local people, especially areas identified with health inequalities. Furthermore, an action plan has been established by the study which sets out to achieve various 'active' goals such as encouraging participation and accessibility for whole community's and investment in leisure facilities to meet needs of the district.

11.19 In terms of climate change, the Climate Action Strategy (2023) seeks to set out how the Council can respond to the global issue of climate change at a local level, and it aims to provide a clear place-based vision for District's approach to climate adaptation to living in a warmer world. The Climate Action Strategy provides a framework for the District to reduce carbon emissions and safety adapt to the unavoidable impacts of climate change. The following key co-benefits relate directly to open space:

- Improving health and wellbeing;
- Improving air quality;

- Boosting biodiversity; and
- Ensuring a fairer society.

11.20 South Kesteven also contains a number of areas which have prepared Neighbourhood Plans, some of these contain designations for Important Open Space or an equivalent. These open spaces have not been duplicated as part of this policy, as they have their own protection through the Neighbourhood Plan in which they are designated.

### The Open Space, Sport and Recreation Study

11.21 The Open Space, Sport and Recreation Study (2023) was commissioned to provide robust and up to date information concerning the demand and use of open space throughout the district. It supports the Council's corporate vision to be "*the best district in which to live, work and visit.*" The study means that South Kesteven can prioritise development of open space, ensures that poor quality open spaces receive investment and improvement, and that open spaces receive sufficient developer contributions to provide for new communities.

11.22 The main aim of the study was to assess at the overall provision of open space across the district. The study broke the district of South Kesteven down into three 'sub-areas' based on amalgamated Middle Super Output Area (MSOA). Within each of these 'sub-areas' the quantity, quality, value and accessibility of open space was assessed. Detailed area analysis on each 'sub-area' be found within the Open Space, Sport and Recreation Study (2023).

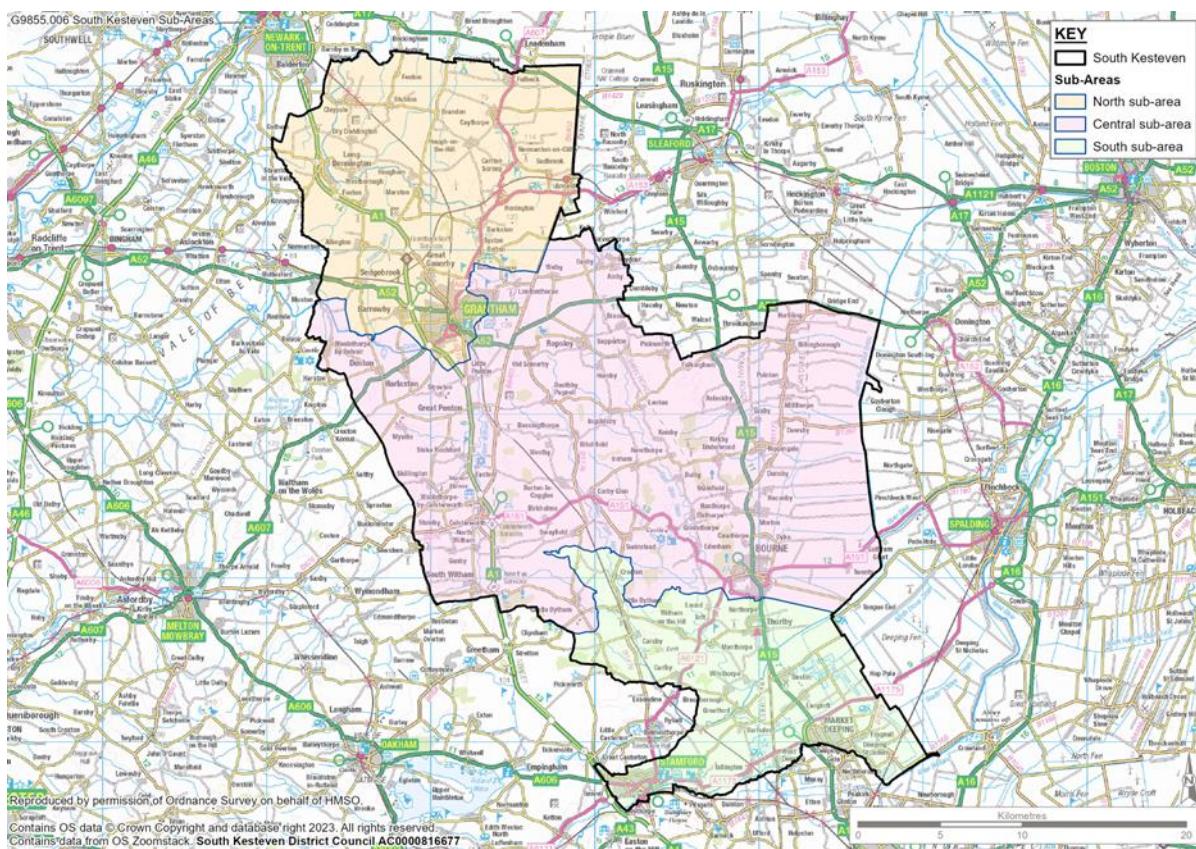


Figure 15: Open Space Study 'sub areas'

11.23 An audit of the existing provision of open space was carried out by the Open Space, Sport and Recreation Study (2023) to). which identified that the following open space typologies were present across the district;

Table 10: Open Space Typology

Open Space Typology	Description
Allotments and Community Gardens	Opportunities for those people who wish to do so to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion.
Amenity Greenspace	Most commonly but not exclusively found in housing areas. Includes informal recreation green spaces and village greens (can also include local green spaces)
Churchyards and Cemeteries	Cemeteries and churchyards including disused churchyards and other burial grounds.
Natural and Semi-Natural Greenspace	Includes country parks, nature reserves, publicly accessible woodlands, urban forestry, scrub, grasslands, wetlands and wastelands.

Open Space Typology	Description
Outdoor Sports Facilities	Includes both natural and artificial surfaces for sports and recreation that are owned and managed by local authorities, town and parish councils, sports associations, companies and individual sports clubs. This typology includes golf courses.
Parks and Gardens	Includes urban parks and formal gardens. Parks usually contain a variety of facilities, and may have one of more of the other types of open space within them.
Provision for Children and Young People	Areas designed primarily for play and social interaction specifically designed as equipped play facilities for children and young people.

11.24 The quantity of open spaces within each 'sub area' was carried out through a desk based GIS exercise, using existing open space data based on a snapshot in time. The study has mapped the open spaces which provided the total area in hectares of each site figures. The quantity was then compared to population statistics data and is expressed in terms of a hectare per 1,000 population figure.

11.25 The quality assessment of open spaces within each 'sub area' was conducted using the Green Flag Award style quality audit. The award is widely recognised as a quality benchmark for parks and green spaces and takes into account the following considerations.

- Is the area a Welcoming Place.
- Is the area Healthy, Safe and Secure.
- Is the area well maintained and clean.

11.26 The quality assessment did not attempt to 'judge' all sites as to whether they would pass or fail the Green Flag Award and It was primarily based on applying the relevant criteria to all the typologies of identified open space within South Kesteven. This allowed for an impartial quality benchmark to be applied across the District's open spaces.

11.27 The value of each open space was assessed based on 'Assessing needs and opportunities: a companion guide to PPG17 (2002) which took into account information such as the contextual value historical value and recreational value of each site.

11.28 The accessibility assessment of open spaces was applied through a straight line Walking Threshold ('as the crow flies') buffers to open spaces, as per the 'Assessing needs and opportunities: a companion guide to PPG17 (2002) and the benchmark accessibility standards are set out in the FiT Guidance for Outdoor Sports and Play.

11.29 The outcomes of the open space assessments in terms of quantity, quality, value and accessibility can be found summarised within The Open Space, Sport and Recreation Study (2023).

### Policy OS1: Open Space and Recreation

11.30 The recommendations from the Open Space, Sport, and Recreation Study (2023) have been used to inform policy OS1 which seeks to ensure adequate levels of provision for each type of open space, based population figures and the identified future needs of each 'sub area'. The policy also strongly protects existing open space provision and encourages opportunities to deliver additional open space where it is required.

### OS1: Open Space and Recreation

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

	Standard	Component Parts	
Informal/ Natural green space	2.0 ha per 1000 population within 480m (10mins walk time)	Informal open space, natural green space, e.g. woodland, wetland, meadow and heath, green infrastructure, routeways and corridors	
Outdoor sports space	1.0 ha per 1000 population within 480m (10mins walk time)	Dedicated outdoor sports pitch provision (includes grass pitch provision and sometimes hard/synthetic surfaces)	
Other Open Space	0.8ha per 1000 population within 480m (10mins walk time)	Play equipped space	0.15ha
		Young Persons spaces	0.15ha
		Allotments	0.20ha
		Parks	0.30ha

Open Space Typology	Provision and accessibility Standard (ha per 1,000 population)
Allotments and Community Gardens	No Standard
Amenity Greenspace	0.60ha - within 480meters
Cemeteries and Churchyards	No Standard
Natural and Semi- Natural Greenspace	2.00ha - within 720meters
Outdoor Sports Facilities	1.60ha - within 1200meters
Parks and Gardens	0.50ha - within 710meters
Provisions for Children and Young People	0.15ha
	LAP – within 100m
	LEAP – within 400m
	NEAP – within 1000m

### Providing New Open Space

To ensure that new housing developments provide sufficient new (or improved) open space to meet the needs of the development, the above standards will be applied to all development proposals for new housing that are capable of providing 10 or more dwellings. Development proposals will be assessed against current open space provision. In areas that do not currently meet the standards for open space, the development proposals will be required to make appropriate provision, based upon the standards above and should also demonstrate that the recommendations of the 'sub area' analysis set out in the Open Space, Sport and Recreation Study (2023) have been considered and addressed.

New open space provision should form an integral part of the development layout. It should be easily accessible by means of pedestrian connections through the development and should be designed to ensure that it is clearly visible to the public.

All new open space provision should take account of best practice guidance and design principles, and seek net gains to biodiversity and green infrastructure where possible. The longevity of new open space provision **shall** **should** be safeguarded, through agreed management and maintenance arrangements.

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

#### Protecting Existing Open Space

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

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

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

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

#### Summary of Proposed Changes

Name of the policy has been changed to include ‘recreation’.

Parts of the opening text have been moved into the supporting text section.

A new updated open space provision table have been provided due to the assessment outcomes of the Open Space, Sport and Recreation Study (2023)

Reference to the Open Space, Sport and Recreation Study (2023) ‘sub area’ analysis has been made within the policy to ensure that the correct types of provision are being made within specific areas.

## Chapter 12 – South Kesteven’s Communities

12.1 In addition to Policy H1, housing allocations for the Plan Period are set out in the following sections in order that these can be seen within the context of our communities. Allocations have been made for each of the main towns with a focus on Grantham, as well as the majority of the larger villages. In order to demonstrate that the allocated sites are capable of meeting the housing requirement over the plan period, the following assumptions have been made regarding density:

12.2 Planning Practice Guidance states that housing potential should be guided by local conditions, including housing densities and the sites' potential using an average development density of 30 dwellings to the hectare. However, this density has been adjusted to take account of any individual site characteristics and physical constraints.

12.3 When developing sites, it is usual for a proportion of the site to be given over to access roads, public open space and other ancillary uses. Site areas are recorded "gross" but to reflect the realities of development, sites have been "netted" down in order to calculate density. The larger the site, the larger the area normally given over to non-developed uses. We have therefore used the following assumptions:

- up to 1ha then 95% developable area
- between 1ha and 4ha 80% is developable area
- over 4ha then 60% developable area.

12.4 The dwelling potential of sites included in the Local Plan is indicative only; the true potential of any site will be assessed by more detailed study, having regard to many factors which are outside the scope of the Local Plan, and which need to be considered as part of the planning application process.

12.5 Some sites have been considered to have a lower density, due to their sensitive location and this is reflected in the indicative density. Again, this is not a rigid number, but it would not normally be considered that a much higher density would be appropriate in this location.

## South Kesteven's Four Market Towns

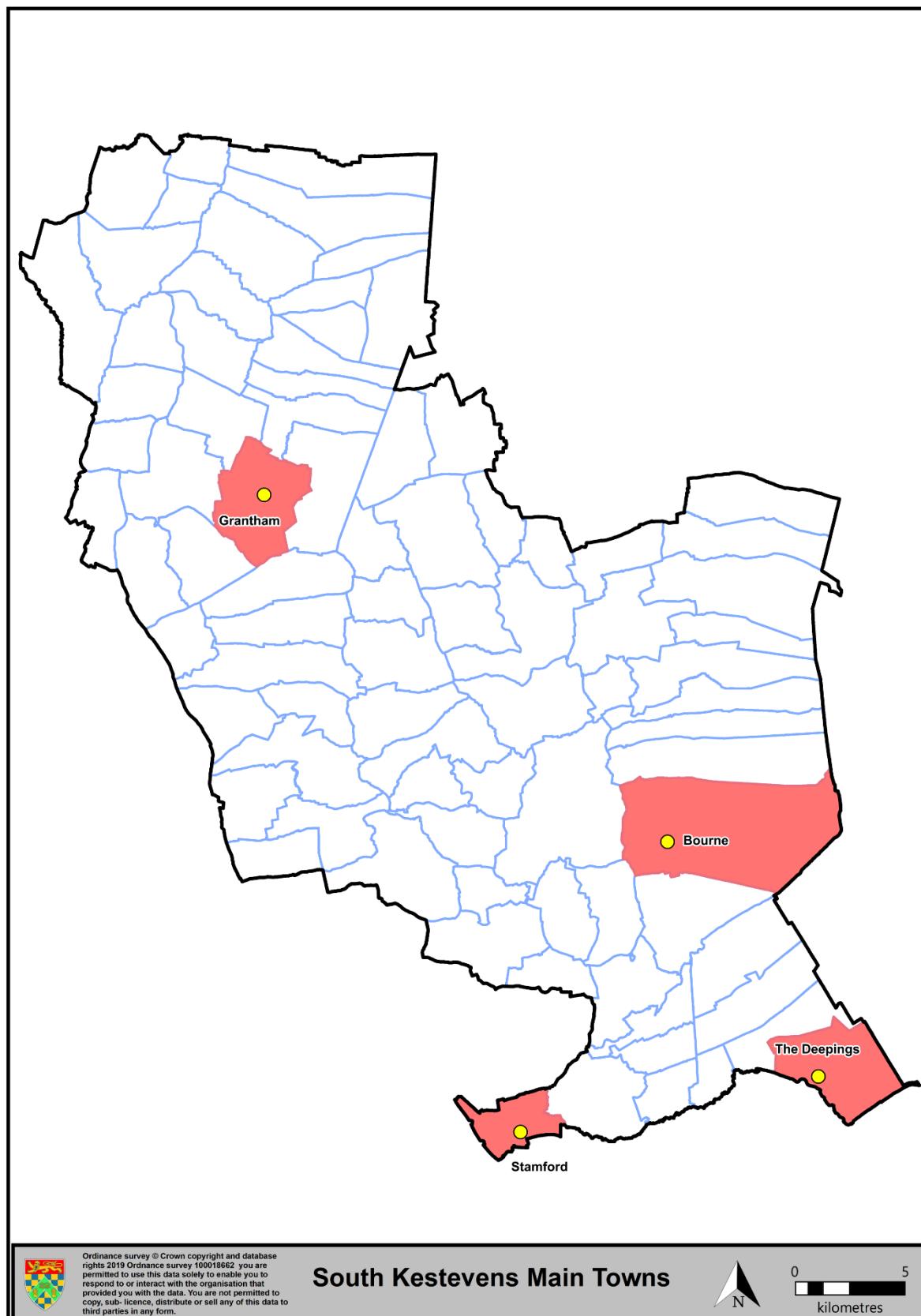


Figure 16: The Four Main Towns of South Kesteven, Map and Infographic Data.

## Grantham

12.6 Grantham is located around 26 miles south of Lincoln and 24 miles east of Nottingham. It is the largest settlement within the District of South Kesteven, and the second largest settlement in Lincolnshire. The town has historically been of strategic importance due to its location on the River Witham, along with the Great North Road and with the East coast Main Line running through it. It has good strategic connections to London, Peterborough, Newark, Lincoln and Nottingham. Being the largest town in the District, Grantham was previously awarded Growth Point status in 2006, in order to support an ambitious growth agenda, aimed at strengthening and enhancing Grantham's position as a major economic centre within Lincolnshire. Whilst formally Grantham's Growth Point status has concluded, the projects associated with it are still active and work continues to ensure that Grantham fulfils its ambition to be a leading sub-regional centre offering high quality retail, leisure, residential and employment opportunities to the whole of its hinterland.

12.7 Grantham has an historic and diverse town centre, with the full range of facilities, which you would expect to find in an urban centre of over 41,000 people. Many of the major national retailers have stores in the town, and there are branches of the leading supermarkets and the major banks.

### Grantham Historic Environment

12.8 In the centre of Grantham is the Grade 1 listed St. Wulfram's parish church. The church and its immediate setting are important features of the Conservation Area and the wider area, they are also the most historic parts, and as such are highly significant in their historic importance, and therefore very sensitive to any change or alteration. The views to the spire of St Wulfram's Church are one of the defining characteristics of Grantham. St Wulfram's spire is prominent in both short and long views and the protection of these should be weighed up in the consideration of any development proposals both within and outside the town.

12.9 The Grade 1 listed Belton House and its Grade 1 registered historic park and garden are internationally significant heritage assets located in close proximity to the northern edge of the existing built up area of Grantham.

12.10 In recognition of its importance the Council and the National Trust commissioned the Belton House and Park Setting study to define the extent of the setting of these heritage assets and to inform policy formulation and decision-making for development proposals within the defined area.

12.11 Protecting and enhancing the setting, to the extent defined in the adopted Belton House and Park Setting Study, is important in maintaining its significance as a heritage asset. In accordance with Policy GR1 development proposals will need to

demonstrate what, if any, impact there will be on the setting of Belton House and Park through the preparation of a Heritage Impact Statement.

**GR1: Protecting and Enhancing the Setting of Belton House and Park**

Belton House and its Historic Park and Garden are nationally and internationally significant heritage assets located in close proximity to the northern edge of the existing built-up area of Grantham. Protecting and enhancing their setting, using the Belton House and Park Setting study to inform the assessment of the impacts, is important to maintaining their significance as heritage assets. Proposals will need to demonstrate what, if any, impact there will be on the setting of Belton House and Park through the preparation of a Heritage Impact Statement, and how through their location, scale, design, landscaping and materials they have taken account of the setting of Belton, and that any adverse impacts have been removed and/or mitigated.

**Summary of Proposed Changes**

Policy GR1 is considered robust and no amendments are proposed at this draft stage.

## Supporting Grantham's Economy

- 12.12 The town's economy has traditionally been reliant on industries like manufacturing, engineering, construction and wholesale retail trade. However, the distribution and visitor/tourism service sectors have taken an increased role in employment provision over recent years with much of the town's employment now focused within the service sector.
- 12.13 Employment in the town is mainly focused in the town centre; but also, at other locations such as Alma Park industrial Estate and Spitalgate Level industrial area, near to the A1. Unemployment in the town is at 4.2% which is higher than the District average of 2.9%.
- 12.14 The Local Plan seeks to strengthen the District's economy and through the identification of a series of employment sites which seek to further enhance Grantham's local economy such that Grantham can sustain and develop its role as an effective sub-regional centre.
- 12.15 The proposed Southern Gateway strategic employment location in Grantham (E1: Grantham Southern Gateway Strategy Employment Opportunity) recognises the benefit the delivery of employment generating uses on this site will bring to the local

economy. This location will have excellent connectivity to the A1 and national road network by means of a new junction with the new Grantham Southern Relief Road.

12.16 In recognition of the new A1 junction being delivered in conjunction with developments to Grantham South, further land adjoining the strategic employment site is also identified for employment allocations. Delivery of employment generating uses on these sites will further support Grantham's economy, as well as the wider District's economy.

### Sustainable Transport in Grantham

12.17 The growth of the town requires an efficient transport network which enables services and facilities to be accessible to all, whilst also helping to reduce congestion and minimising the environmental impact of transport, particularly through the town centre.

12.18 Grantham lies adjacent to the A1 and it is currently bisected by the A52. As trunk roads, the A1 and A52 (west) are the responsibility of Highways England rather than Lincolnshire County Council. Development proposals which may have an effect on the trunk road network, including the capacity of junctions onto and off the trunk road network will be considered by Highways England as well as Lincolnshire County Council. Development proposals may therefore, require a strategic highway solution involving both LCC and Highways England.

12.19 In 2005, LCC commissioned a transport study for Grantham. The aim of this study was to look at all of the issues that relate to transport in the town and set out a range of local proposals to tackle congestion and improve transport options. In 2014, the study was reviewed. This review set out five key aims:

- Making Grantham a better place in which to live, work and shop
- Making alternative ways of travelling more attractive
- Making the most of the railway station;
- Helping people get around town more easily; and
- Catering for new developments.

12.20 Lincolnshire County Council has plans for significant highway infrastructure which will be delivered in Grantham. The construction of the Southern Relief Road (GSRR) is estimated to be fully built in 2025. This infrastructure will support and enable the growth of the town by opening up access to key development sites and by providing mitigation to traffic growth associated with all planned development. It is important to recognise the benefit and mitigation that this infrastructure will provide to all development sites within the Grantham Transport strategy area. Development proposals will therefore be expected to make appropriate direct provision or a financial contribution to the delivery of this enhanced infrastructure.

### GR2: Sustainable Transport in Grantham

All major development proposals within the Grantham Transport Strategy area, and additionally proposals for development on site reference GR.SE1 under Policy E1, site reference GR3-H1 under Policy GR3 and any other land in proximity to the Grantham Southern Relief Road, should make an appropriate contribution to necessary transport improvements and the delivery of the objectives of the Grantham Transport Strategy, either directly where appropriate (such as the provision of infrastructure or through the contribution of land to directly enable a scheme to occur) or indirectly (such as through appropriate developer contributions to an identified scheme).

### Summary of Proposed Changes

Policy GR2 is considered robust and no amendments are proposed at this draft stage.

### GR3: Grantham Allocations

12.21 Over half of the current existing total housing land supply is located within Grantham. This also takes into account the retained allocations (Spitalgate Health Garden Village, Rectory Farm (Phase 2 and Phase 3), and Prince William of Gloucestershire Barracks).

12.22 The proposed site allocations (Land at Sheepwash Lane, Grantham Train Station, Land at Belton Lane, and The Grantham High School Playing Fields) and retained allocations are expected to deliver 5,693 new homes across the plan period up to 2041. This approach ensures development is located in the most sustainable locations and ensures Grantham meets its growth needs and fulfils its role a sub-regional centre.

**SKPR-278 (GR3-H1): Spitalgate Heath - Garden Village (Mixed Use Allocation) (Southern Quadrant) (SKLP269)**

Indicative Unit Numbers: 3700 (2,150 1,350 anticipated to be constructed by 2036 2041)

Approximate Density: 30 Dwellings per hectare.

**Planning permission will be granted for the creation of a Garden Village at Spitalgate Heath. The development must ensure that the following principles are met:**

~~The following development principles accompany this allocation:~~

- a. To ensure the comprehensive development of the entire allocation, incremental full applications will not be acceptable. An outline or hybrid application will be required for the entire site. This ~~should~~ **must** be accompanied by a detailed masterplan.
- b. **The site must be planned and developed on the basis of current Garden Village principles and national best practice.**
- c. **The overall design of the Garden Village must provide a model for sustainable living with exemplary standard of design, construction and community facilities. The design and layout must foster and support a sense of community. To ensure the development achieves good, high quality design, a design code will be prepared for the site.**
- d. **The development must include a new employment generating area of approximately 110,000 m<sup>2</sup> including E(g), B2 and B8 uses.**
- e. **The development ~~should~~ **must** make provision for safe and convenient highways, footway and cycleway connections through the site connecting it to local schools, community facilities, linking it to Grantham, the Prince William of Gloucester Barracks allocated site and the wider countryside.**

- f. The layout of the development should **must** provide appropriate transport infrastructure measures to encourage walking, cycling and use of public transport in order to maximise opportunities for sustainable modes of transport and **encourage active travel. This must include a walking and cycling route to Grantham along the River Witham corridor.**
- g. The development should **must** incorporate Sustainable Drainage Systems, **where except where it can be demonstrated that is not practical and or** possible to do so.
- h. The masterplanning and development of the site should **must** have careful regard for to landscape and topography. ~~and reflect current garden village principles and national best practice.~~

~~The site shall make provision for safe and convenient highway, footway, and cycleway connections throughout the site connecting it to local schools, community facilities and into the wider town.~~

- i. The potential for the development to impact on the townscape and heritage assets including views out of the site should **must** be considered **and reflected** in the masterplanning of this site.
- j. The development should **must** provide net gains in biodiversity on site and contribute to wider ecological networks where possible. **This site is within or includes an area of Biodiversity Opportunity. Proposals on this site should incorporate the relevant principles for development within Biodiversity Opportunity Areas set out in New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains.**
- k. **This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**
- l. The development must seek to improve biodiversity and **avoid, or minimise, any** impacts on ~~the~~ Woodnook Valley SSSI.
- m. Additional treatment capacity is required at waste water treatment works and new discharge permits are required for water quality targets. This should be incorporated early on in the development of scheme specifics, as part of a scheme wide delivery strategy which demonstrates that capacity is available or could be made available to serve the development subject to phasing. ~~To ensure the development achieves good, high quality design a design code will be prepared for the site. The overall design of the Garden Village should provide a model for sustainable living with exemplary standards of design, construction and community facilities.~~
- n. **The development must include on-site renewable energy provision and demonstrate how it will be resilient to future climate change.**

- o. The development must provide a village hub with community facilities, including a community centre and shops to serve the day and day needs of future residents and create a community destination to support a sense of community.
- p. The development must provide an appropriate mix of housing types, affordability and tenures for all stage of life to meet housing needs.
- q. The development must provide primary and secondary schools on site, as required.
- r. The development must provide blue green infrastructure throughout the site including multifunctional green spaces, high quality open space, a Riverside Park, accessible opportunities for recreation through the provision of open space and private gardens, green access routes and allotments.
- s. The development must make provision for the long term stewardship of the site, demonstrating how this will be secured to support the new community and to ensure the creation of a flourishing and vibrant place where people want to live and work in the future.
- t. The development must contribute towards the delivery of the Grantham Southern Relief Road which facilitates this development.
- u. This site is situated within a Minerals Safeguarding Area. A Minerals Assessment will be required ~~to accompany any planning application for the subject. Before considering a planning application or allocation for this site a Minerals Assessment will be required.~~

### Summary of Proposed Changes

Policy GR3-H1 (SKPR-278) has been amended to reflect Garden Village status of the site, and the need to provide high quality development and to provide greater clarity for the key issues to be addressed.

**SKPR-279 (GR3-H2): Rectory Farm (Phase 2 North West Quadrant) (SKLP134: 267, 268)**

Indicative Unit Numbers: 1150

Approximate Density: 30 Dwellings per hectare

Development of the ~~North West Quadrant~~ **Rectory Farm (Phase 2)** must be planned for in a comprehensive manner such that each of the three phases (and corresponding landowners/developers/site promoter(s)) work together to provide a single urban extension.

The Council will work with the site promoter(s) / landowners / developers to ensure that a planning application / master planning strategy is developed that enables planning applications for the site to be progressed without compromising the delivery of the whole site comprehensively. **Any application must accord with the Rectory Farm Supplementary Planning Document adopted November 2021.**

Applications that fail to demonstrate how they relate and connect to the wider site, including, where relevant, connections to the neighbouring Poplar Farm development will be resisted.

The following development principles accompany this allocation:

- a. Development should provide a strategic access solution which limits the number of new access points onto the A52 Barrowby Road. The strategic access solution should include details on vehicular, pedestrian and cycleway connections to the adjacent Poplar Farm.
- b. The layout of the development should provide appropriate transport infrastructure measures to encourage walking, cycling and use of public transport in order to maximise opportunities for sustainable modes of transport.
- c. Provide for safe and convenient highway, footway, and cycleway connections throughout the site connecting residents to local schools, including the new Poplar Farm Primary School, community facilities and into the town centre.
- d. The development will make suitable open space provision including providing an additional playing field or land for such use, adjacent to the boundary of Poplar Farm School.
- e. Land in the North-West corner of the site, following the public footpath known as Barr 11/4, shall be used for the provision of landscaping and open space only, to protect the sensitive landscape from development.
- f. The development should incorporate Sustainable Urban Drainage systems where practical and possible to do so.
- g. The development should provide net gains in biodiversity on site and contribute to wider ecological networks where possible. **This site is within or includes an area of Biodiversity Opportunity. Proposals on this site should incorporate the relevant principles for development within Biodiversity Opportunity Areas set out in New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains.**

- h. **This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**
- i. Development of this site should seek to positively incorporate strategic views towards the Town's heritage assets and their setting (i.e. Belmont Tower, St Wulfram's, and St Sebastian's). The topography of the site shall be carefully considered to ensure that development proposals minimise possible harm to cross town views of these heritage features.
- j. Additional treatment capacity is required at waste water treatment works and new discharge permits are required for water quality targets. This should be incorporated early on in the development of scheme specifics as part of a scheme wide delivery strategy which demonstrates that capacity is available or could be made available to serve the development subject to phasing.
- k. To ensure the development achieves good, high quality design a design code will be prepared for the whole site.
- l. Detailed proposals should come forward comprehensively to reflect the Development Brief for this site.
- m. The development will provide appropriate mitigation measures to the Strategic Road Network if required and demonstrated by relevant transport assessment and agreed with Highways England.

**SKPR-280 (GR3-H3): Land adjacent to Rectory Farm (Phase 3 North West Quadrant) (SKLP51 and SKLP 313)**

Indicative Unit Numbers: 404

Assumed Density: 30 Dwellings per hectare

The following development principles accompany this allocation:

- a. A comprehensive masterplan will be prepared for this site, which clearly sets out an appropriate relationship with the adjacent Rectory Farm site/s (Phase 2 North West Quadrant). Detailed proposals should come forward comprehensively to reflect the Development Brief for this site.
- b. In masterplanning the site, consideration should be given to providing vehicular, pedestrian and cycleway connections into the site from the adjacent Rectory Farm development (North West Quadrant Phase 2).
- c. The layout of the development should provide appropriate transport infrastructure measures to encourage walking, cycling and use of public transport in order to maximise opportunities for sustainable modes of transport.
- d. Provide safe and convenient highway, footway, and cycleway connections throughout the site connecting it to local schools, community facilities and into the wider town.

- e. The development should incorporate Sustainable Urban Drainage systems where practical and possible to do so.
- f. The development should provide net gains in biodiversity on site and contribute to wider ecological networks where possible. **This site is within or includes an area of Biodiversity Opportunity. Proposals on this site should incorporate the relevant principles for development within Biodiversity Opportunity Areas set out in New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains.**
- g. **This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**
- h. The northern edge of the site shall not extend any further north than as shown on the policies map; this is to prevent possible impact on heritage features, their settings and the landscape.
- i. Noise mitigation measures shall be proactively incorporated in the development.
- j. Sensitive landscaping treatments shall be provided along the northern edge of the site.
- k. Additional treatment capacity is required at waste water treatment works and new discharge permits are required for water quality targets. This should be incorporated early on in the development of scheme specifics as part of a scheme wide delivery strategy which demonstrates that capacity is available or could be made available to serve the development subject to phasing.
- l. To ensure the development achieves good, high quality design a design code will be prepared for the site.
- m. The development will provide appropriate mitigation measures to the Strategic Road Network if required and demonstrated by relevant transport assessment and agreed with Highways England.

### **Summary of Proposed Changes**

Policy GR3-H2 (SKPR-279) has been amended to include reference to the Rectory Farm Supplementary Planning Document adopted November 2021.

Minor amendments to Policy GR3-H3 (SKPR-280) are proposed for clarity at this stage.

**SKPR-65 (GR3-H4): Prince William of Gloucester Barracks (Mixed Use Allocation) (SKLP316)**

Indicative Unit Numbers ~~up to~~ of a minimum of 3,500 – 4,000 (approx. 4,775 ~~1,745~~ anticipated to be constructed by 2036 ~~2041~~) **including employment generating area of 8ha.**

Planning permission will be granted for the creation of a new settlement based on garden village principles, with a minimum of 3,500 to 4,000 dwellings on the site of the Prince William of Gloucester Barracks. Any scope to increase site capacity beyond 4,000 dwellings would need to be subject to more detailed evidence and design work being undertaken.

The new community should be developed as a comprehensive mixed-use scheme and should be developed in accordance with a comprehensive masterplan prepared for the whole site, which the Council will be consulted on prior to the submission of a planning application.

The proposed development will comprise new homes together with employment generating uses, local services and community uses, extensive open space provision and substantial tree planting. The development must ensure that the following key elements are provided:

- a. a new employment generating area of about 8 hectares located to optimise access to the A52 in order to support the development of a sustainable new community;
- b. highway infrastructure to access the site and to ensure impact on the existing highway network is minimised, including the provision of any appropriate mitigation to the strategic highway network, if required and demonstrated by relevant transport assessment, and agreed with Highways England.
- c. a demonstrable design logic that fosters and supports a sense of community;
- d. provision of new primary school and additional secondary school places as required;
- e. an appropriate mix of housing types, affordability and tenures to meet housing needs, ~~subject to market conditions and viability for all stages of life~~;
- f. a village hub with local neighbourhood shops to serve the everyday needs of residents and create a community destination to support a sense of community;
- g. new **blue** green infrastructure incorporating networks of multifunctional green spaces; high quality open space; accessible opportunities for recreation through the provision of open space and private gardens; and the feasible retention of as much existing woodland as possible including recently planted areas, as well as the provision of new areas of woodland and green access routes;

- h. safe and convenient highway, footway, and cycleway connections throughout the site connecting it to local schools, community facilities and linking to Grantham, Spitalgate Heath Garden Village and the wider countryside;
- i. appropriate surface water management including Sustainable Urban Drainage systems wherever practical;
- j. the establishment of appropriate liaison and governance solution identifying the ways in which long term stewardship can be secured to support the new community and to ensure the creation of a flourishing and vibrant place where people want to live and work in the future; and
- k. consideration of the scope to increase site capacity beyond 4,000 dwellings subject to more detailed evidence and design work being undertaken.
- l. This site is within or includes an area of Biodiversity Opportunity. Proposals on this site should incorporate the relevant principles for development within Biodiversity Opportunity Areas set out in New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains.**
- m. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

For the purposes of any forthcoming planning applications, the Masterplan for the development will determine the capacity for the site and should therefore be supported by the following evidence:

- i. a comprehensive Travel Plan to maximise integrated transport choice and connections to services and facilities in neighbouring settlements. These could include; appropriate access arrangements and a network of dedicated pedestrian and cycle links throughout the new settlement with direct and clearly defined connections to neighbouring settlements and appropriate infrastructure to facilitate the use of electric vehicles;
- ii. of how development will avoid, minimise and where necessary mitigate or compensate any adverse environmental impact, enhance the landscape and provide green infrastructure to support the creation of new habitat and an overall increase in biodiversity across the whole site;
- iii. of the most appropriate means of managing waste water and surface water that meets the requirements of the Water Framework Directive and secures improvements in water quality and surface water management;
- iv. a comprehensive heritage impact assessment to demonstrate how development will avoid, minimise and enhance or compensate any adverse effect on designated and non-designated heritage assets; and

- v. that the new settlement will be developed within a set of high quality design principles concerning the use of appropriate styles and materials and incorporates sustainably designed “future proof” homes and workplaces
- vi. **The site is situated within a Mineral Safeguarding Area. A Minerals Assessment will be required to accompany any planning application for the site.**

### Summary of Proposed Changes

Policy GR3-H4 (SKPR-65) has been amended to include the requirement to undertake a Minerals Assessment. The anticipated delivery of the site up to 2041 has also been amended and additional wording has been included in regard to blue green infrastructure.

The policy has also been changed to a mixed use policy due to incorporating an element of employment generating uses.

### SKPR-117 – Land to the East of Sheepwash Lane

**Indicative Unit Numbers: 72**

**Assumed Density: 30 Dwellings per hectare**

**The following development principles accompany this allocation:**

- a. **Highway, footway, cycleway connections should be provided throughout the site which connect the site into the wider town and into the existing developments to the north and south of the site, where possible.**
- b. **A public right of way runs along the western edge of the site, this should be retained and connections incorporated into the development, where possible.**
- c. **Suitable boundary treatment and noise attenuation should be provided along the A1 edge of the site.**
- d. **The development proposal should ensure the integration of the open space to the north of the site and incorporate the Barrowby stream as a positive landscape feature.**
- e. **Any contaminated land should be remediated to recognised standards.**
- f. **This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

**SKPR-268 – Land at Train Station – Mixed Use Allocation**

**Indicative Unit Numbers: 268 Dwellings, 648m<sup>2</sup> hotel, 828m<sup>2</sup> Small Medium Enterprise, 400 space multi-storey car park, 2480m<sup>2</sup> light industrial space.**

**Assumed Density:**

**The following development principles accompany this allocation:**

- a. The proposed development will be a comprehensive mixed-use scheme enhancing the public frontage and connectivity into Grantham town centre.**
- b. A comprehensive masterplan will be required for the site.**
- c. Impact on heritage features will be considered.**
- d. The development proposal must provide 0.3ha of B2 and appropriate E(g) use classes.**
- e. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

**SKPR-57 – Land off Belton Lane**

**Indicative Unit Numbers: 628**

**Assumed Density: 30 Dwellings per hectare**

**The following development principles accompany this allocation:**

- a. A comprehensive masterplan is required for the entire site.**
- b. The masterplanning and development of the site should have regard for landscape and topography. No development will occur above the 60m contour.**
- c. The development will make provision towards the upgrading of Belton Lane/Newark Hill junction and footway and cycle connections.**
- d. Highway connections should be made from the adjacent development to the south, where possible.**
- e. Highway, footway, cycleway connections should be provided throughout the site connecting it to local schools, community facilities and into the wider town.**

- f. A public right of way runs through the site this should be retained and incorporated into the development of the site, where possible.**
- g. Suitable noise attenuation will be required along the eastern boundary of the site.**
- h. Impact on heritage features will need to be considered, specifically the development should incorporate views towards heritage assets (i.e., Bellmount Tower, Belton House Grade I Park and Garden, St Wulfram's Church, St Johns Church) and their settings.**
- i. The development proposal must take into account the Belton House Park Setting Study in Policy GR1.**
- j. There is the potential for archaeological remains on this site and the appropriate pre-commencement investigations should be carried out.**
- k. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

#### **SKPR-62 – The Grantham Church High School Playing Fields, Queensway**

**Indicative Unit Numbers: 76**

**Assumed Density: 30 Dwellings per hectare**

**The following development principles accompany this allocation:**

- a. Highway, footway, cycleway connections should be provided throughout the site which connect the site into the wider town and into the existing approved development surrounding the site, where possible.**
- b. Connections to integrate the approved scheme towards the green lane cycle network to the north of the site should be made.**
- c. Footway connections should be made from the recreational ground to the south of the site into the development.**
- d. The development proposal should include an appropriate mix of housing types for the area to ensure a mixed and balanced community.**
- e. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

### **Summary of Proposed Changes**

New site allocations are proposed to meet the minimum housing requirement for South Kesteven over the plan period.

The government's Standard Method establishes a need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum.

To meet the total housing supply need four additional sites have been identified for residential development in Grantham.

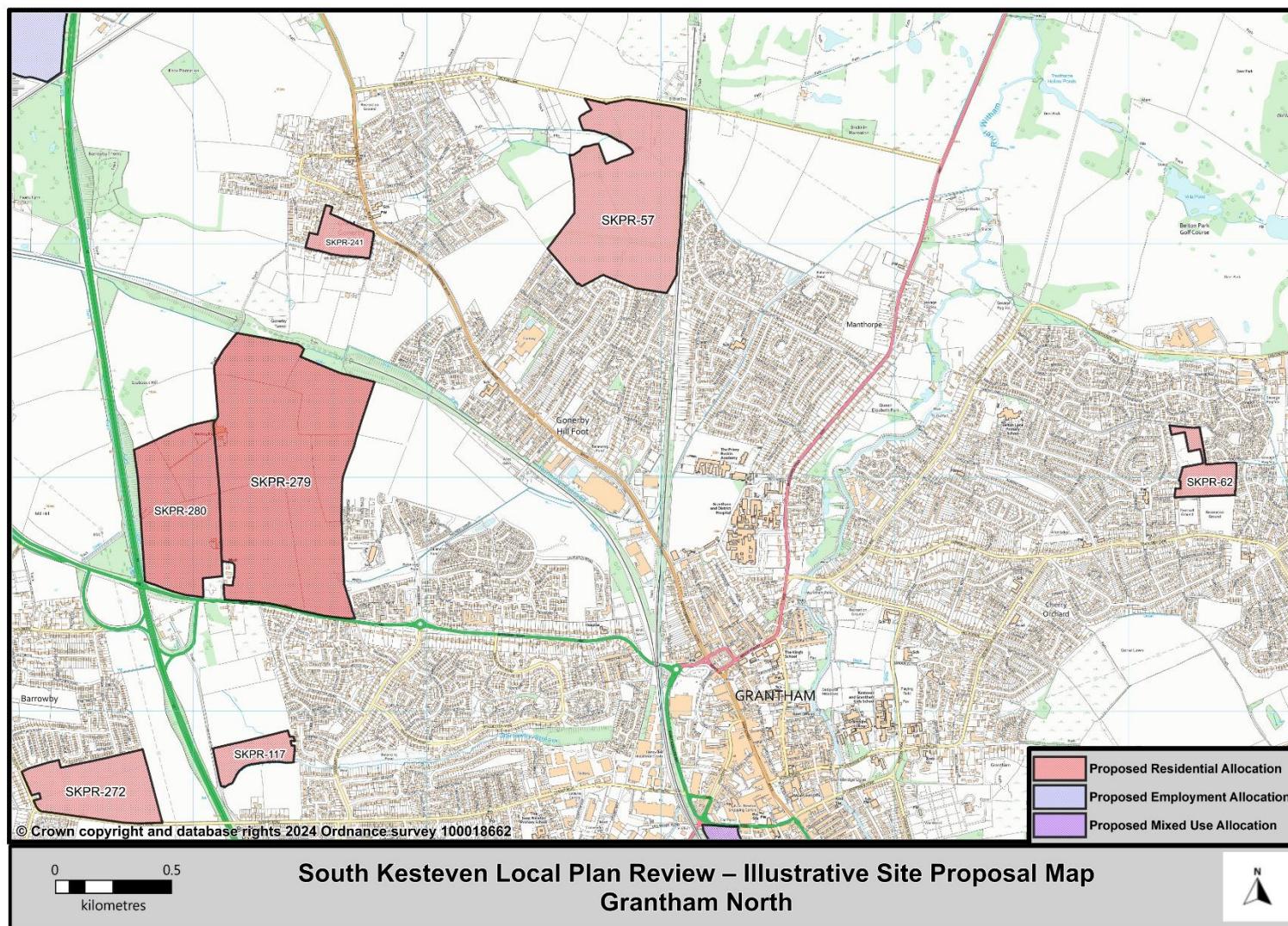


Figure 17: Grantham (North) Illustrative Map

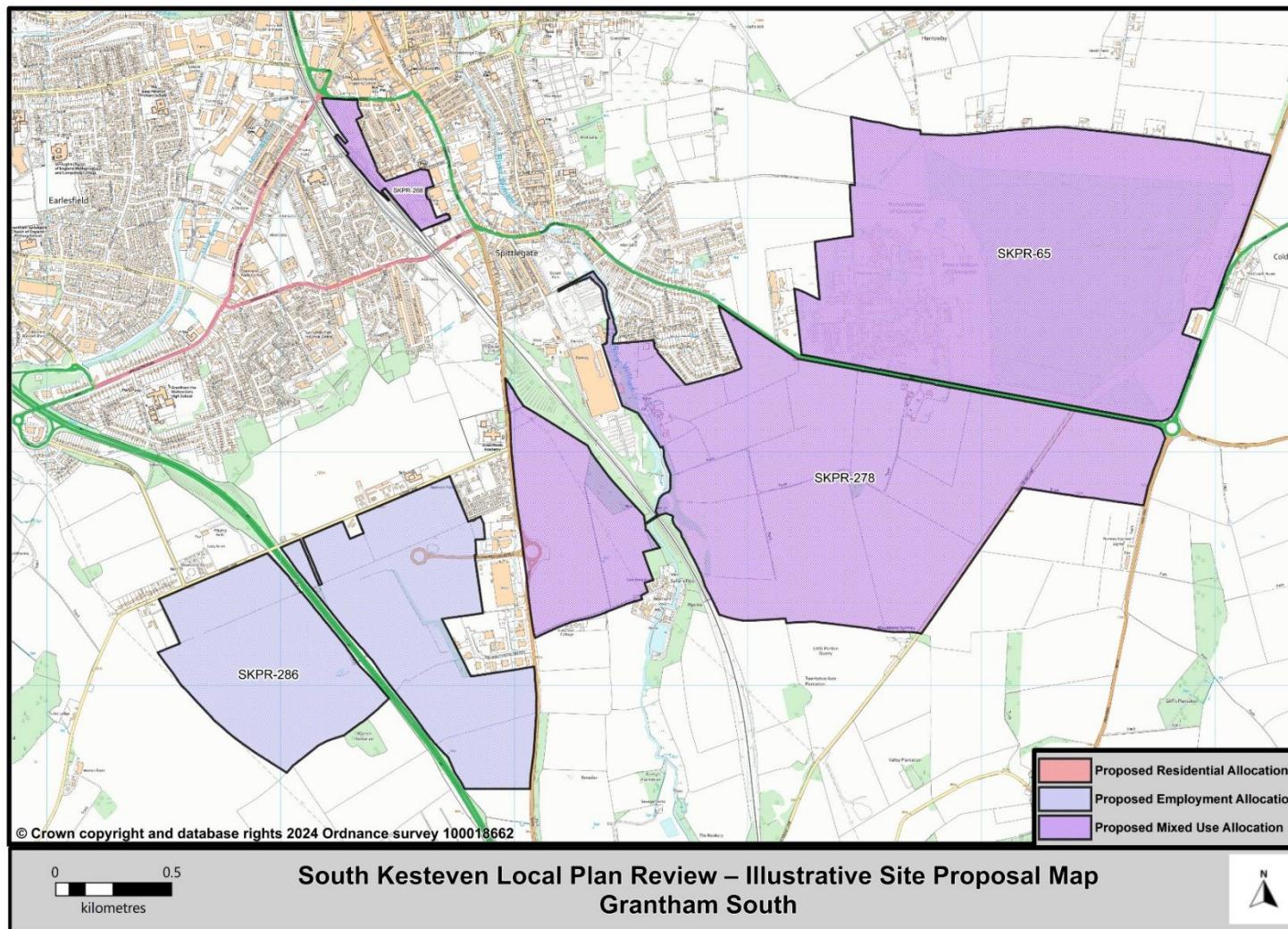


Figure 18: Grantham (South) Illustrative Map

## Grantham Town Centre

12.23 The Local Plan will seek to encourage retail proposals that support and enhance Grantham's developing role as a sub-regional shopping and leisure destination. The historic fabric of Grantham's town centre creates good potential for investment, regeneration and enhancement despite it having experienced the national pattern of increased shop vacancies. Grantham's sub-regional status and its distance from the key shopping centres of Peterborough and Nottingham means it is capable of operating at a higher retail level than is currently being achieved. The Council with Historic England have supported improvements to shop fronts within the Conservation Area to help revitalise key elements of the townscape.

12.24 Part of Grantham town centre's under achievement is due to significant expenditure leakage into centres such as Peterborough, Nottingham and even Leicester. Expenditure leakage is the technical term for shoppers exhibiting choice; shoppers choose other locations because of the variety those locations can offer them, which in turn impacts the offers available within the centre not being visited, in this instance Grantham town centre. Grantham is not large enough to re-create itself as another Peterborough or Nottingham, but it can still build a critical mass in terms of its population and look to reinvent and to reinvigorate itself as a sub-regional shopping and leisure destination. Wider local infrastructure issues, such as congestion within the town centre, will be addressed through the delivery of the Local Plan. A Designer Village Outlet has been granted planning permission with expected visitors estimated to be 3 million when fully operational – it is projected that approximately 10% of these will also visit the town centre.

12.25 The policy sets out what will be encouraged within Grantham town centre to enable this shift towards a better shopping and leisure destination not just for the District's resident population, but also workers and visitors.

#### GR4: Grantham Town Centre Policy

The Grantham town centre boundary and the Primary Shopping frontages are defined on the Policies Map (as illustrated below).

Within the town centre, development or reuse of buildings for a range of uses including retail, leisure, offices, food and drink, cultural and residential will be supported.

#### **Primary Shopping Frontages**

Within the Primary Shopping frontages proposals for new premises, conversions or change of use to ~~E(a) A1 retail (shops)~~ will be encouraged, subject to the proposal contributing positively to the character and appeal of the town centre.

Other **appropriate E uses** ~~A-uses~~ will be supported provided that they positively contribute to the Town Centre either through generating footfall or providing supplementary uses, i.e. banks, cafes.

#### **Town Centre Boundary**

Within the town centre boundary, proposals for **E- uses classes A-uses** will be supported as well as proposals for Offices (B1), Health Care, Day Nurseries, (D1) and leisure and tourism related uses, i.e. cinema, recreation facilities (D2) and appropriate residential development on upper floors, provided that the use does not cause undue harm to the character and appeal of the town centre, nor generate “dead shopping frontages”.

~~The preference is for A1 retail uses to be located within the Primary Shopping frontages.~~

~~Proposals for A1 retail uses in the wider town centre boundary will be supported provided that they positively contribute to the town centre.~~

Proposals supporting the generation of an evening economy within the Town Centre will be encouraged. The re-development of the St Peter's Hill area will be supported provided that proposals encourage footfall into the town centre and support the evening economy.

A sequential approach will be applied to the location of proposals for main town centre uses which prioritises sites within the town centre ahead of edge of centre sites. Out of centre locations will only be considered if sequentially preferable sites are not available.

Retail impact assessments are required to accompany proposals for main town centre uses in edge of centre or out of centre locations where the gross floorspace proposed is above 1,000sqm.

**Summary of Proposed Changes**

Policy GR4 has been amended to reflect new use class definitions.

## Grantham Town Centre Frontages

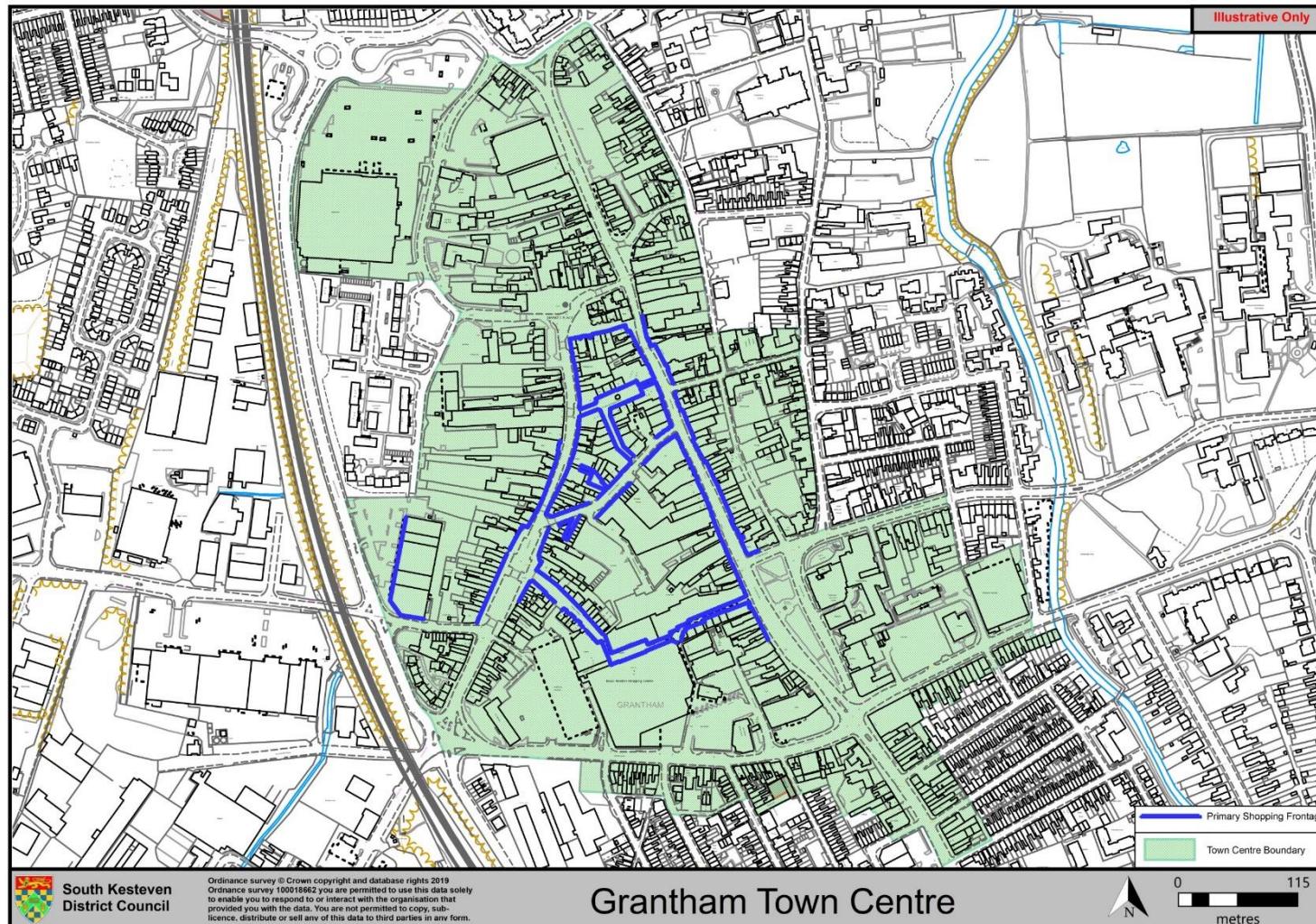


Figure 19: Grantham Town Centre Map

## Stamford

12.26 Stamford is the second largest town in South Kesteven. Stamford is located adjacent to the strategically important national north-south route, the A1, meaning cities such as Peterborough and Cambridge are commutable and London (100 miles away) is also accessible. There are direct rail services to Cambridge, Birmingham, Peterborough and Stansted airport, and the East Coast Main Line rail network is accessed via Peterborough. The town also acts as a service centre for nearby villages, such as Uffington and Tallington in the District and Great Casterton and Ryhall in Rutland.

12.27 Stamford is noted for its heritage, its architecture and its essential medieval and Georgian character, which has been used as the backdrop for many film and television productions. The town centre is protected by a Conservation Area (the first in England) and there are many archaeological remains (both designated and undesignated) throughout the town which are an important part of the town's heritage.

12.28 Stamford has a full range of facilities, including a hospital and several doctors' and dentists' practices. Many of the major national retailers have stores in the town, including branches of the leading supermarkets and the major banks. The town also has many local independent and specialist traders providing a variety of goods and services. Stamford also has a market every Friday, selling local produce and a variety of household goods. Education is available in both state and private schools in Stamford at Primary and Secondary level. New College, Stamford offers both further and higher education courses.

12.29 In 2015, South Kesteven District Council commissioned a Capacity and Limits to Growth Study for Stamford. This was commissioned in order to ensure the existing heritage and other important features of Stamford were protected from future inappropriate development options by identifying the less constrained and strategic opportunities for sensitive growth of the town.

12.30 The proposed strategy for Stamford is to focus on growth to the North of the town. This proposal accords with the findings of the Stamford Capacity and Limits to Growth Study, as focusing growth in the north will ensure the historically significant and sensitive landscape to the south of the town is protected whilst the fabric of the town is protected for future generations.

12.31 Existing allocations are proposed to be retained which includes Stamford North (STM1-H1) which will provide a comprehensive sustainable urban extension to the town, and Stamford East (STM1-H2) both sites are expected to deliver 1670 new homes across the plan period up to 2041. An additional allocation at Exeter Fields is proposed which is expected to deliver 180 new homes by 2032.

## STM1: Stamford Residential Allocations

### **SKPR-281 (STM1-H1): Stamford North (SKLP257, SKLP258, SKLP240)**

Indicative Unit Numbers: 1,300

Approximate Density: 30 Dwellings per hectare

The following development principles accompany this allocation:

- a. A high level masterplan, supported by a detailed development brief, appropriate full transport assessment and phasing plan, is required for the entire site (to include for the land extending into Quarry Farm, Rutland with an additional capacity of 650 dwellings).
- b. The layout of the development should provide appropriate transport infrastructure measures to encourage walking, cycling and use of public transport in order to maximise opportunities for sustainable modes of transport.
- c. Safe and convenient highway, footway, cycleway connections shall be provided throughout the site connecting it to local schools, community facilities and into the wider town.
- d. An East-West road to be provided through from Old Great North Road to Ryhall Road. This should offer mitigation to the town centre from the traffic generated as a result of this development.
- e. The development shall accommodate specialist housing needs through the provision of retirement housing, extra care or residential care housing.
- f. The development shall make provision for a new primary school.
- g. The development shall make provision for contributions towards the expansion or improvement of the adjacent secondary school.
- h. The development shall make provision for a local centre, to serve the needs of both existing and new residents to the area. The local centre should include the provision of appropriate social and community facilities.
- i. The development should positively respond to green infrastructure opportunities and provide sensitive landscaping to the northern edge of the site.
- j. Land to the east of the dismantled railway line should be utilised primarily for the provision of open space and strategic landscaping including surface water drainage features, only in order that the character of this area remains open and verdant.
- k. The development should provide net gains in biodiversity on site and contribute to wider ecological networks where possible.

- I. The development will provide appropriate mitigation measures to the Strategic Road Network to be agreed with Highways England.
- m. **This site is within or includes an area of Biodiversity Opportunity.** Proposals on this site should incorporate the relevant principles for development within Biodiversity Opportunity Areas set out in New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains.
- n. **This site is within or includes a Green Infrastructure Area.** Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.

**SKPR-282 (STM1- H2): Stamford East (SKLP300, 318)**

Indicative Unit Numbers: 162

Approximate Density: 30 Dwellings per hectare

The following development principles accompany this allocation:

- a. A comprehensive masterplan is required for the entire site.
- b. The layout of the development should provide appropriate transport infrastructure measures to encourage walking, cycling and use of public transport in order to maximise opportunities for sustainable modes of transport.
- c. This site represents a gateway location and this should be recognised in the design and layout of development proposals.
- d. Highway, footway, cycleway connections ~~shall~~should be provided throughout the site which connect the site into the wider area.
- e. To ensure the development achieves good, high quality design, a design code will be prepared for the site.
- f. Any contaminated land should be remediated to recognised standards.
- g. This site is situated within a Minerals Safeguarding Area. A Minerals Assessment will be required as part of any planning application.
- h. **This site is within or includes an area of Biodiversity Opportunity. Proposals on this site should incorporate the relevant principles for development within Biodiversity Opportunity Areas set out in New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains.**
- i. **This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

**Summary of Proposed Changes**

Policies STM1-H1 and STM1-H2 are considered robust and minor amendments which includes reference to Biodiversity Opportunity Areas and Green Infrastructure Areas is proposed at this draft stage.

Since the adoption of the 2020 Local Plan, part of STM1-H2 Stamford East has been granted planning permission the allocation will be reviewed at the pre-submission stage.

**SKPR-266 – Stamford Gateway (Exeter Fields)**

**Indicative Unit Numbers: 180**

**Assumed Density: 30 Dwellings per hectare**

**The following development principles accompany this allocation:**

- a. This site represents a gateway location, and this should be recognised in the design and layout of development proposals.**
- b. Highway, footway, cycleway connections should be provided throughout the site which connect the site into the wider area. This should include footway improvements and crossing facilities on Empingham Road.**
- c. Suitable boundary treatment and noise attenuation shall be provided along the A1 edge of the site.**
- d. This site is situated within a Limestone Minerals Safeguarding Area. Before considering a planning application for this site, a Minerals Assessment will be required.**
- e. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

**Summary of Proposed Changes**

New site allocations are proposed to meet the minimum housing requirement for South Kesteven over the plan period.

The government's Standard Method establishes a need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum.

To meet the total housing supply need an additional site has been identified for residential development in Stamford.

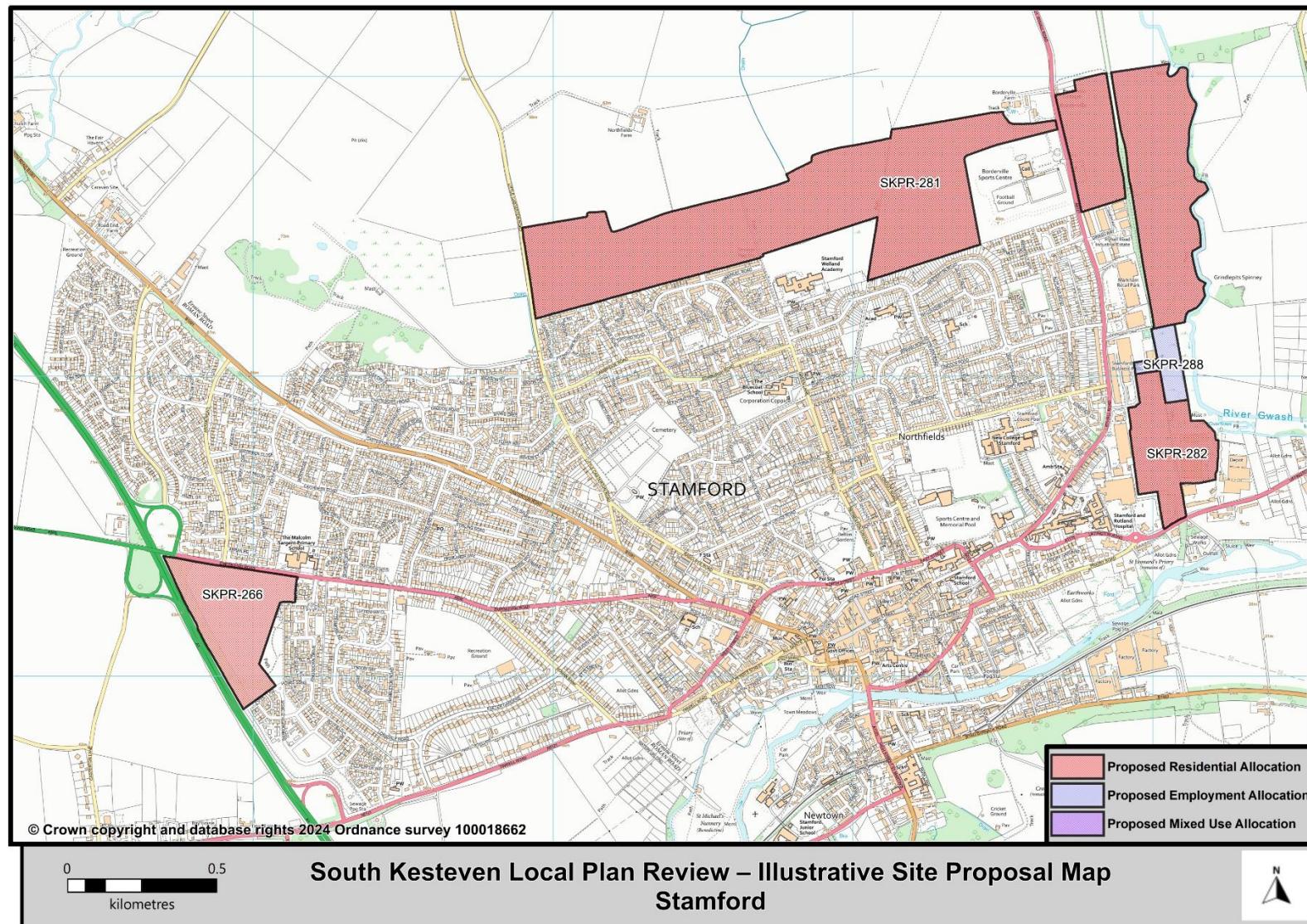


Figure 20: Stamford Illustrative Map

## Stamford Town Centre

12.32 The Local Plan will seek to encourage retail proposals that support Stamford's role as one of the three main towns in the District.

12.33 Stamford has a mostly linear town centre which is situated along High Street between the junctions of St Pauls Street and St John's Street. There are smaller secondary shopping locations running from east to west in St Mary's Street and Broad Street. The majority of the town centre falls within the conservation area and includes a number of listed buildings. Vacancy levels are below the national average.

12.34 The town centre serves the local population and the surrounding rural villages. Stamford's historic status and the unique shopping environment also attract many visitors. The town centre provides a high end retail offer, which is supported by a substantial and diverse leisure and service sector which includes numerous cafes and restaurants.

12.35 These reflect the character of Stamford as a historic Market Town which attracts significant levels of visitor spending. Stamford town centre is confined by its adjacent residential area; the town itself sits within Lincolnshire but adjoins Rutland to the North and West, Peterborough to the South and Northamptonshire to the South-west.

12.36 Policy sets out the types of developments that will be encouraged within Stamford Town centre in order for it to maintain its attractive shopping environment with a good range of independent, specialist shops to serve both visitors and local shoppers and to maintain the town's distinct identity within the district.

### STM2: Stamford Town Centre Policy

~~A sequential approach will be applied to the location of proposals for main town centre uses which prioritises sites within the town centre ahead of edge of centre sites. Out of centre locations will only be considered if sequentially preferable sites are not available.~~

~~Retail impact assessments are required to accompany proposals for main town centre uses in edge of centre or out of centre locations where the gross floorspace proposed is above 1000sqm.~~

The Stamford town centre boundary, Primary and Secondary Shopping frontages are defined on the Policies Map (and as illustrated below).

- a. Within the town centre, development or reuse of buildings for a range of uses including retail, leisure, offices, food and drink, cultural and new residential uses will be supported.
- b. Within the Primary Shopping frontages proposals for new ~~A1 retail~~ **E(a)** (shops) will be encouraged, subject to the proposal contributing positively to the character and appeal of the town centre. Other ~~appropriate E use classes~~ **A**—use classes will be supported provided that they positively contribute to the town centre either through footfall generating uses or providing supplementary uses, i.e. banks, cafes, etc.
- c. Within the Primary Shopping frontages proposals for conversion or change of use to ~~E(a) A1 retail~~ (shops) will be positively encouraged, subject to the proposal contributing positively to the character and appeal of the town centre.
- d. Within the Secondary Shopping frontages proposals for town centre complementary uses will be supported.

**A sequential approach will be applied to the location of proposals for main town centre uses which prioritises sites within the town centre ahead of edge of centre sites. Out of centre locations will only be considered if sequentially preferable sites are not available.**

**Retail impact assessments are required to accompany proposals for main town centre uses in edge of centre or out of centre locations where the gross floorspace proposed is above 1000sqm.**

### Summary of Proposed Changes

Policy STM2 has been amended to reflect new use class definitions. Sections of the policy text has been relocated for clarity.

## Stamford Town Centre Frontages

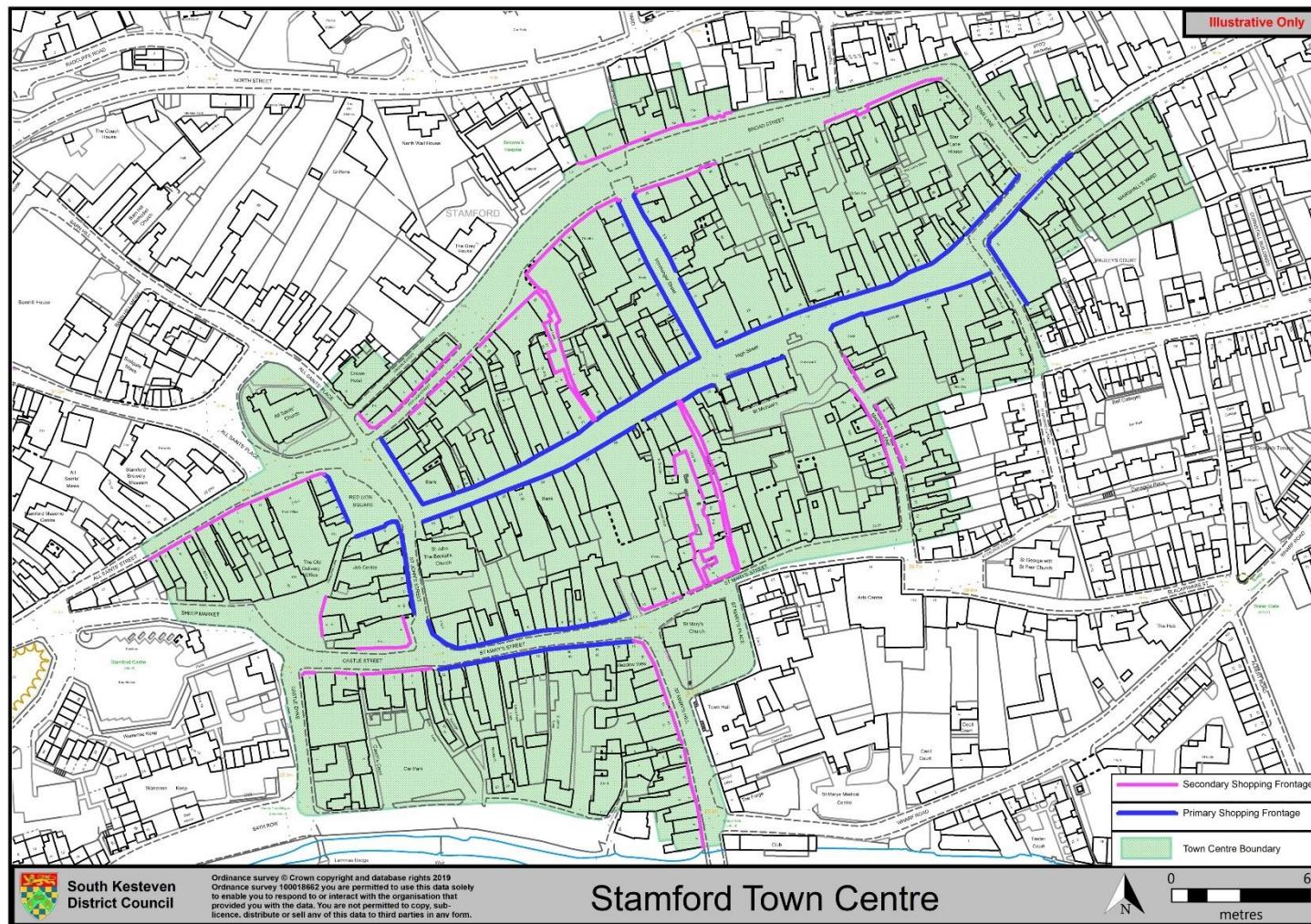


Figure 21: Stamford Town Centre Map

## Bourne

12.37 The market town of Bourne is the third largest settlement in South Kesteven. Bourne is a historically important market town because of its location on the A15 Lincoln to Peterborough route. There are regular bus services to Peterborough via Market Deeping, Stamford and Spalding. Bourne is also important as a service centre for nearby smaller settlements in the south and east of the District, especially those located along the A15 corridor and the edge of the fens. It also provides housing for large numbers of people who commute the 16 miles to Peterborough daily, and to those who commute the 21 miles to Grantham.

12.38 Bourne has a range of facilities, including primary and secondary schools, several public houses, several doctors/ dental practices, a bank and a leisure centre. Some national retailers have stores in the town, including branches of leading supermarkets. The town also has many local independent traders providing a variety of goods and services with the local market being held on a Thursday.

12.39 Since the adoption of the Local Plan the existing allocation at Manning Road (BRN1-H1), has since been granted planning permission for 121 new homes.

### BRN1: Bourne Housing Need

1 new housing site is allocated in Bourne (Policy BRN1 – H1). It is intended that any additional sites for housing development in Bourne will be allocated in the Bourne Neighbourhood Plan. This will be subject to separate local consultation, examination and referendum through the neighbourhood planning process. It is expected that the Neighbourhood Plan body will work in partnership with the Council to identify suitable, sustainable locations, for a minimum of 100 new additional homes over the Local Plan period.

### Summary of Proposed Changes

Policy BRN1 has been removed due to being overtaken by events.

There is currently a Neighbourhood Plan being produced for the Parish Area of Bourne. The Council is working with the Neighbourhood Plan Group in terms of directional growth for the area. SKDC has proposed site SKPR-53 (Land at Mill Drove) for allocation in conjunction with the outcomes of the Bourne Neighbourhood Plan Housing Sites Assessment Paper published October 2023.

## Bourne Residential Allocations

### BRN1-H1: Manning Road, Bourne

Indicative Unit Numbers: 107

Approximate Density: (30 dwellings per hectare)

The following development principles accompany this allocation

- a. a comprehensive masterplan is required for the site.
- b. Highway, footway, cycleway connections shall be provided throughout the site which connect the site to the wider town.
- c. Development should integrate the public right of way along the Carr Dyke into pedestrian movement routes through the site.
- d. Development should ensure the integration of the Carr Dyke as a positive landscape feature into the layout and provision of open space and ensure that the requisite easement to the Carr Dyke is provided to allow maintenance of the water feature.
- e. Development should minimise conflict with existing industrial development to the east, providing an attractive frontage to the public highway, and provide significant landscaping to the northern boundary to enable a green edge to the development with the adjacent open countryside.

### Summary of Proposed Changes

Policy BRN1-H1 has been removed.

Since the adoption of the 2020 Local Plan the existing allocation at Manning Road (BRN1-H1), has since been granted planning permission for 121 new homes therefore is being removed as an allocation.

### SKPR-53 – Land at Mill Drove

Indicative Unit Numbers: 285 (site numbers reduced due to high risk flood areas).

Assumed Density: 30 Dwellings per hectare.

The following development principles accompany this allocation:

- a. A comprehensive masterplan is required for the site. All parties shall work together to bring forward a comprehensive plan for the site, including the phasing of development.

- b. Highway, footway, cycleway connections should be provided throughout the site to the wider town.**
- c. Development should integrate the public right of way along the Carr Dyke into the pedestrian movements throughout and into the site.**
- d. The development proposal should ensure the integration of Carr Dyke as a positive landscape feature and provision of open space and ensure that the requisite easement of the Carr Dyke is provided to allow maintenance of the water feature.**
- e. Landscape screening to the eastern edge of the site will be required to reduce the impact on views into the site from the open countryside.**
- f. The high flood risk area within the centre of the site should not be developed but utilised for open space provision, landscaping and sustainable urban drainage (SUDS), as necessary.**
- g. Screening to the south of the development will be required to minimise conflict with the existing industrial development.**
- h. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

#### **SKPR-83 – Land North of Mill Drove**

**Indicative Unit Numbers: 172**

**Assumed Density: 30 Dwellings per hectare**

**The following development principles accompany this allocation:**

- a. A comprehensive masterplan is required for the site.**
- b. Highway, footway, cycleway connections should be provided throughout the site to the wider town.**
- c. Development should integrate the public right of way along the Carr Dyke into the pedestrian movements throughout and into the site.**
- d. The development proposal should ensure the integration of Carr Dyke as a positive landscape feature and provision of open space and ensure that the requisite easement of the Carr Dyke is provided to allow maintenance of the water feature.**
- e. Landscape screening to the northern and eastern edges of the site will be required to reduce the impact on views into the site from the open countryside.**

- f. This site is within or includes an area of Biodiversity Opportunity. Proposals on this site should incorporate the relevant principles for development within Biodiversity Opportunity Areas set out in New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains.**
  
- g. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

### **Summary of Proposed Changes**

New site allocations are proposed to meet the minimum housing requirement for South Kesteven over the plan period. The government's Standard Method establishes a need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum.

To meet the total housing supply need two additional sites have been identified for residential development in Bourne.

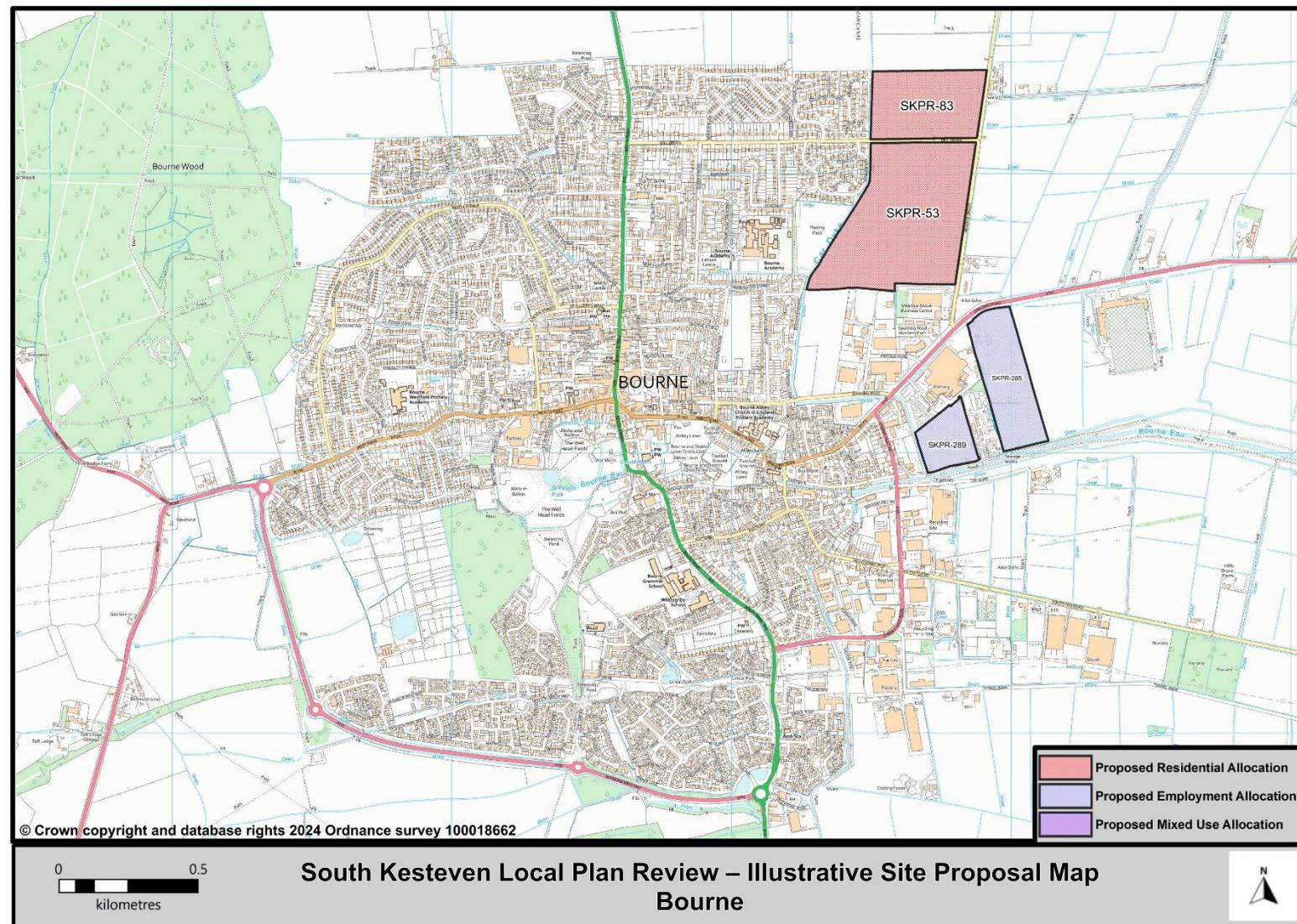


Figure 22: Bourne Illustrative Map

## Bourne Town Centre

- 12.40 The Local Plan will seek to encourage retail proposals that support Bourne's role as one of the three Market Towns within the District.
- 12.41 The shopping centre is predominantly in North Street and West Street. The overall function and growth of the centre is limited by its relatively small footfall and close proximity to the larger centres of Peterborough, Grantham and Stamford.
- 12.42 Bourne town centre serves the daily shopping and service needs of local residents and serves the smaller rural villages in the surrounding areas. The town has a range of supermarkets, along with many small independent retailers, shops and cafes.
- 12.43 Policy BRN2 sets out what will be encouraged within Bourne town centre to enable the shift towards a better shopping and leisure destination in order to allow Bourne to maintain its range of convenience and service uses to its population, as well as visitors and workers.

### BRN2: Bourne Town Centre Policy

~~A sequential approach will be applied to the location of proposals for main town centre uses which prioritises sites within the town centre ahead of edge of centre sites. Out of centre locations will only be considered if sequentially preferable sites are not available.~~

~~Retail impact assessments are required to accompany proposals for main town centre uses in edge of centre or out of centre locations where the gross floorspace proposed is above 1000sqm.~~

The Bourne town centre boundary, Primary and Secondary shopping frontages are defined on the Policies Map (**and as illustrated below**).

- a. Within the town centre, development or reuse of buildings for a range of uses including retail, leisure, offices, food and drink, cultural and new residential uses will be supported.
- b. Within the Primary Shopping frontages proposals for new **E(a) A1 retail (shops)** will be encouraged, subject to the proposal contributing positively to the character and appeal of the town centre. Other **appropriate E use classes A—use classes** will be supported provided that they positively contribute to the town centre either through footfall generating uses or providing supplementary uses, i.e. banks, cafes, etc.
- c. Within the Primary Shopping frontages proposals for conversion or change of use to **E(a) A1 retail (shops)** will be positively encouraged, subject to the proposal contributing positively to the character and appeal of the town centre.
- d. Within the Secondary Shopping frontages proposals for town centre complementary uses will be supported.

**A sequential approach will be applied to the location of proposals for main town centre uses which prioritises sites within the town centre ahead of edge of centre sites. Out of centre locations will only be considered if sequentially preferable sites are not available.**

**Retail impact assessments are required to accompany proposals for main town centre uses in edge of centre or out of centre locations where the gross floorspace proposed is above 1000sqm.**

### Summary of Proposed Changes

Policy BRN2 has been amended to reflect new use class definitions.  
Sections of the policy text has been relocated for clarity.

## Bourne Town Centre Frontages

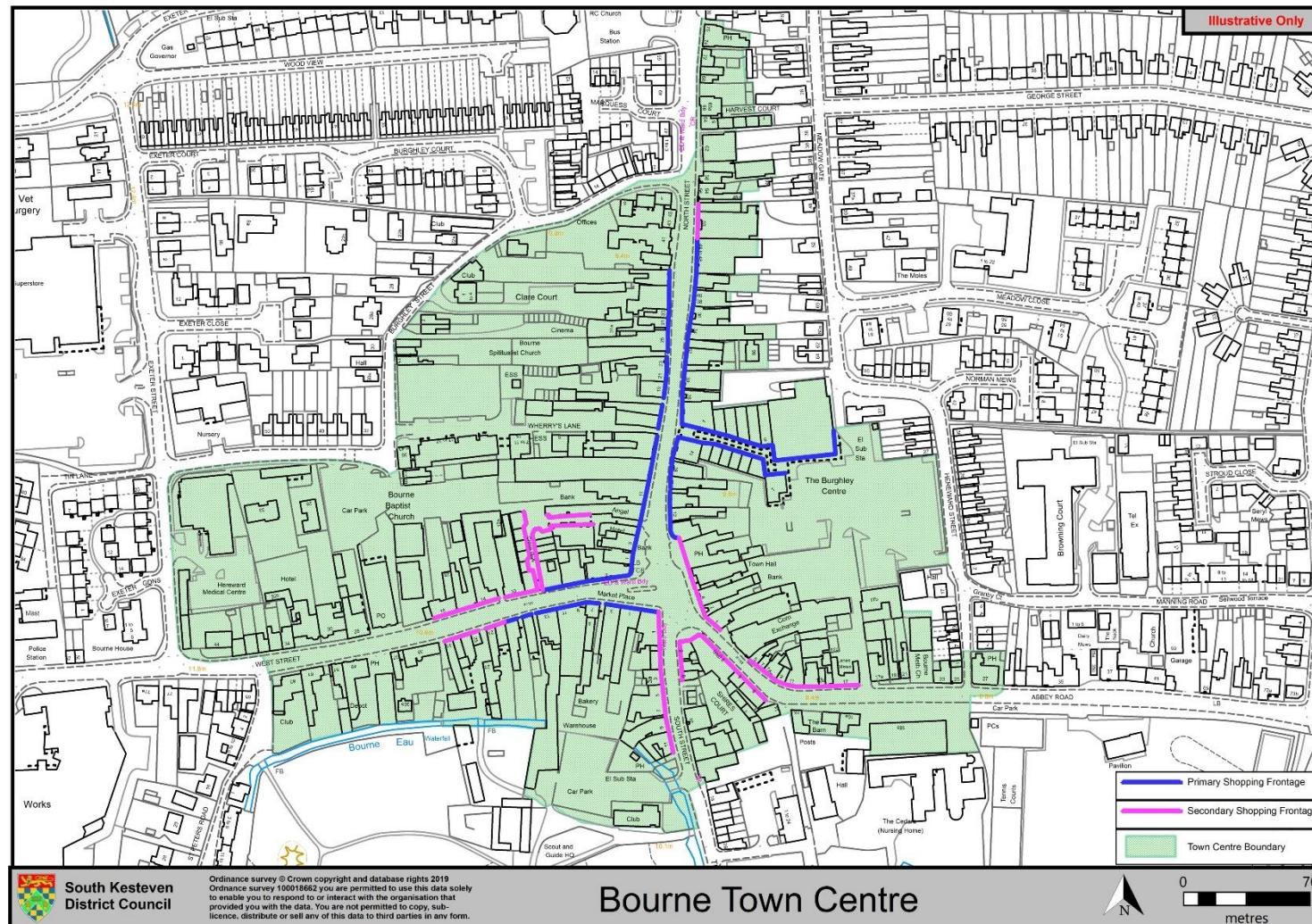


Figure 23: Bourne Town Centre Map

## The Deepings

12.44 The parishes of Market Deeping and Deeping St James/Frognall together make up the fourth largest settlement within South Kesteven. They are approximately 9 miles north of Peterborough, and 26 miles south of Grantham.

12.45 Many of those living in The Deepings and the immediate area commute to work, with Peterborough offering considerable employment opportunities. Locally, the Northfields Industrial Estate offers an increasing range of employment associated with vehicle garages, warehouse operations, through to communications, navigation and surveillance activity, and the very successful Eventus Business Centre. Elsewhere, a group of industrial properties also exists in Hards Lane, east of Frognall.

12.46 The town acts as the service centre within an identified rural 'hinterland'. Its catchment area is bordered to the north by the villages of Wilsthorpe and Baston, to the east by Deeping St Nicholas, to the south by Northborough and Maxey and the west by Tallington, Barholm and Greatford. This includes villages in the adjoining local authorities of South Holland and Peterborough.

12.47 It is recognised that The Deepings is an attractive and sought after residential location given the range of services and facilities available, and its proximity to Peterborough.

12.48 The draft Local Plan retains the two housing allocations within The Deepings (DEP1-H1 (SKPR-36) and DEP1-H2 (SKPR-37)). In addition, proposes an allocation at Millfield Road (SKPR-144) for 200 new homes and at Priory Farm in Deeping St James (SKPR-26) for 18 new homes. The proposed allocations are expected to deliver a total of 971 new homes over the plan period up to 2041.

## DEP1: The Deepings Residential Allocations

### **SKPR-36 (DEP1-H1): Towngate West (SKLP254)**

Indicative Unit Numbers: 73

Approximate Density: 23 Dwellings per hectare – lower density based on heritage/conservation constraints and to ensure a high quality gateway development

The following development principles accompany this allocation:

- a. A comprehensive masterplan is required for the site.
- b. Highway, footway, cycleway connections shall be provided throughout site which connect the site into the wider town.
- c. This site represents an important gateway location, with heritage and conservation features, this should be recognised in the design and layout of development proposals and proposals should seek to enhance the Peterborough Road frontage.
- d. Sensitive landscaping shall be incorporated along the western edge of the site.
- e. To ensure the development achieves good, high quality design, a design code will be prepared for the site.
- f. This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.
- g. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

### **Summary of Proposed Changes**

Policy DEP1-H1 is considered robust and minor amendments which includes reference to Biodiversity Opportunity Areas is proposed at this draft stage.

**SKPR-37 (DEP1-H2): Linchfield Road (SKLP253)**

Indicative Unit Numbers: 680

Approximate Density: 30 Dwellings per hectare

The following development principles accompany this allocation:

- a. A comprehensive masterplan is required for the site.
- b. Highway, footway, cycleway connections shall be provided throughout the sites which connect the sites into the wider town. The existing footpath running through the sites should be incorporated into the development.
- c. The development should make contributions towards public transport, education, health and community facilities and open space provision.
- d. The development shall accommodate specialist housing needs through the provision of retirement housing, extra care or residential care housing.
- e. Sensitive landscaping shall be incorporated along the eastern edges of the site.
- f. To ensure the development achieves good, high quality design, a design code will be prepared for the site.
- g. This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.
- h. **This site is within or includes an area of Biodiversity Opportunity. Proposals on this site should incorporate the relevant principles for development within Biodiversity Opportunity Areas set out in New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains.**
- i. **This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

**Summary of Proposed Changes**

Policy DEP1-H2 is considered robust and minor amendments which includes reference to Biodiversity Opportunity Areas and Green Infrastructure Areas is proposed at this draft stage.

**SKPR-144 Land to the West of Millfield Road**

**Indicative Unit Numbers: 200**

**Assumed Density: 30 Dwellings per hectare**

**The following development principles accompany this allocation:**

- a. A comprehensive masterplan is required for the site.**
- b. Highway, footway, cycleway connections should be provided throughout the site which connect the site into the wider town.**
- c. Noise mitigation shall be incorporated along the A15 aspect of the site.**
- d. Sensitive landscaping shall be incorporated along the northern and western edges of the site.**
- e. This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.**
- f. To ensure the development achieves good, high quality design, a design code will be prepared for the site.**
- g. The development should positively preserve and enhance the Deepings Green Walk and the designated Green Lane along Millfield Road in accordance with the Deepings Neighbourhood Plan.**
- h. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

**SKPR-26 – Priory Farm Land, Deeping St James**

**Indicative Unit Numbers: 18**

**Assumed Density: 30 Dwellings per hectare**

**The following development principles accompany this allocation:**

- a. The development proposal should seek to preserve and enhance the designated Green Lane that runs along the Southern edge of the site in accordance with the Deepings Neighbourhood Plan.**
- b. Landscape screening to the eastern edge of the site will be required to reduce the impact on views into the site from the open countryside.**
- c. Development of the site should seek to positively incorporate views towards Priory Church of St James and its setting.**
- d. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development**

**within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

**e. This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.**

### **Summary of Proposed Changes**

New site allocations are proposed to meet the minimum housing requirement for South Kesteven over the plan period.

The government's Standard Method establishes a need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum.

To meet the total housing supply need two additional sites have been identified for residential development in The Deepings.

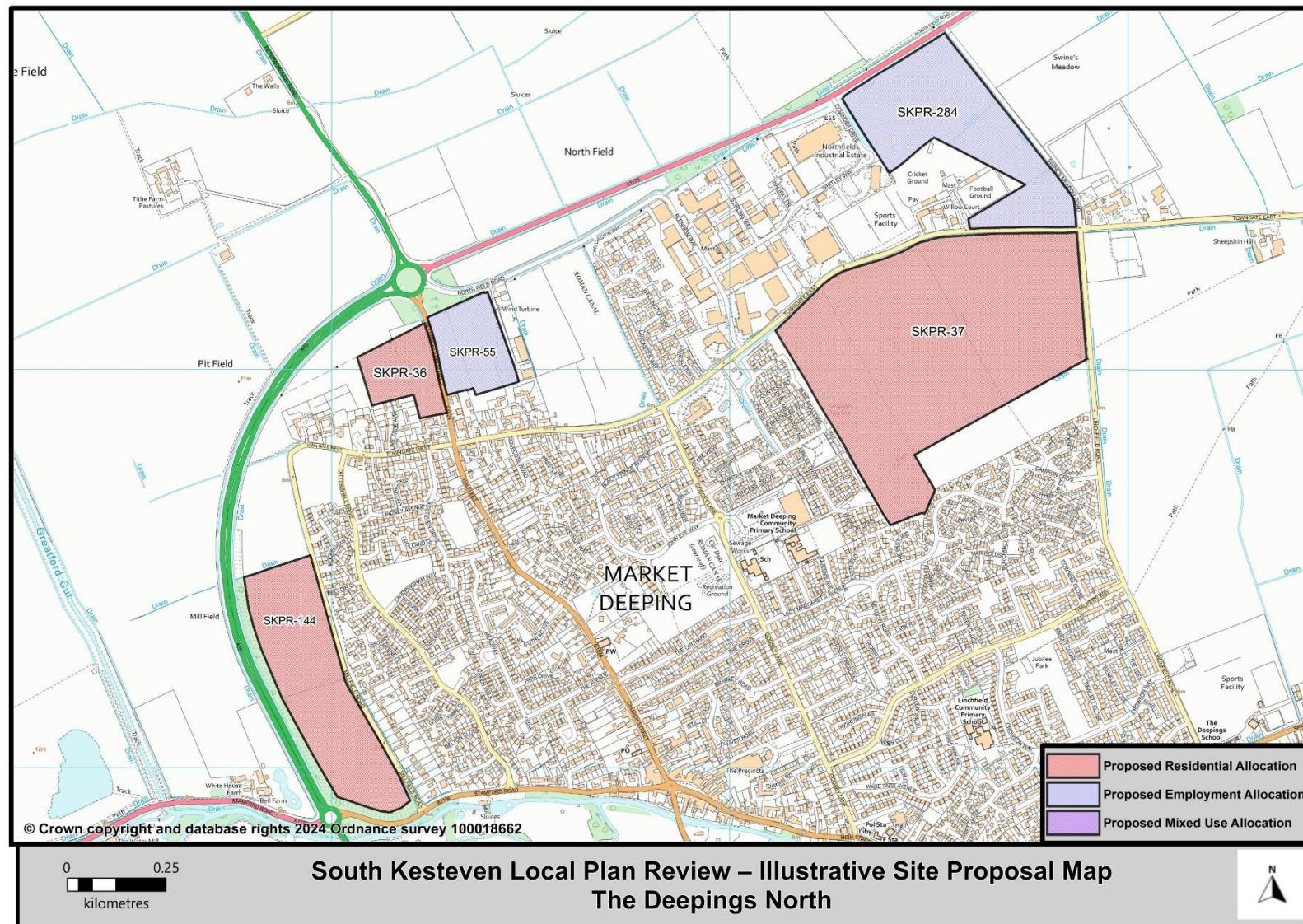


Figure 24: The Deepings (North) Illustrative Map

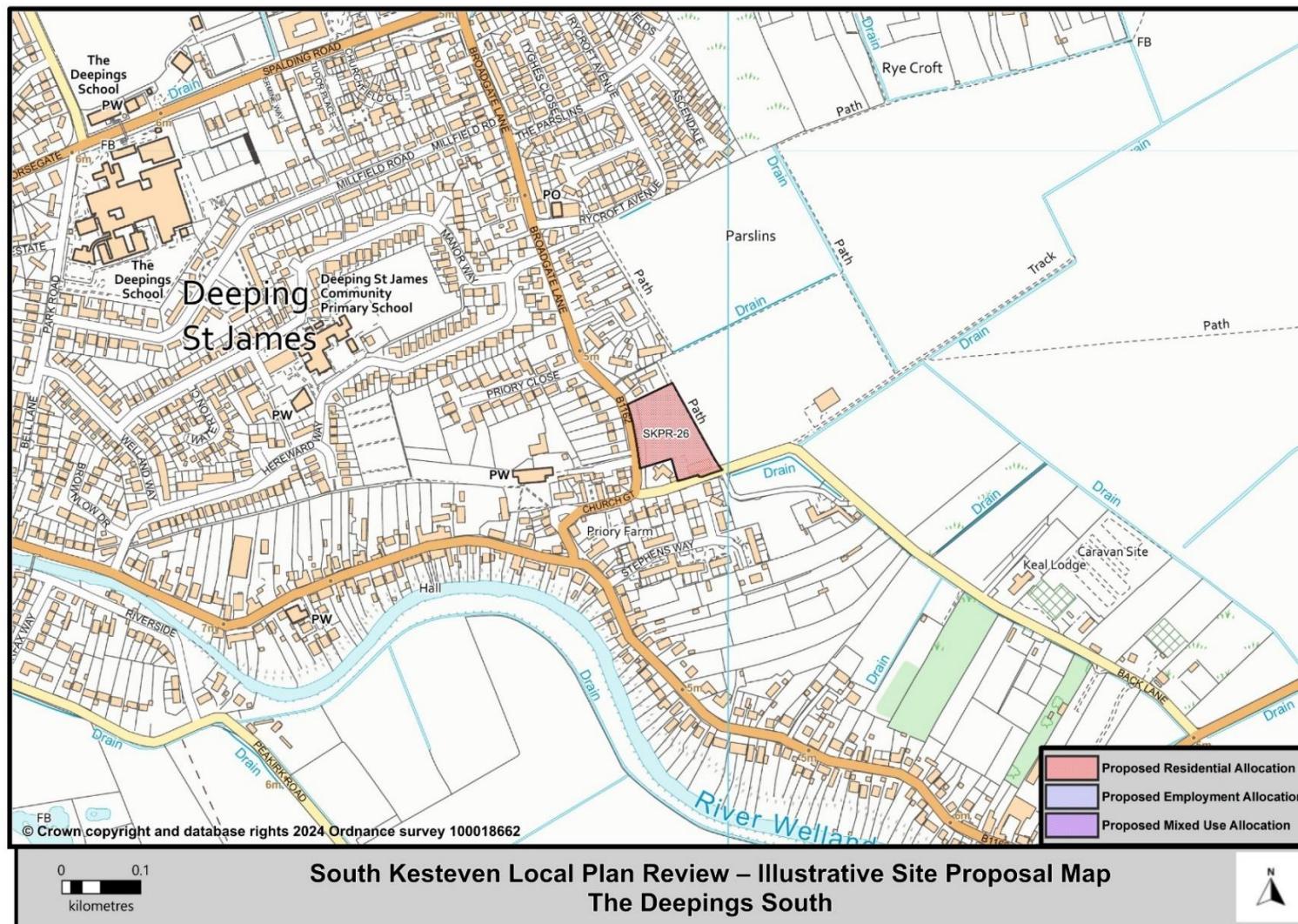


Figure 25: The Deepings (South) Illustrative Map

## Market Deeping Town Centre

12.49 The Local Plan will seek to encourage retail proposals that support Market Deeping's role as one of the three Market Towns within the district.

12.50 The main retail area is in Market Deeping Town Centre and the Deepings centre, the 2 parts being joined through Market Gate and the Precincts. The town centre comprises a cluster of shops focused on Horsegate and the Precinct. There is one large store and several smaller, mostly independent shops.

12.51 The centre falls within a conservation area that includes a number of listed buildings which make up the character of the area. The quality of the centre benefits from individual buildings of varying architectural styles.

12.52 There are few comparison retailers present in the town centre. Given its small scale and its proximity to Stamford and Peterborough the principal role of this town centre is to provide daily services for local residents who will most likely travel to larger town centres for a wider range of services, facilities and comparison retail goods.

12.53 DEP2: Market Deeping Town Centre Policy sets out the types of developments that will be encouraged within Market Deeping Town centre in order for it to maintain its daily shopping and service offer to its local residents and to continue promoting a good town centre quality environment.

**DEP2: Market Deeping Town Centre Policy**

~~A sequential approach will be applied to the location of proposals for main town centre uses which prioritises sites within the town centre ahead of edge of centre sites. Out of centre locations will only be considered if sequentially preferable sites are not available.~~

~~Retail impact assessments are required to accompany proposals for main town centre uses in edge of centre or out of centre locations where the gross floorspace proposed is above 1000sqm.~~

The Market Deeping town centre boundary, Primary and Secondary shopping frontages are defined on the Policies Map **(and as illustrated below)**.

- a. Within the town centre, development or reuse of buildings for a range of uses including retail, leisure, offices, food and drink, cultural and new residential uses will be supported.
- b. Within the Primary Shopping frontages proposals for new **E(a) A1 retail** (shops) will be encouraged, subject to the proposal contributing positively to the character of the town centre and appeal. Other **appropriate E use classes A—use classes** will be supported provided that they positively contribute towards promoting a healthy town centre either through footfall generating uses or providing supplementary uses, i.e. banks, cafes, etc.
- c. Within the Primary Shopping frontages proposals for conversion or change of use to **A1 retail E(a)** (shops) will be positively encouraged, subject to the proposal contributing positively to the character and appeal of the town centre.
- d. Within the Secondary Shopping frontages proposals for town centre complementary uses will be supported.

~~A sequential approach will be applied to the location of proposals for main town centre uses which prioritises sites within the town centre ahead of edge of centre sites. Out of centre locations will only be considered if sequentially preferable sites are not available.~~

~~Retail impact assessments are required to accompany proposals for main town centre uses in edge of centre or out of centre locations where the gross floorspace proposed is above 1000sqm.~~

### **Summary of Proposed Changes**

Policy DEP2 has been amended to reflect new use class definitions.

The Town Centre boundary has also been updated to reflect the Deepings neighbourhood plan.

Sections of the policy text has been relocated for clarity.

## Deepings Town Centre Frontages

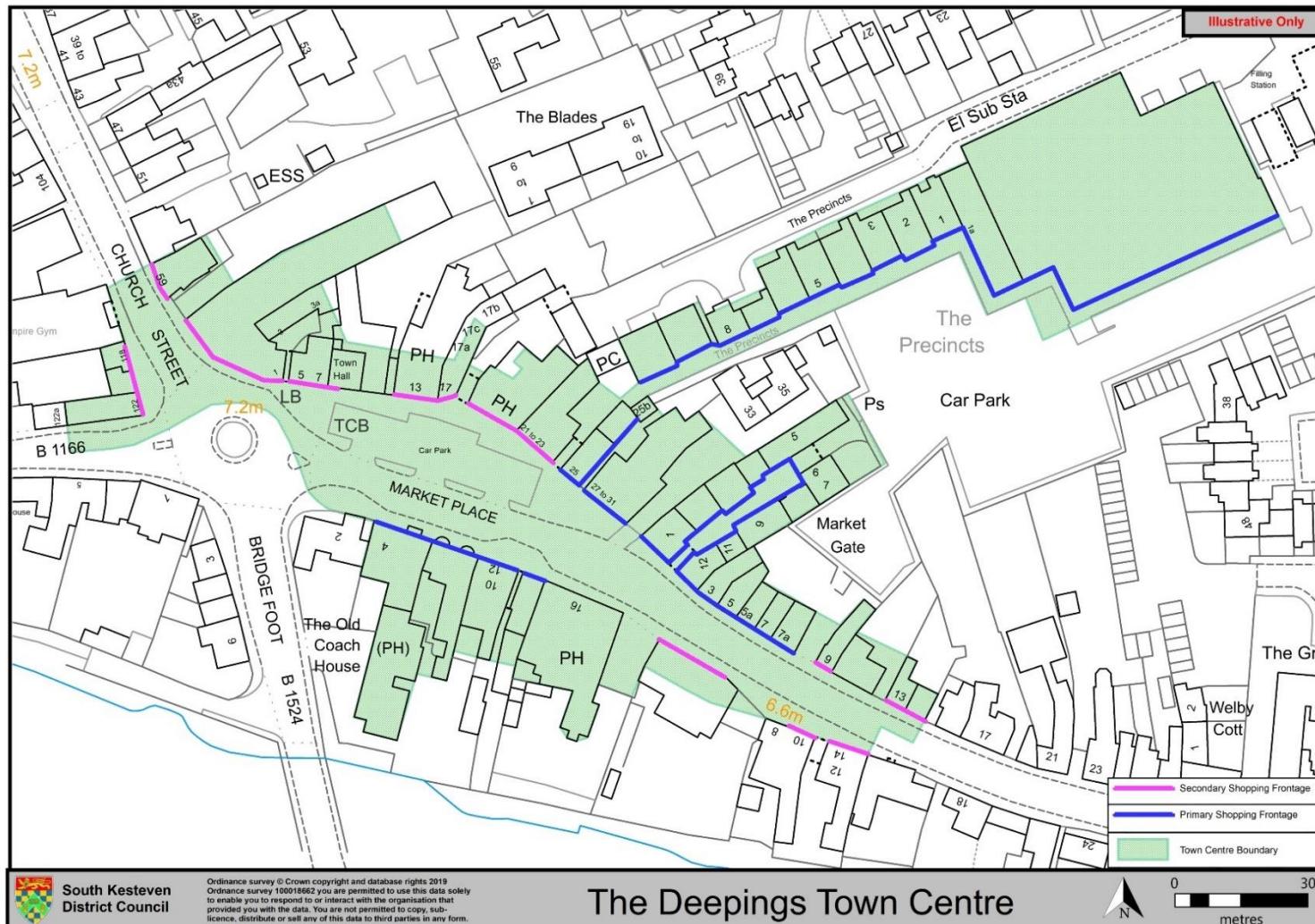
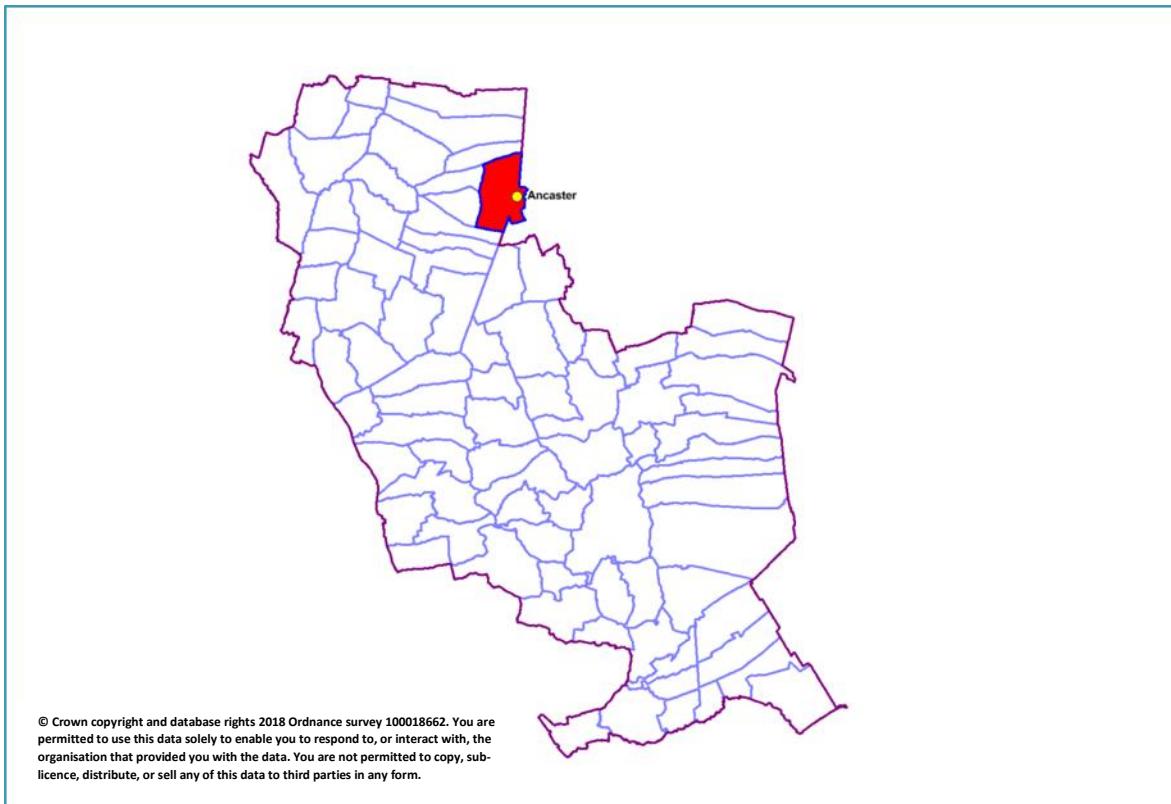


Figure 26: The Deepings Town Centre Map

## Larger Village Allocations

### Ancaster



12.54 The village of Ancaster is situated midway between Sleaford (8 miles) and Grantham (8 miles) on the A153 road at its junction with the B6403 (Ermine Street). North of the village, the B6403 (High Dyke) is the dividing line between South and North Kesteven.

12.55 Ancaster has a primary School, Butchers, Doctors Surgery, small Supermarket, Post Office, Public House, and a Petrol Station. There is, a small railway station on the Nottingham–Skegness line. and to the West of the village on Willoughby Road (A153) is a holiday park which supports local tourism opportunities.

12.56 There are a number of designated nature conservation sites in the area, including Lincolnshire Wildlife Trust nature reserves, Sites of Special Scientific Interest and Local Wildlife Sites supporting valuable habitats including calcareous and neutral grassland. The churchyard and adjacent nature reserve of Moor Closes are home to tall thrift, a nationally rare plant which is only known to occur on these two sites throughout the UK, and the network of nearby road verges support an important corridor of species-rich grassland sites.

## Ancaster Residential Allocations

### LV-H1: Wilsford Lane (SKLP315)

Indicative Unit Numbers: 96

Approximate Density: 30 Dwellings per hectare – lower density based on gateway location.

The following development principles accompany this allocation:

- a. Landscape screening to Southern edge will be required so as to reduce the impact on views into the site from the open countryside.
- b. This site is situated within a Minerals Safeguarding Areas and a Limestone Mineral Safeguarding Area. Before considering a planning application for this site, a Minerals Assessment will be required.
- c. The development will provide net gains in biodiversity on site and contribute to wider ecological networks where possible.
- d. Access will be taken from Wilsford Lane.

### Summary of Proposed Changes

Policy LV-H1 is to be removed.

Since the adoption of the 2020 Local Plan, LV-H1 Wilsford Lane has been granted planning permission for 96 dwellings therefore is being removed as an allocation.

### **SKPR-271 (LV-H2): Wilsford Lane (SKLP211)**

Indicative Unit Numbers: 35

Approximate Density: 16 Dwellings per hectare - lower density based on gateway location and heritage features to the south.

The following development principles accompany this allocation:

- a. Landscape screening to Southern edge will be required so as to reduce the impact on views into the site from the open countryside.**
- b. There will be no negative impacts on the Wilsford Lane Verge, Ancaster Local Wildlife Site and the development will provide net gains in biodiversity on site and contribute to wider ecological networks where possible. This site is within or includes an area of Biodiversity Opportunity. Proposals on the site should incorporate the relevant principles for development within Biodiversity Opportunity Areas set out in New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains.**
- c. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**
- d. There is the potential for archaeology archaeological remains on this site and the appropriate pre-commencement investigates investigations should be carried out.**
- e. This site is situated within a Minerals Safeguarding Areas and a Limestone Mineral Safeguarding Area. Before considering a planning application for this site a Minerals Assessment will be required.**

### **Summary of Proposed Changes**

Policy LV-H2 is considered robust and minor amendments to include reference to the area of Biodiversity Opportunity Areas and Green Infrastructure Areas is proposed at this stage.

**SKPR-58 Land to the East of Ermine Street**

**Indicative Unit Numbers: 26**

**Assumed Density: 30 Dwellings per hectare**

**The following development principles accompany this allocation:**

- a. On the eastern edge of the site a suitable and sensitive boundary treatment will be provided to screen views of the development from the adjacent open countryside.**
- b. Footway connections should be made from the existing play space to the north of the site into the development.**
- c. There is the potential for archaeological remains on this site and the appropriate pre-commencement investigations should be carried out.**
- d. The high flood risk areas to the east of the site should not be developed but utilised for open space provision, landscaping and sustainable urban drainage (SUDS), as necessary.**
- e. This site is situated within a Limestone Mineral Safeguarding Area. Before considering a planning application for this site a Minerals Assessment will be required.**
- f. This site is within or includes an area of Biodiversity Opportunity. Proposals on this site should incorporate the relevant principles for development within Biodiversity Opportunity Areas set out in New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains.**
- g. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

**SKPR-283 – Land off St Martins Way**

**Indicative Unit Numbers: 65**

**Assumed Density: 30 Dwellings per hectare.**

**The following development principles accompany this allocation:**

- a. Pedestrian links, such as footway and cycleway connections into the village from the site to station approach should be incorporated in the development proposal.**
- b. Vehicular access shall be served from St Martin's Way only.**
- c. Development should be set back from Pottergate Road to preserve its rural character and sensitivity.**

- d. Potential landscape impacts should be mitigated through high quality design and landscaping.**
- e. There is the potential for archaeological remains on this site and the appropriate pre-commencement investigations should be carried out.**
- f. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**
- g. This site is situated within a Limestone Mineral Safeguarding Area. Before considering a planning application for this site a Minerals Assessment will be required.**

#### **Summary of Proposed Changes**

New site allocations are proposed to meet the minimum housing requirement for South Kesteven over the plan period.

The government's Standard Method establishes a need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum.

To meet the total housing supply need two additional sites have been identified for residential development in Ancaster.

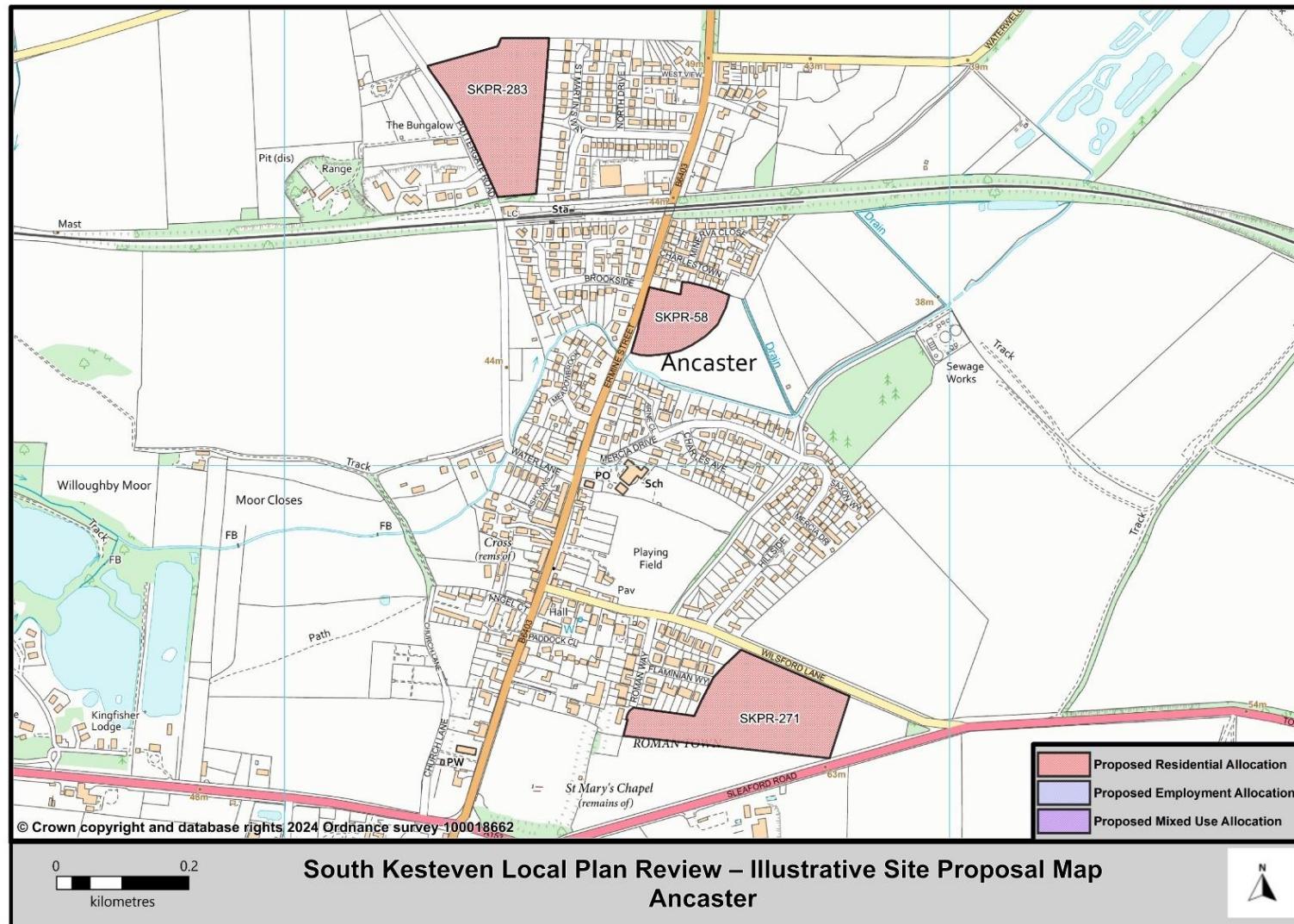
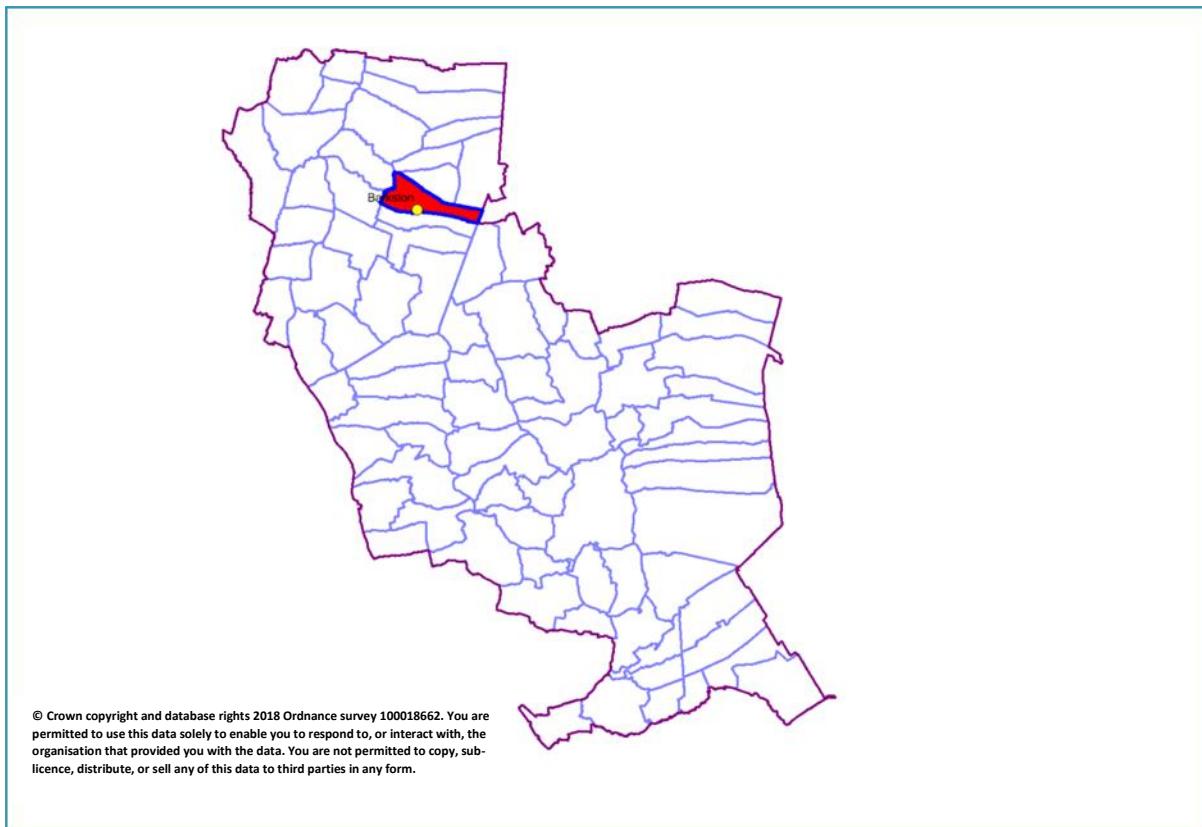


Figure 27: Ancaster Illustrative Map

## Barkston



- 12.57 The village of Barkston is situated approximately 4 miles north from the market town of Grantham, and on the A607 road, just south of the A153 to Ancaster.
- 12.58 Barkston has a primary school, village hall, and a public house. There is also a petrol station with a shop on the main road, and an adjacent hand car wash and mechanic's garage. The village also has open space provision, including allotments, Children's equipped play areas and a Sports field.

## Barkston Residential Allocations

### **SKPR-242 Land East of Honington Road**

**Indicative Unit Numbers: 54**

**Assumed Density: 25 dwellings per hectare to accommodate conservation area and adjacent listed buildings.**

**The following development principles accompany this allocation:**

- a. Landscape screening and sensitive design to the northern boundary will be required to reduce the impact on views into the site from the recreational ground.**
- b. The south west corner of the site shall not be developed but utilised for open space provision, landscaping and sustainable urban drainage (SUDS), as necessary. This is to ensure no negative impact to Minnetts Hill and protection of important views towards the Church of St Nicholas and its setting.**
- c. Possible impact on the Conservation Area and adjacent listed buildings shall be considered to mitigate possible harm a low-density residential scheme should be proposed.**
- d. Pedestrian links, such as footway and cycleway connections into the village from the site and towards the recreational ground should be incorporated into the development proposal.**
- e. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

### **Summary of Proposed Changes**

New site allocations are proposed to meet the minimum housing requirement for South Kesteven over the plan period.

The government's Standard Method establishes a need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum.

To meet the total housing supply need a site has been identified for residential development in Barkston.

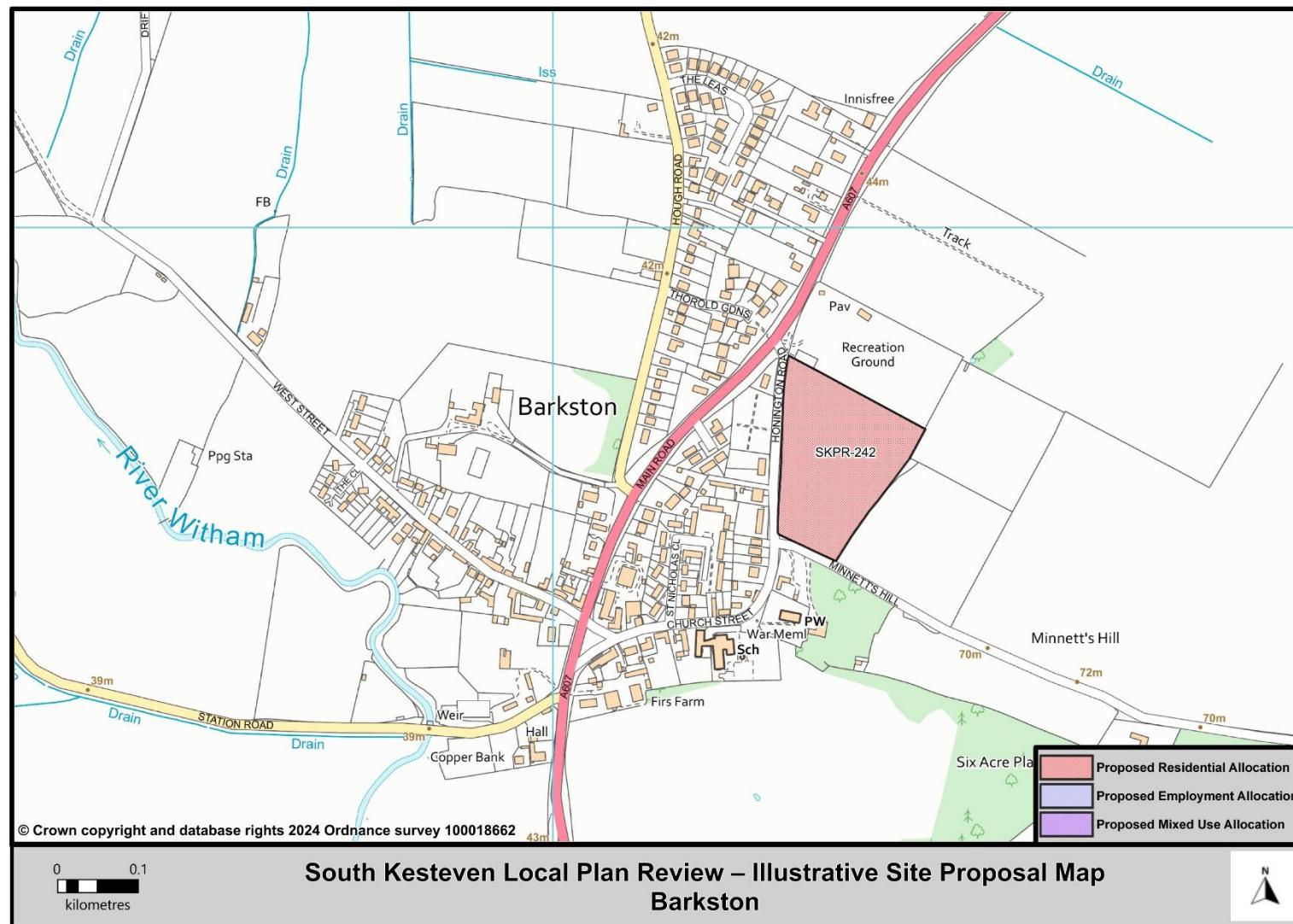
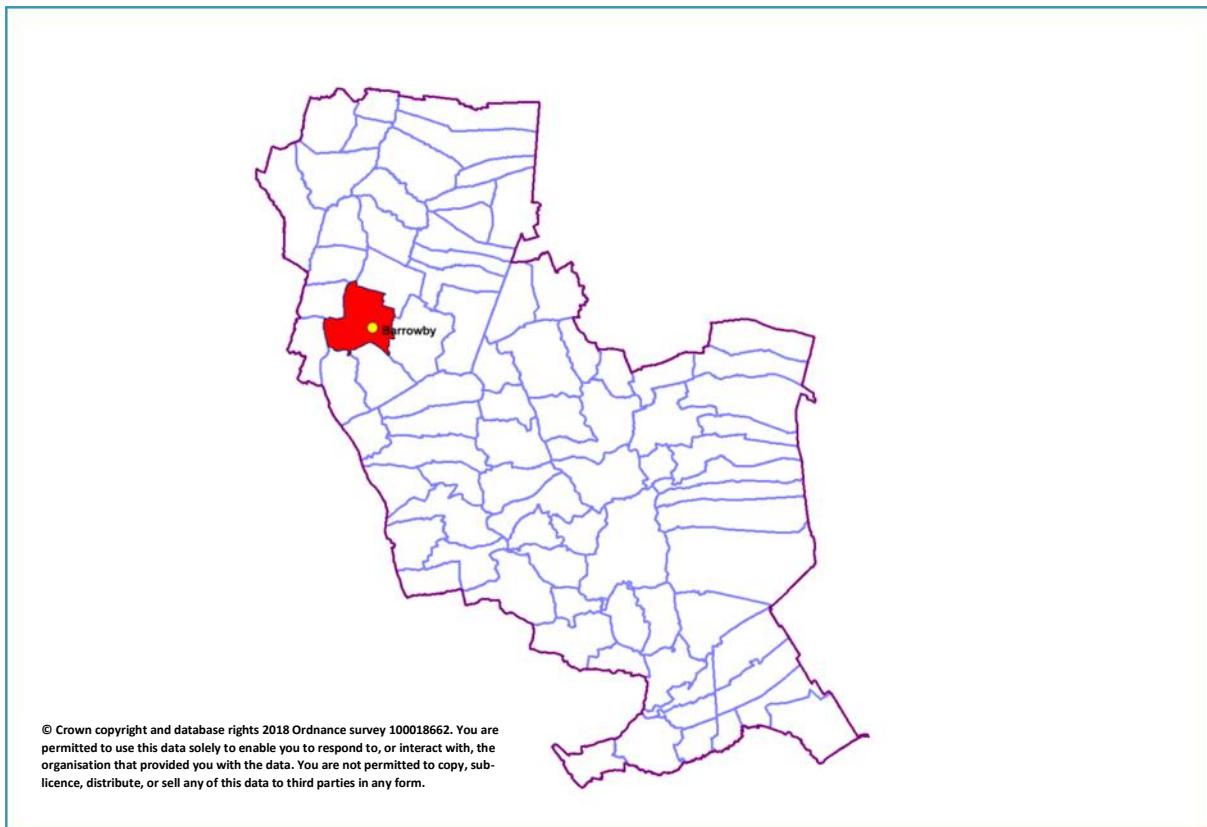


Figure 28: Barkston Illustrative Map

## Barrowby



- 12.59 The village of Barrowby stands approximately 2 miles west of the town centre of Grantham, on the A52 road to Nottingham and on the west side of the A1.
- 12.60 The village has an attractive conservation area at its core, and 33 listed buildings within the parish. Barrowby has a Primary School, Public House, Post Office with general store, Butcher's shop, a Memorial Hall, Florist, and a Bistro and Café open on weekend evenings.
- 12.61 Sport is also popular in the village, with both junior and senior football clubs, plus a cricket team. The Parish Council, in conjunction with the Football Foundation, built a new pavilion on Lowfield sports ground.
- 12.62 The allocation in Barrowby will deliver up to 270 new dwellings at a maximum density of 35 dwellings per hectare to the south of the village. Part of the site has been completed with 49 new homes delivered in 2021/2022 as part of an affordable housing scheme.

## Barrowby Residential Allocations

### **SKPR-272 (LV-H3): Low Road (SKLP36, SKLP250 and SKLP270)**

Land is allocated for up to 270 new dwellings at a maximum density of 35 dwellings per hectare

The following development principles accompany this allocation:

- a. A masterplan is required for the entire site. All parties shall work together to bring forward a comprehensive plan for the site, including the phasing of development. The masterplan is to be agreed by the Council following consultation with the local community. Detailed proposals will only be permitted where these are in accordance with the agreed masterplan.
- b. Additional treatment capacity is required at waste water treatment works and new discharge permits are required for water quality targets. This should be incorporated early on in the development of scheme specifics as part of a scheme wide delivery strategy which demonstrates that capacity is available or could be made available to serve the development subject to phasing.
- c. The masterplan and development proposals will incorporate a substantial landscape and boundary treatment for the southern and eastern edges of the site allocation. No development will be permitted beyond the site allocation.
- d. The phasing of the development shall occur in accordance with the Infrastructure Delivery Plan, with particular relevance to education and capacity at Barrowby Primary school.
- e. The masterplan and development proposals will provide suitable and appropriate residential amenity buffers to the eastern edge in respect of the electricity pylons and the A1 and to the southern edge in respect of the high pressure gas line.
- f. Potential landscape impacts should be mitigated through high quality design and landscaping.
- g. The development should provide net gains in biodiversity on site and contributed to wider ecological networks where possible.
- h. **This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

### **Summary of Proposed Changes**

Policy LV-H3 is considered robust and minor amendments which includes reference to Green Infrastructure Areas is proposed at this draft stage.

Since the adoption of the 2020 Local Plan part of LV-H3 has been completed with 49 new homes delivered in 2021/2022.

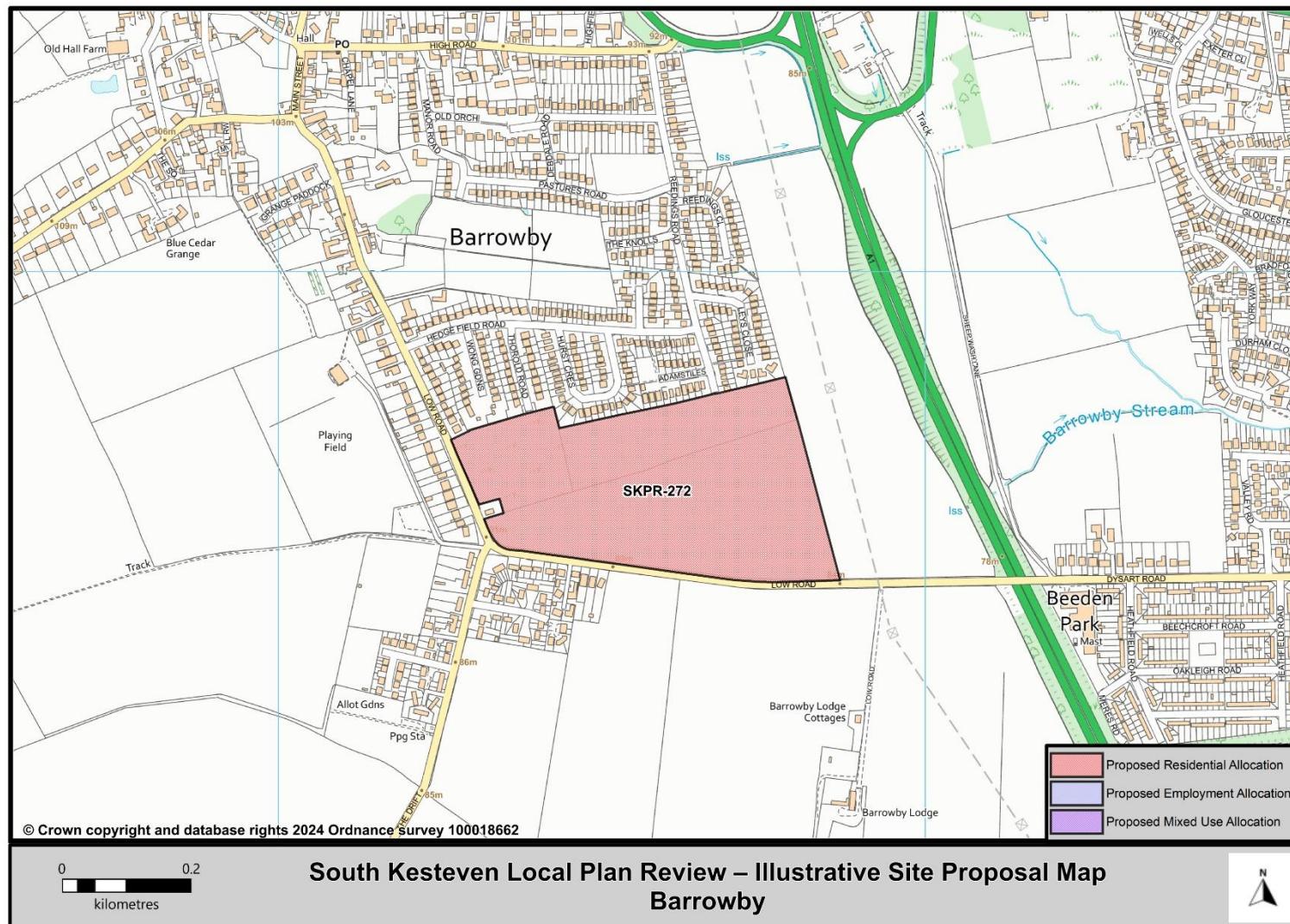
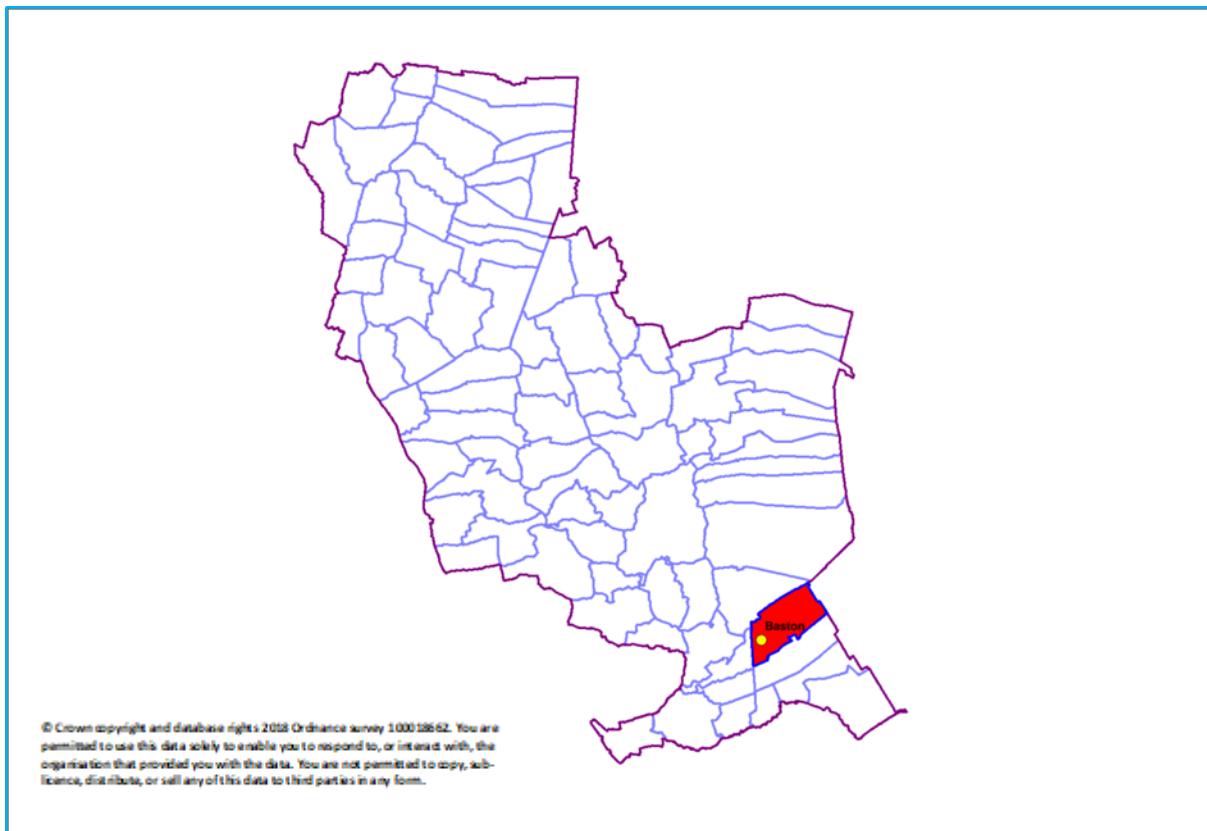


Figure 29: Barrowby Illustrative Map

## Baston



12.63 The village of Baston is located on the edge of South Kesteven. It is 12 miles north of the city of Peterborough and 25 miles away from Grantham. The northern boundary of the parish lies on the River Glen, beyond which is Thurlby. To the south is Langtoft and in the west is Greatford.

12.64 Baston has a village Shop with a Post Office, a Village Hall, a community centre and two Public Houses. The village also has open space provision, including sports pitches and allotments. There is also an independent school for children aged 3 to 18 years.

## Baston Residential Allocations

### **SKPR-109 – Land Fronting Deeping Road**

**Indicative Unit Numbers: 86**

**Assumed Density: 30 Dwellings per hectare**

**The following development principles accompany this allocation:**

- a. This site represents a gateway location and this should be recognised in the design and layout of development proposals.**
- b. Development proposals will incorporate a substantial landscape and boundary treatment for the southern edge of the site allocation.**
- c. Pedestrian links, such as footway and cycleway connections into the village from the site along Deeping Road should be incorporated in the development proposal including connections and improvements to the public right of way to the north of the site.**
- d. There is the potential for archaeological remains on this site and the appropriate pre-commencement investigations should be carried out.**
- e. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**
- f. This site is situated within a Minerals Safeguarding Area. Before considering a planning application for this site a Minerals Assessment will be required.**

### **Summary of Proposed Changes**

New site allocations are proposed to meet the minimum housing requirement for South Kesteven over the plan period.

The government's Standard Method establishes a need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum.

To meet the total housing supply need a site has been identified for residential development in Baston.

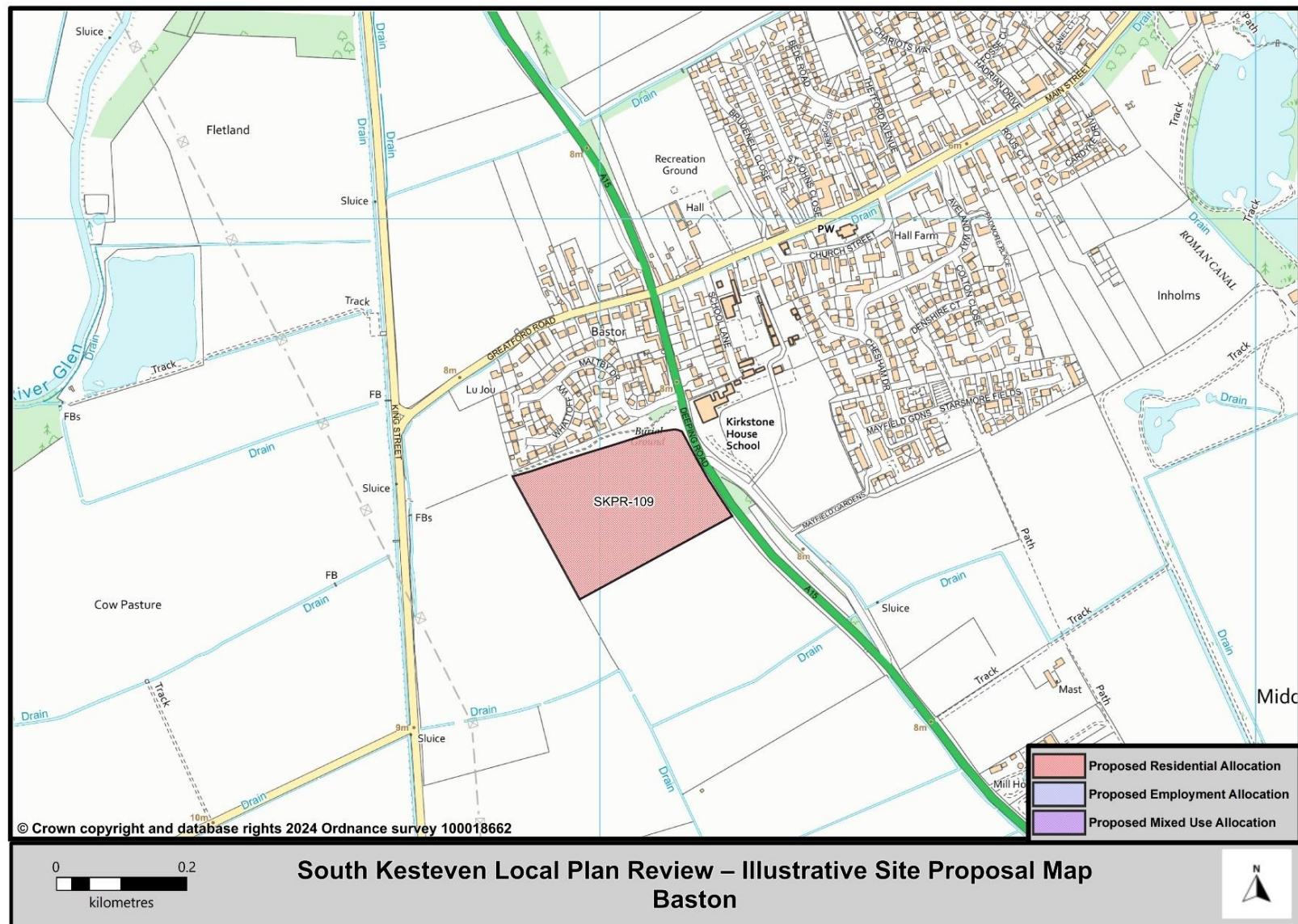
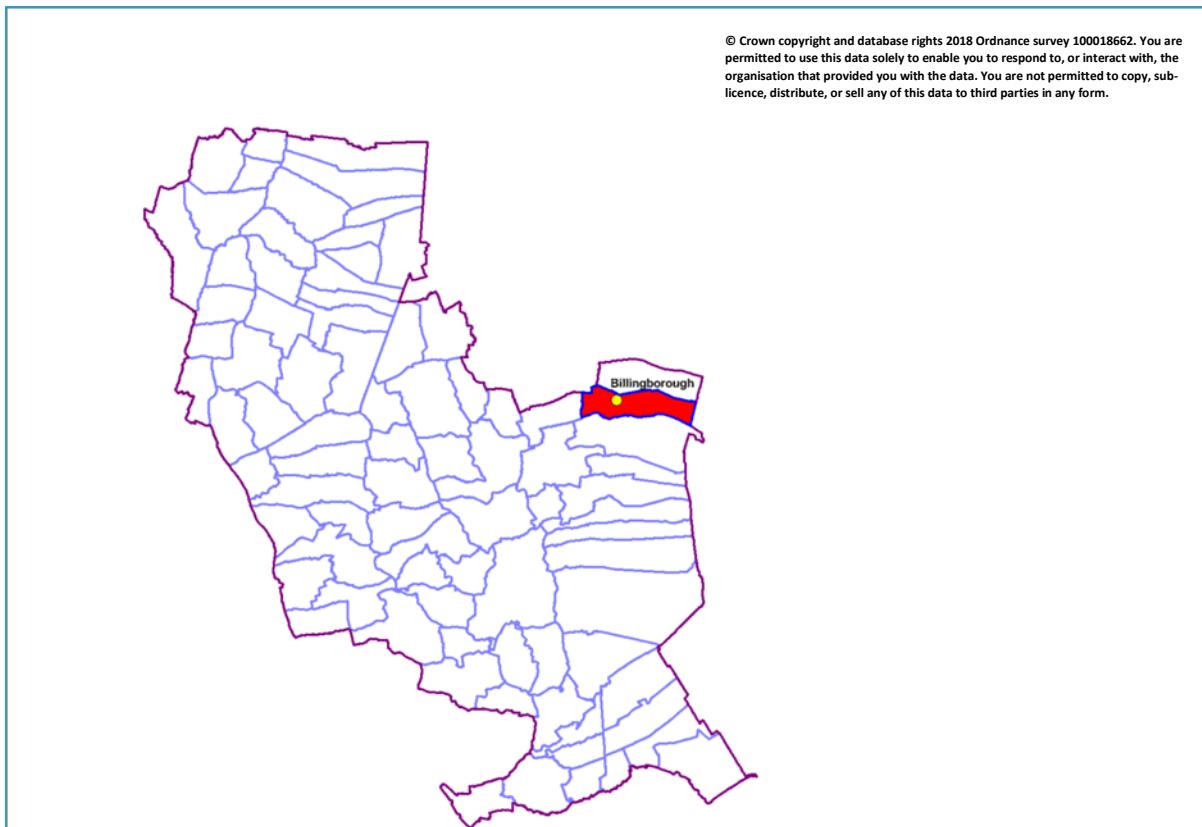


Figure 30: Baston Illustrative Map

## Billingborough



12.65 The village of Billingborough is situated approximately 10 miles north from Bourne and 10 miles south from Sleaford; it is on the B1177 fen edge road between Horbling and Pointon just south of the A52.

12.66 Billingborough has an industrial heritage and has existing industrial areas. The village has a Primary School and pre-school, Public House, a post office which incorporates a convenience store, two small Supermarket, and a Butchers shop. Further facilities in the village include a Village Hall, a motor repair services, hairdressers, police and fire stations and various other small businesses.

## Billingborough Residential Allocations

### **SKPR-61 and SKPR-103 – Former Aveland School, and Land to the West of Pointon Road**

**Indicative Unit Numbers: 140**

**Assumed Density: 30 Dwellings per hectare**

**The following development principles accompany this allocation:**

- a. A comprehensive masterplan is required for the site. All parties shall work together to bring forward a comprehensive plan for the site, including the phasing of development.**
- b. Pedestrian links, such as footway and cycleway connections into the village at both north and east boundaries of the site should be incorporated into the development proposal.**
- c. Connections to the existing allotments to the north of the site should be provided.**
- d. Development proposals should make good use of the two potential access points into the site from Pointon Road and Birthorpe Road.**
- e. Views towards the church should be incorporated into the design and layout of the site.**
- f. Development should be set back from the historic hedgerow to south of the site.**
- g. This site is within or includes an area of Biodiversity Opportunity. Proposals on this site should incorporate the relevant principles for development within Biodiversity Opportunity Areas set out in New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains.**
- h. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

### **Summary of Proposed Changes**

New site allocations are proposed to meet the minimum housing requirement for South Kesteven over the plan period.

The government's Standard Method establishes a need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum.

To meet the total housing supply need a site has been identified for residential development in Billingborough.

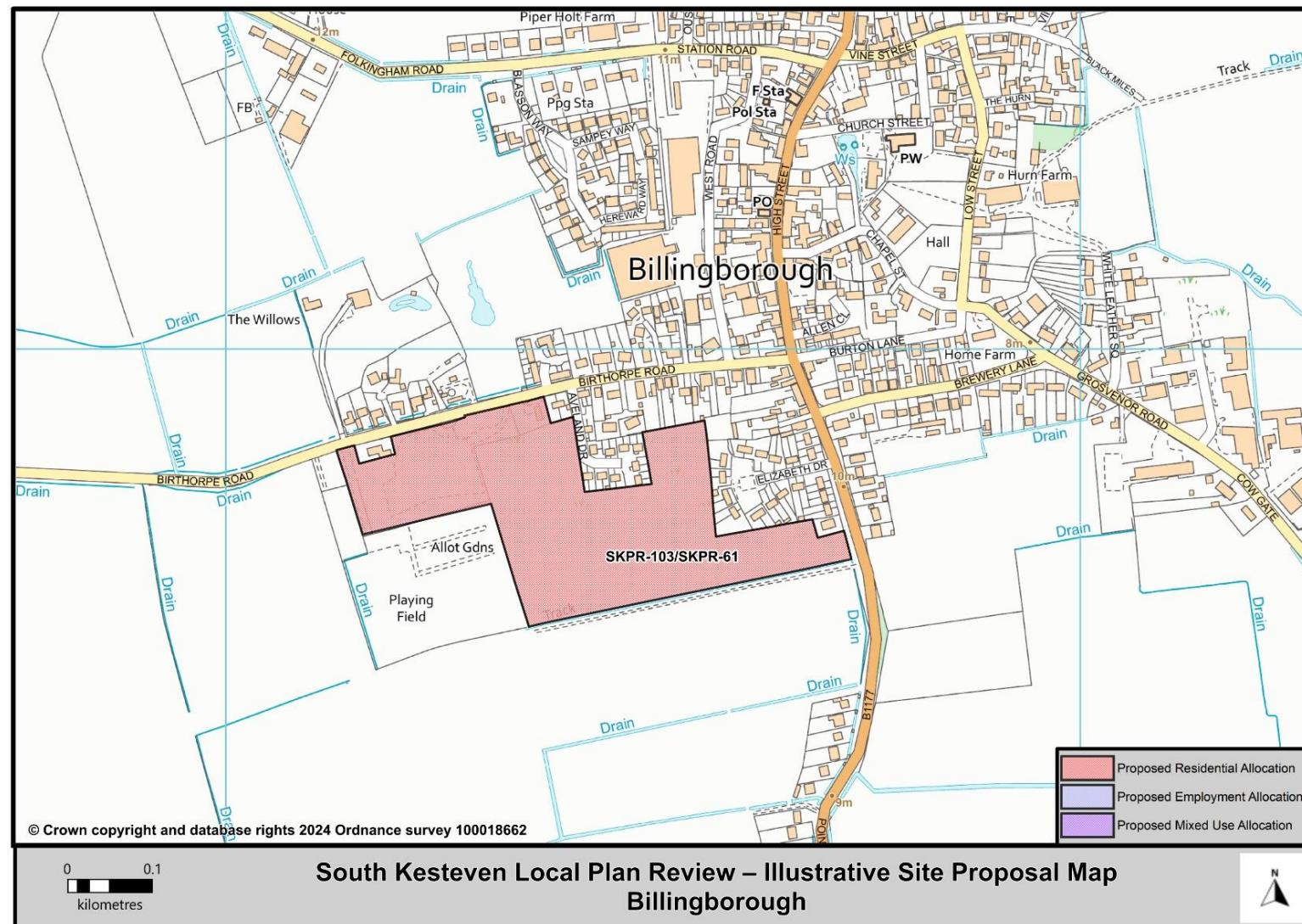
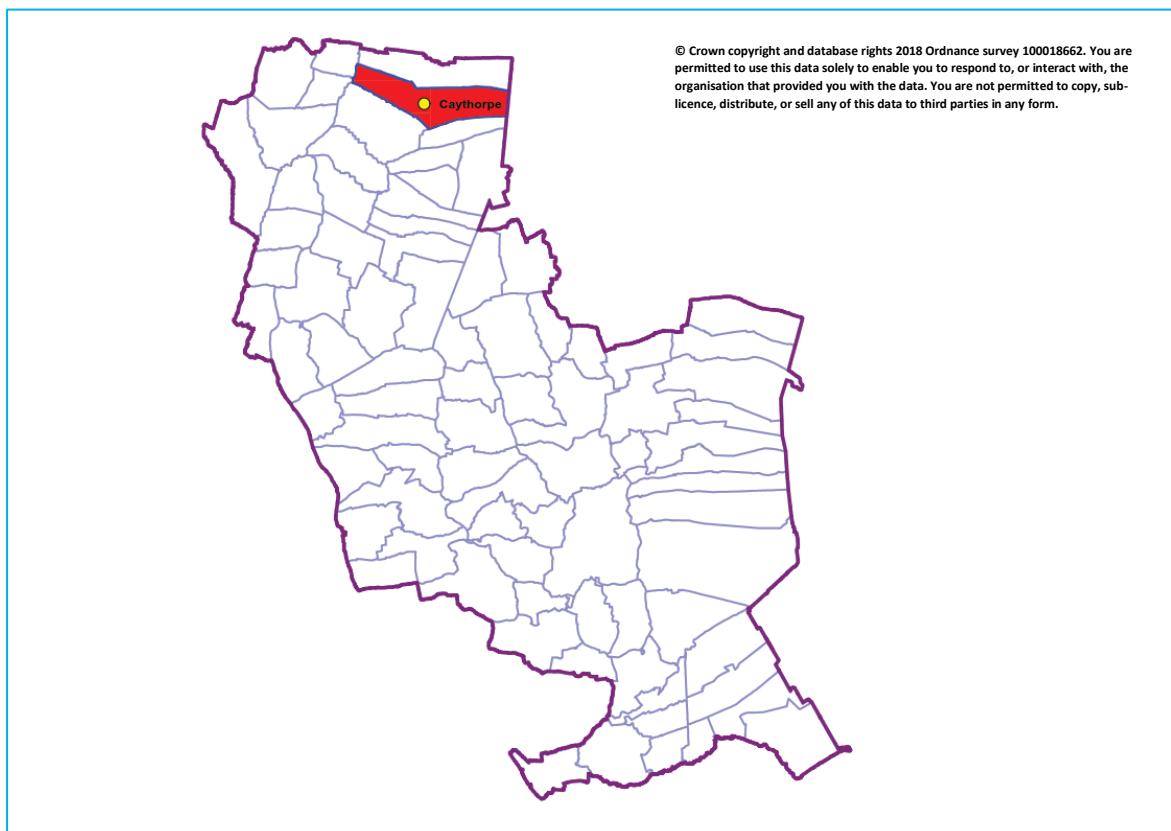


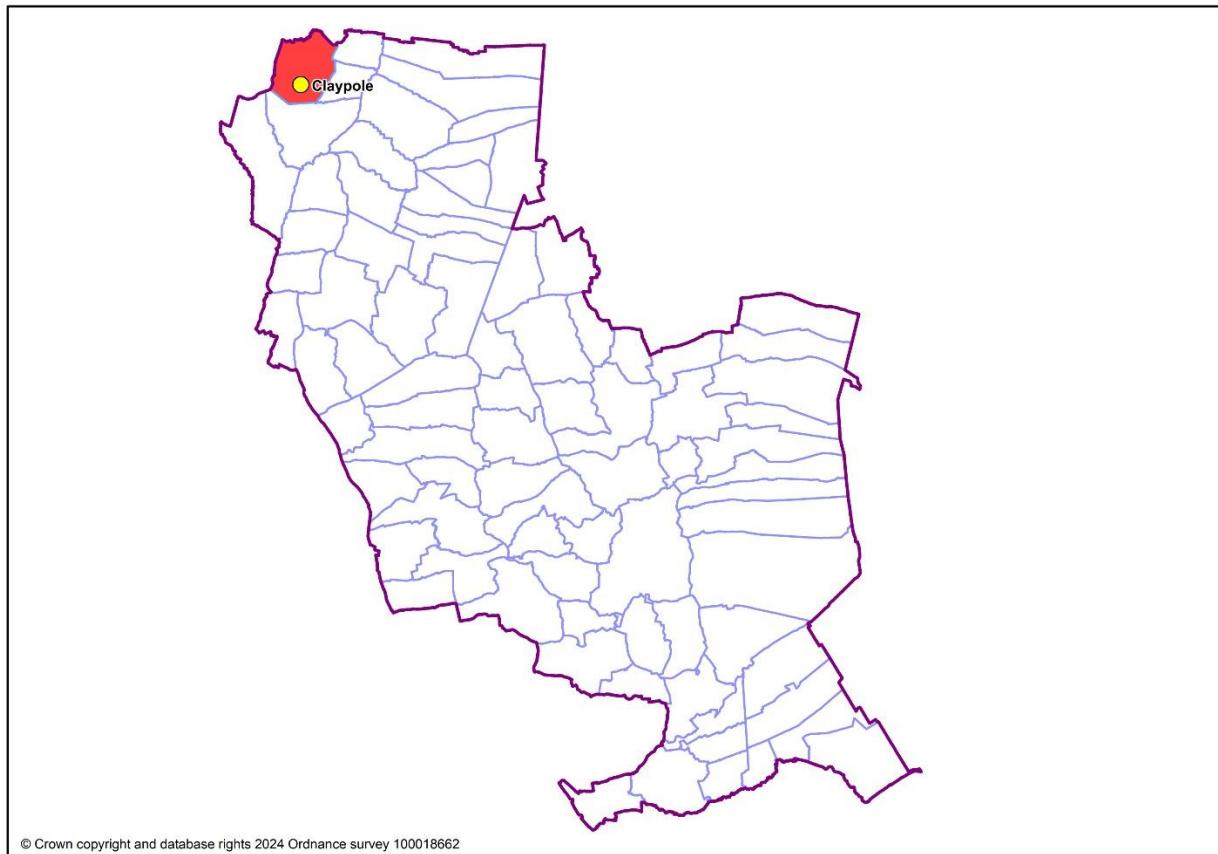
Figure 31: Billingborough Illustrative Map

## Caythorpe and Frieston



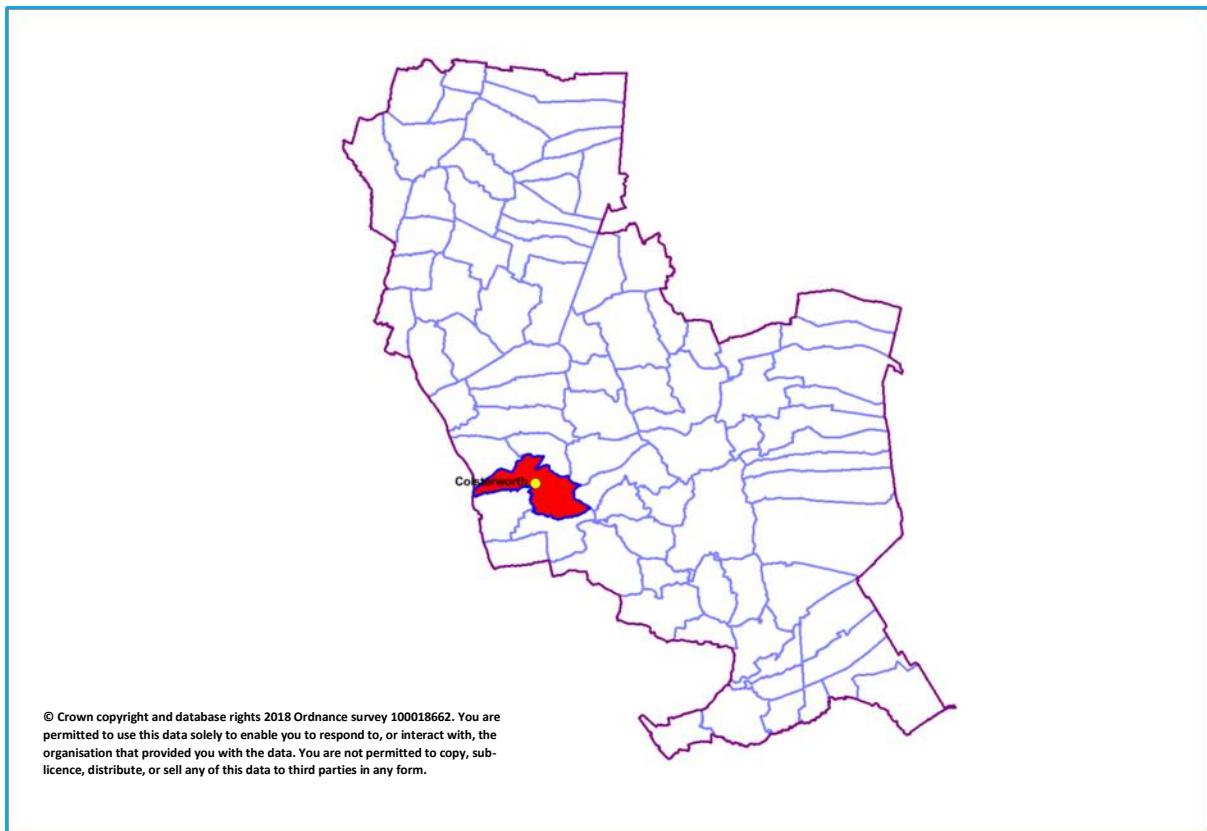
- 12.67 Caythorpe and Frieston are joined as a Larger Village because there is a clear join of these settlements (i.e., there is no physical gap between them). The village is situated on the A607, approximately 3 miles south from Leadenham and 8 miles (13 km) north from Grantham.
- 12.68 Caythorpe has a local village shop, a post office and a village hall. Caythorpe also has two public houses, a police office, a doctor's surgery and a mobile library, along with open space and recreational provision.
- 12.69 There are no proposed allocations in Caythorpe and Frieston.

## Claypole



- 12.70 Claypole lies on the northern-western fringe of South Kesteven. The village of Claypole is situated just east of the A1 between Grantham and Newark, approximately 4 miles south-east of Newark on Trent and 13 miles from Grantham.
- 12.71 Claypole has a Primary School, Public House, and a Village Hall. There is also a Village shop, a Butchers shop, Hairdressers, and a Café, along with allotments, open space and recreational provisions.
- 12.72 Claypole Parish Council (as the qualifying body) is in the process of preparing a Neighbourhood Plan for the Claypole Parish area.
- 12.73 There are no proposed allocations in Claypole.

## Colsterworth



- 12.74 Colsterworth is located 7 miles south of Grantham and 12 miles north of Stamford, between the River Witham and the A1. The older core of the village runs north-south on a limestone ridge above the flood plain of the Witham and along the route of the original Great North Road.
- 12.75 The village has a Primary School, pre-school groups, a medical practice, a mobile Post Office service, a Village Hall, and Social Club, a general store and a small Supermarket. There are also well equipped play / recreation grounds, open space and allotments.
- 12.76 There is a Neighbourhood Plan for Colsterworth and District which was made part of the Development Plan for South Kesteven in September 2017.
- 12.77 Colsterworth is home to Woolsthorpe Manor which is an acknowledged international attraction.

## Colsterworth Residential Allocation

### LV-H4: Bourne Road (SKLP23)

Indicative Unit Numbers: 70

Approximate Density: 25 dwellings per hectare to accommodate A1 buffer area.

The following development principles accompany this allocation:

- a. ~~Pedestrian links, footways or cycleway connections into the village from the site should be considered in the development proposal.~~
- b. ~~Noise from the A1 entrance ramp to be suitably mitigated.~~
- c. ~~A 4th arm off the roundabout shall be provided in order to access the site.~~
- d. ~~Suitable boundary treatment and noise attenuation shall be provided along the A1 edge of the site.~~

This site is situated within a Minerals Safeguarding Area, which seeks to safeguard the minerals resource in the ground for future potential working. Before considering a planning application for this site, a Minerals Assessment is required. The development of this site should also have regard to the relevant policies of the Neighbourhood Plan, namely:

~~The site should be designed as a series of small developments, such as cul de sacs, of up to 10 dwellings, with consideration given that:~~

- e. ~~The design features should minimise the impact of air pollutants and noise.~~
- f. ~~The development shall aim to incorporate links between the new housing and the rest of settlement, by providing more direct access to local facilities such as the Colster Way recreation ground, the school, and the medical practice.~~
- g. ~~Any necessary upgrades or improvements to the local highway network required by this development shall be provided for.~~

### Summary of Proposed Changes

Policy LV-H4 is to be removed.

Since the adoption of the 2020 Local Plan, LV-H4 Bourne Road, has been granted planning permission for 70 dwellings therefore is being removed as an allocation.

**SKPR-120 Land at the East of Stamford Road**

**Indicative Unit Numbers: 70**

**Assumed Density: 30 Dwellings per hectare**

**The following development principles accompany this allocation**

- a. A public right of way passes through the site – this shall be retained and incorporated into the development of the site where possible.**
- b. Pedestrian links, such as footway and cycleway connections into the village from the site should be incorporated in the development proposal.**
- c. Landscaping screening to the southern edge will be required to reduce the impact on views from the open countryside.**
- d. This site is situated within a Limestone Mineral Safeguarding Area. Before considering a planning application for this site a Minerals Assessment will be required.**
- e. This site is within or includes an area of Biodiversity Opportunity. Proposals on this site should incorporate the relevant principles for development within Biodiversity Opportunity Areas set out in New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains.**

**Summary of Proposed Changes**

New site allocations are proposed to meet the minimum housing requirement for South Kesteven over the plan period.

The government's Standard Method establishes a need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum.

To meet the total housing supply need a site has been identified for residential development in Colsterworth.

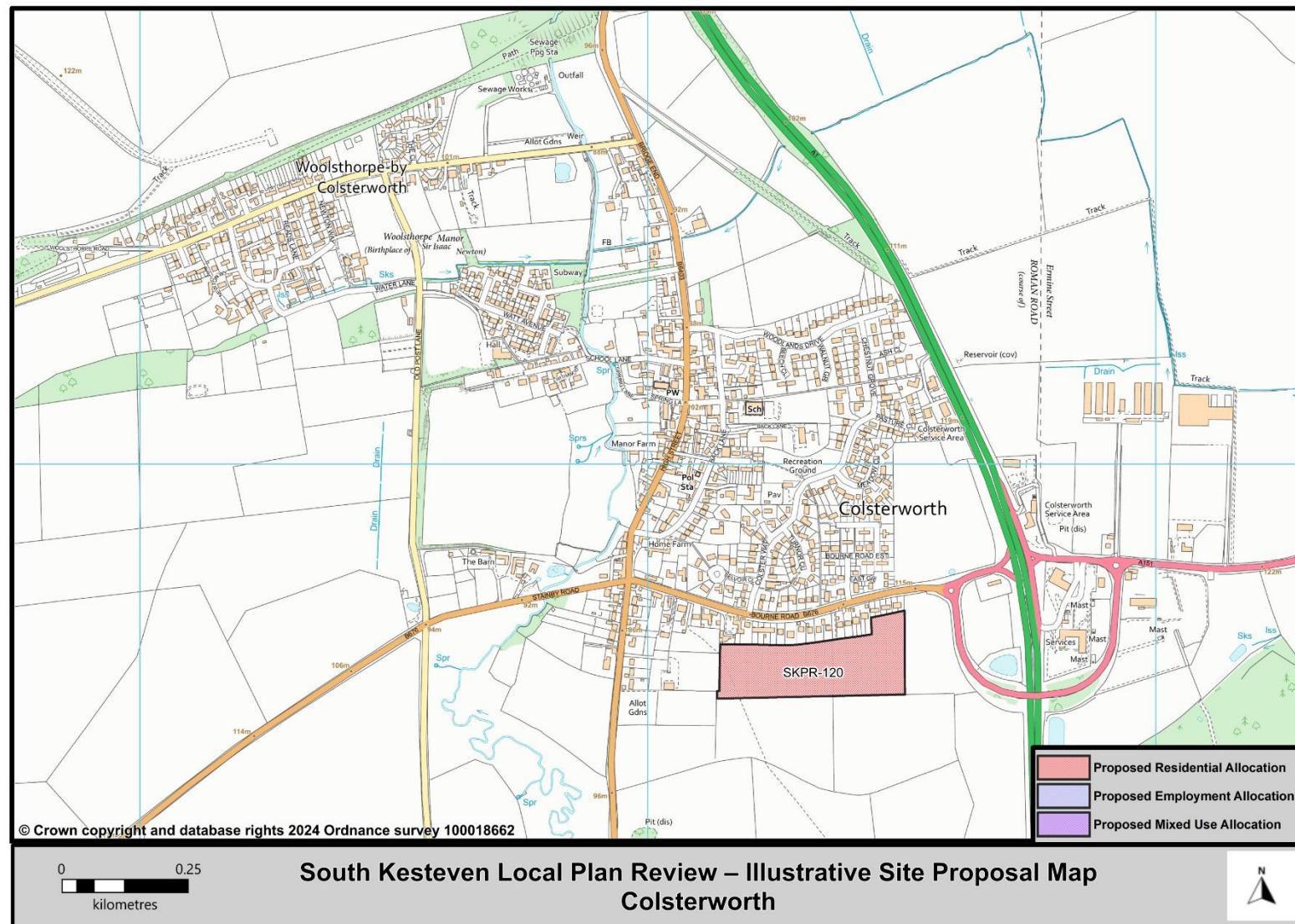
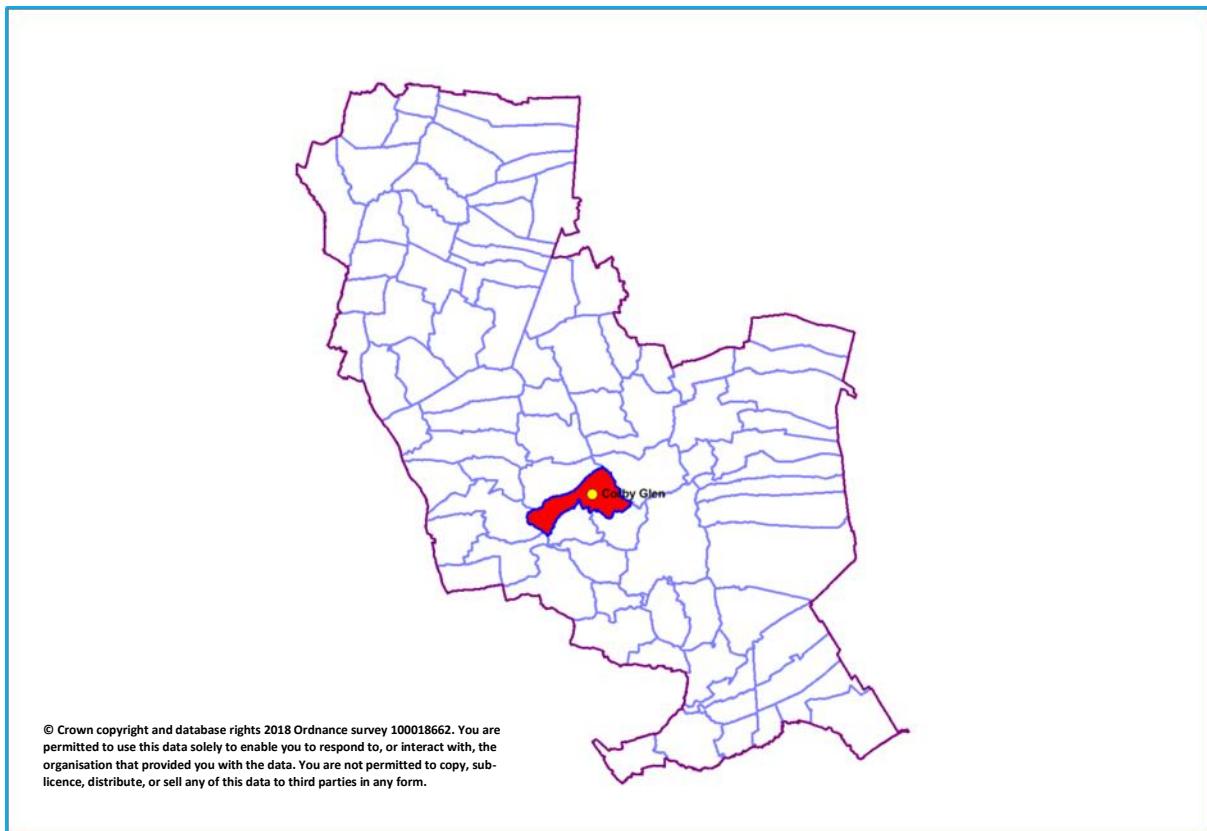


Figure 32: Colsterworth Illustrative Map

## Corby Glen



12.78 The village of Corby Glen is set in wooded countryside 12 miles south of Grantham and 15 miles north of Stamford with the village lying on the A151 Colsterworth to Bourne road. The River Glen flows through the village.

12.79 Corby Glen has two schools (both a primary and a secondary academy), a playgroup, two village shops, and a post office, Community Centre, and a Village Hall. Other facilities include two Doctor's Surgeries, a Fire Station, two Public Houses, Café, a mobile library, and open space and recreational provision.

## Corby Glen Residential Allocation

### LV-H5: Swinstead Road / Bourne Road (SKLP4, SKLP320)

Indicative Unit Numbers: 250

Approximate Density: 30 dwellings per hectare.

The following development principles accompany this allocation:

- a. A comprehensive masterplan is required for the entire site.
- b. An East-West connection (transport and pedestrian) should be provided by the development.
- c. Pedestrian links, footways or cycleway connections into village, and adjacent playing fields from the site should be incorporated in the development proposal.
- d. The development shall accommodate specialist housing needs through the provision of good quality family housing that is both well designed and integrated into the development proposal.
- e. Landscape screening shall be provided along the northern and eastern edges of the site.
- f. Additional open space and community recreation facilities as necessary.
- g. This site is situated within a Minerals Safeguarding Area and Limestone Minerals Safeguarding Area. Before considering a planning application for this site, a Minerals Assessment will be required.

### Summary of Proposed Changes

Policy LV-H5 is to be removed.

Since the adoption of the 2020 Local Plan, LV-H5 Swinstead Road/Bourne Road has been granted planning permission for 265 dwellings therefore is being removed as an allocation.

**SKPR-247 – Land North of Bourne Road**

**Indicative Unit Numbers: 144**

**Assumed Density: 30 Dwellings per hectare**

**The following development principles accompany this allocation:**

- a. A public right of way passes through the site – this should be retained along with the existing hedgerow feature and be incorporated into the development of the site where possible.**
- b. Pedestrian links, such as footway and cycleway connections into the centre of village from the site should be incorporated in the development proposal.**
- c. Frontage footway to be provide on Bourne Road with existing ditch culverted.**
- d. Sensitive landscaping screening to the north east edge of the site will be required to protect the views from the open countryside.**
- e. Potential landscape impacts should be mitigated through high quality design and landscaping.**
- f. This site is situated within a Limestone Mineral Safeguarding Area. Before considering a planning application for this site a Minerals Assessment will be required.**
- g. This site is within or includes an area of Biodiversity Opportunity. Proposals on this site should incorporate the relevant principles for development within Biodiversity Opportunity Areas set out in New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains.**
  - a. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

### **Summary of Proposed Changes**

New site allocations are proposed to meet the minimum housing requirement for South Kesteven over the plan period.

The government's Standard Method establishes a need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum.

To meet the total housing supply need a site has been identified for residential development in Corby Glen.

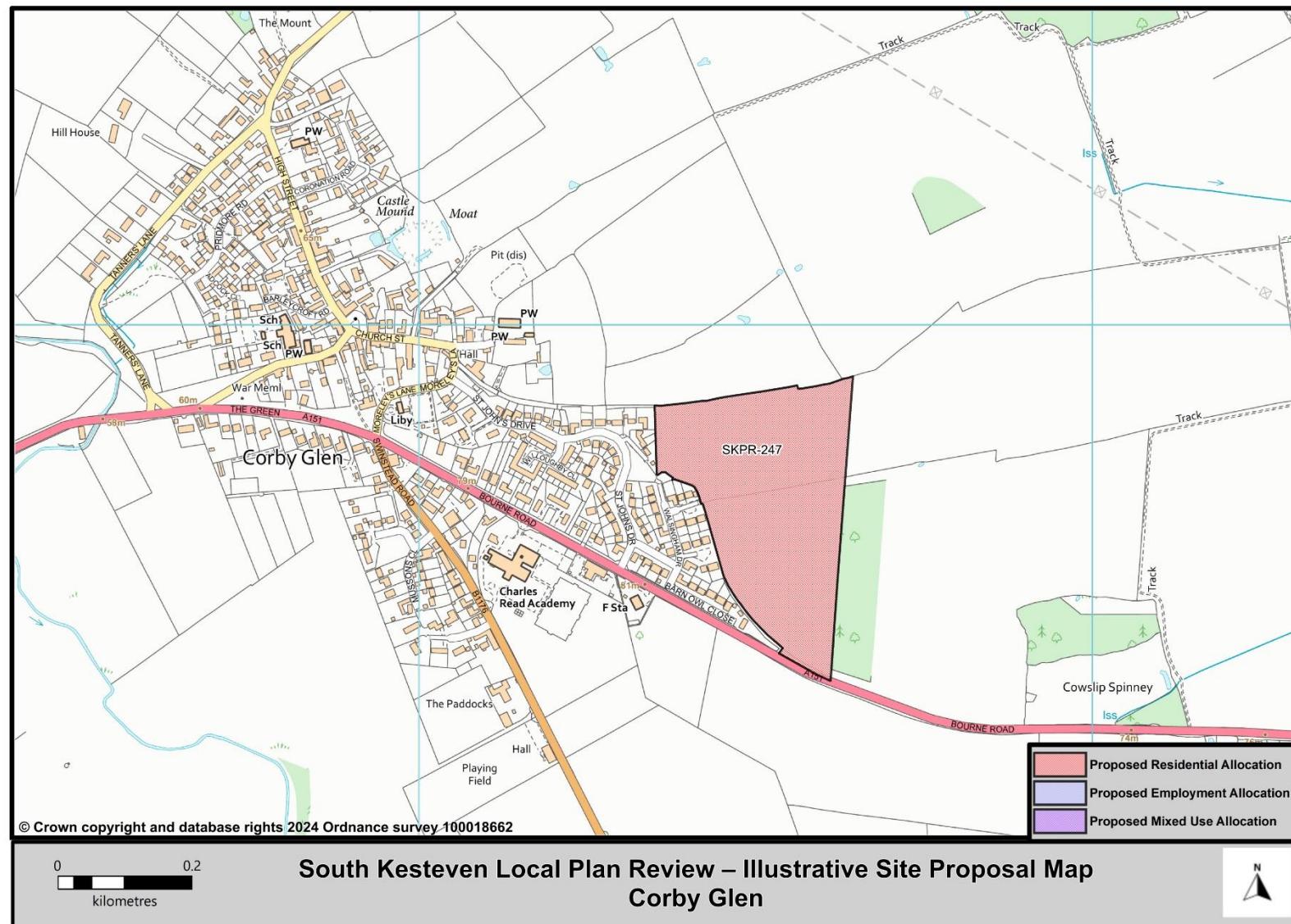
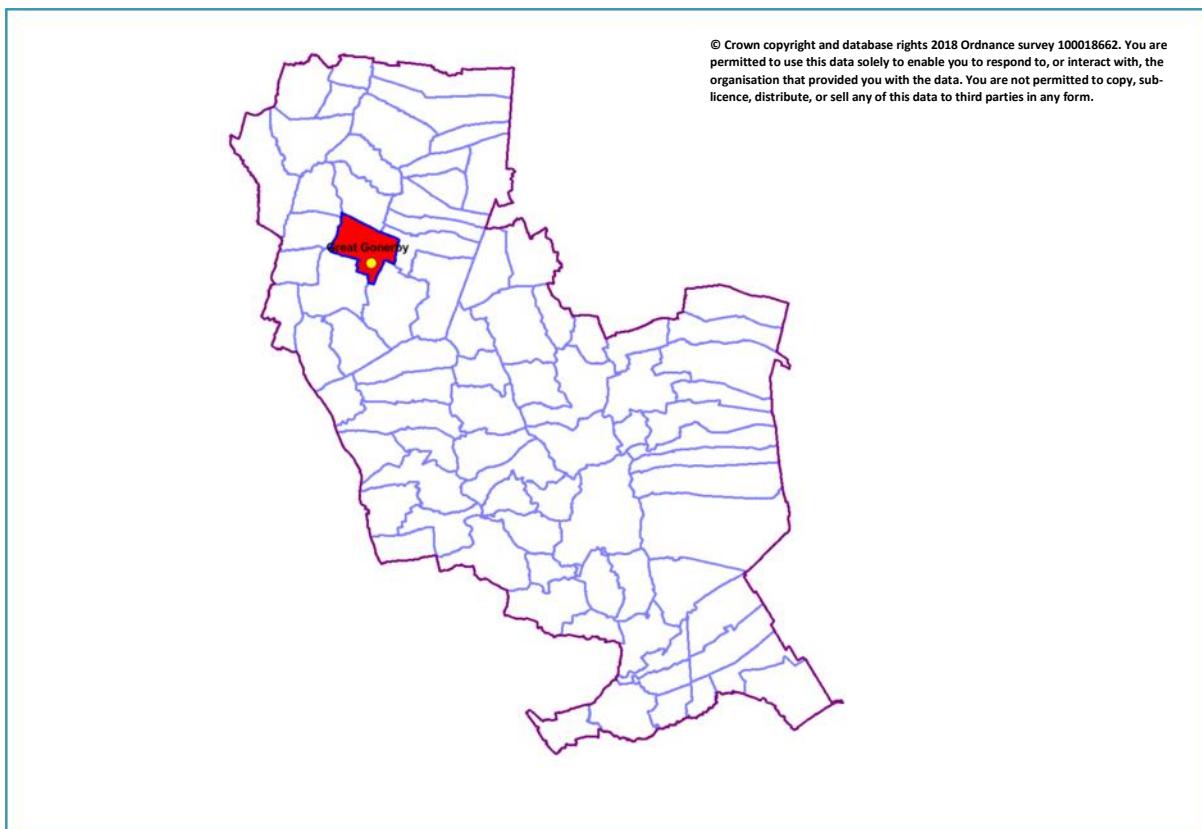


Figure 33: Corby Glen Illustrative Map

## Great Gonerby



12.80 The village of Great Gonerby is situated less than 1 mile north from Grantham. The village overlooks the Vale of Belvoir and is situated close to the A1.

12.81 Great Gonerby has a Primary School, a pre-school, a playgroup, a grocery store and a Post Office/Shop. Further facilities include a Public House, a Memorial Hall, a Social Club and a playing field with play area and floodlit multi-sport facility; along with open spaces and equipped play areas.

## Great Gonerby Residential Allocation

### LV-H6: Easthorpe Road (SKLP11)

Indicative Unit Numbers: 45

Approximate Density: 30 dwellings per hectare.

The following development principles accompany this allocation:

- a. A public footpath runs through the site – this shall be retained and incorporated into the development where possible.
- b. Suitable and appropriate screening shall be provided along the eastern and southern edges of the site.
- c. The south-west corner of the site shall not be developed but utilised for open space provision, landscaping and sustainable urban drainage (SUDS), as necessary. This is to ensure the protection of important views towards heritage assets and their setting.

### Summary of Proposed Changes

Policy LV-H6 has been removed as the development is now complete.

### SKPR-241 – Land Off Church Lane

Indicative Unit Numbers: 86

Assumed Density: 30 Dwellings per hectare

The following development principles accompany this allocation

- a. Pedestrian links, such as footway and cycleway connections into the village and towards the public footpath to the south of the site should be incorporated into the development proposal.
- b. Highway improvements to Church Lane will be required.
- c. Development of the site should seek to positively incorporate views towards the St Sebastian's Church and its setting.
- d. Retain and incorporate important on site features, such as trees and hedgerows, where possible.

**e. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

### **Summary of Proposed Changes**

New site allocations are proposed to meet the minimum housing requirement for South Kesteven over the plan period.

The government's Standard Method establishes a need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum.

To meet the total housing supply need a site has been identified for residential development in Great Gonerby

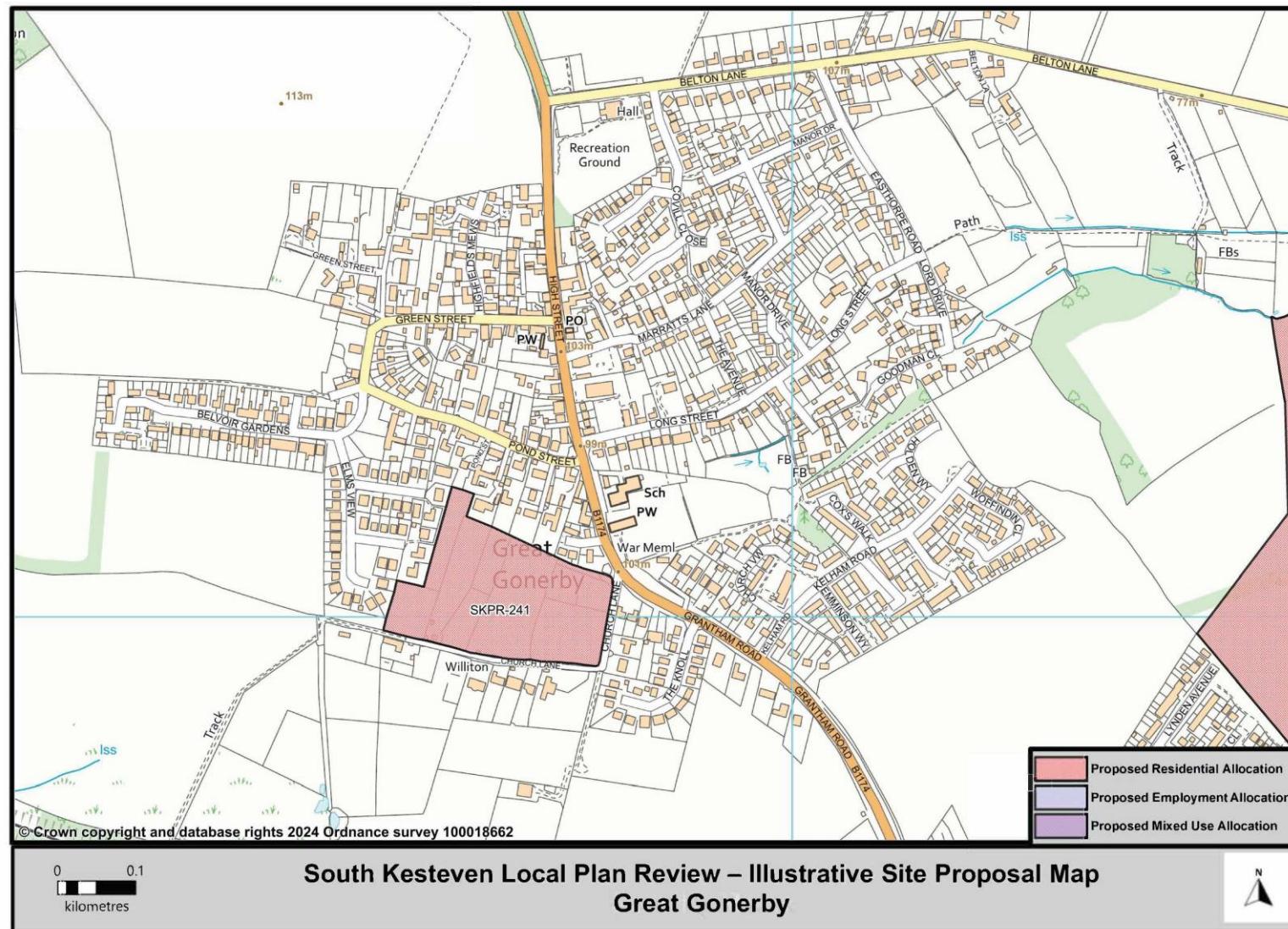
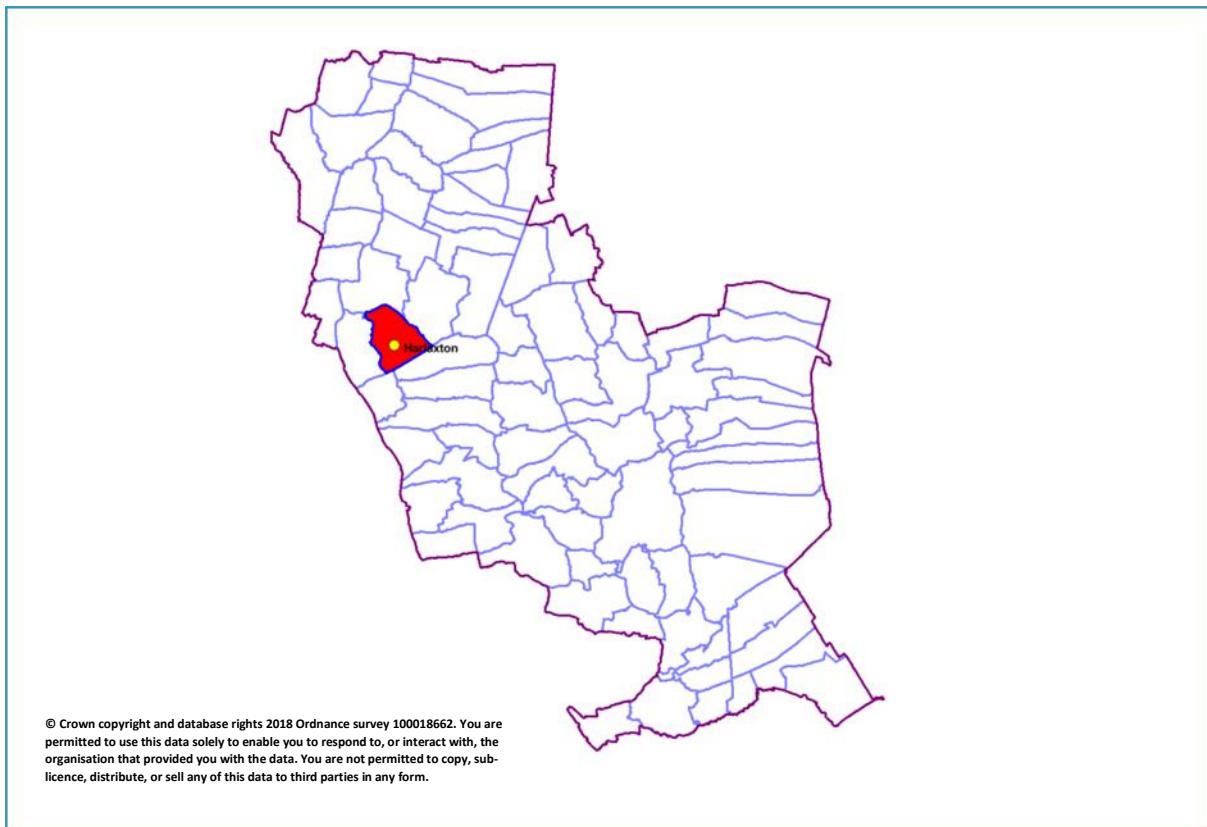


Figure 34: Great Gonerby Illustrative Map

## Harlaxton



- 12.82 The village of Harlaxton lies on the edge of the Vale of Belvoir and just off the A607, 2 miles south-east from Grantham and 12 miles north-east from Melton Mowbray.
- 12.83 Harlaxton's facilities include a Public House, Post Office within the local store, Primary School, a Doctor's surgery and Village Hall. There are also local sports clubs, alongside the open space provision.
- 12.84 Harlaxton is home to Harlaxton Manor which is an important heritage asset and a Grade 1 listed building.

## Harlaxton Residential Allocations

### **SKPR-74 – The Land West of The Drift**

**Indicative Unit Numbers: 24**

**Assumed Density: 30 Dwellings per hectare**

**The following development principles accompany this allocation:**

- a. Pedestrian links, such as footway and cycleway connections into the centre of village from the site should be incorporated in the development proposal.**
- b. Development should be set back from the large mature trees to the east of the site.**
- c. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

### **Summary of Proposed Changes**

New site allocations are proposed to meet the minimum housing requirement for South Kesteven over the plan period.

The government's Standard Method establishes a need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum.

To meet the total housing supply need a site has been identified for residential development in Harlaxton.

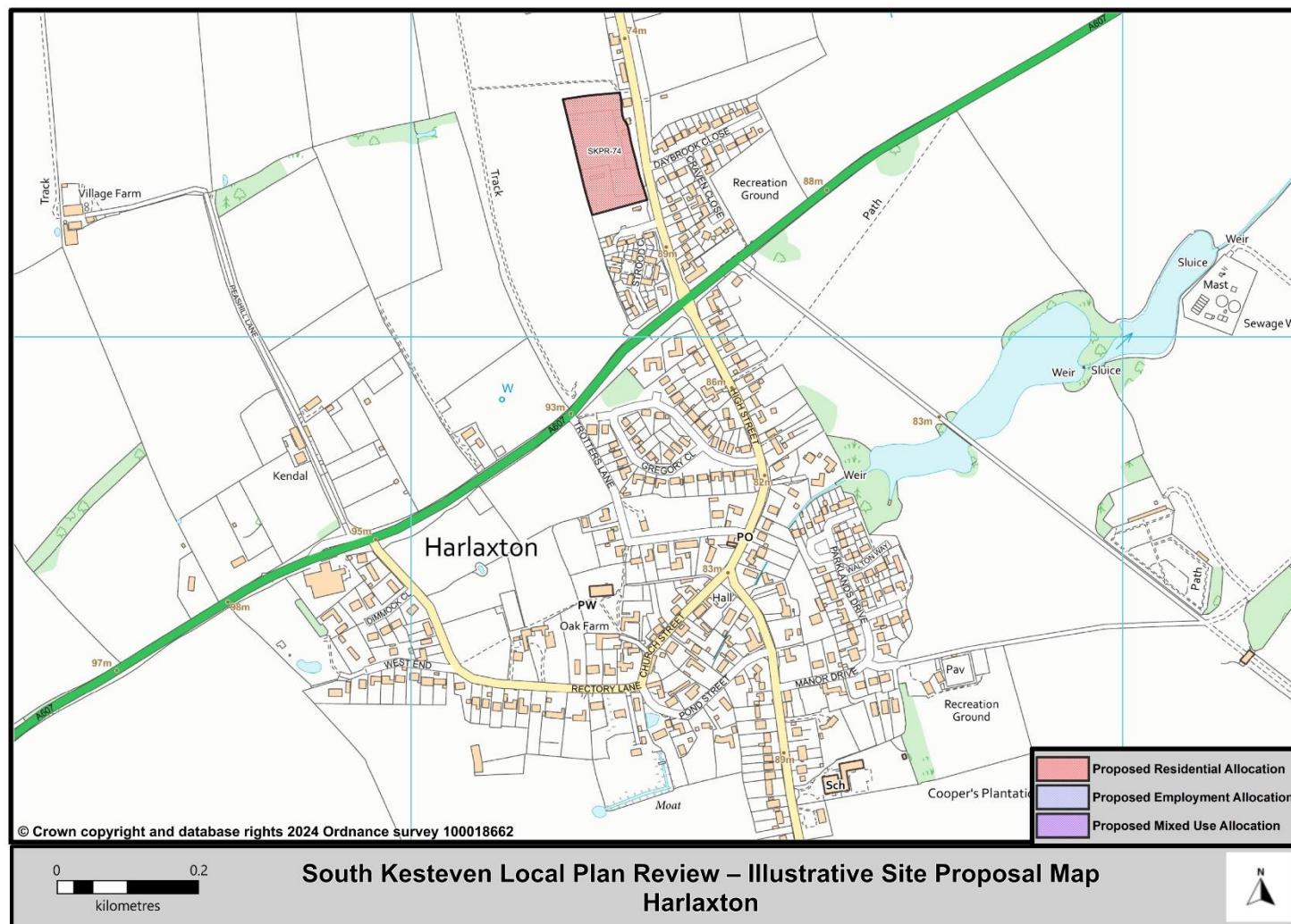
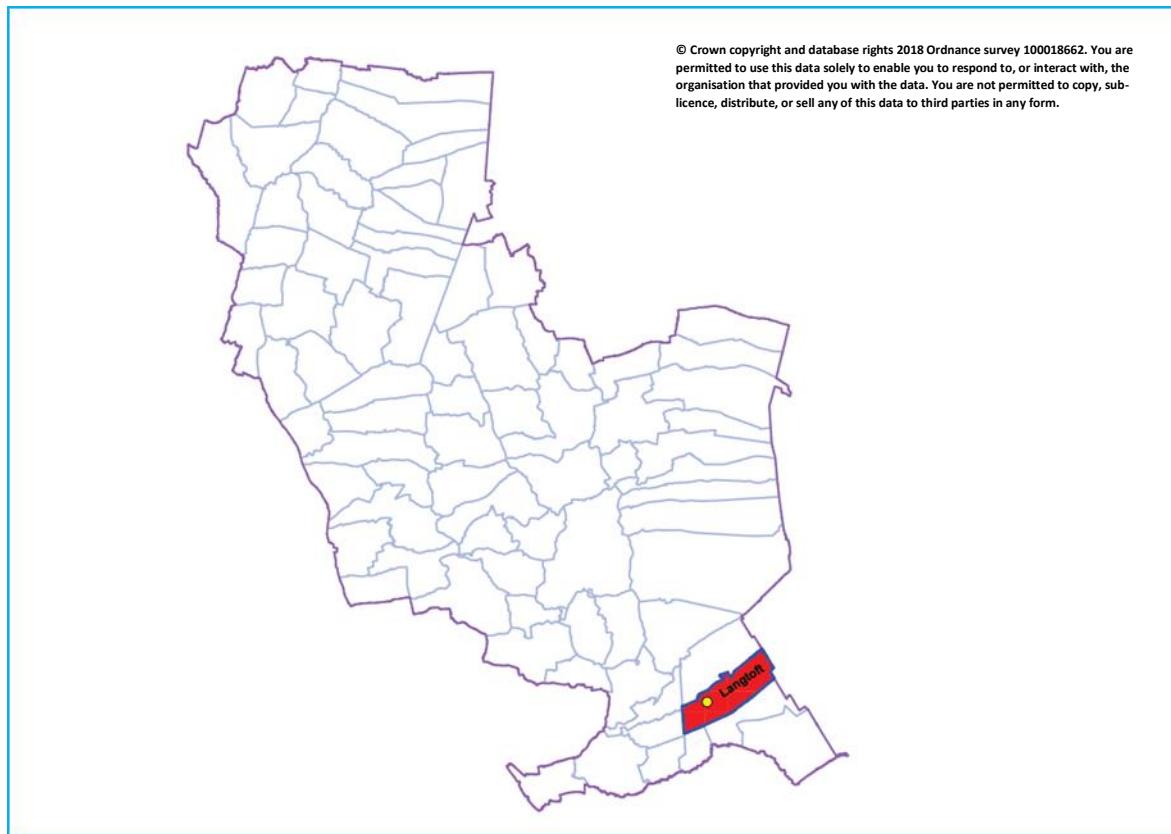


Figure 35: Harlaxton Illustrative Map

## Langtoft



12.85 The Village of Langtoft lies on the A15 road, about 10 miles (16 km) north from Peterborough and about 8 miles (13 km) east from Stamford, and on the edge of The Fens.

12.86 Langtoft has a Primary School, pre-school, Village Hall, Post Office, Newsagents, a mini-Supermarket, and a Public House. Other facilities include a mobile library service, Hairdressers, and motor repairs and servicing facilities. Langtoft also has allotments, fully equipped children's play area, a Pavilion and recreational provision.

## Langtoft Residential Allocations

### **SKPR-71 – Land North of Dickens Close, Stowe Road**

**Indicative Unit Numbers: 55**

**Assumed Density: 30 Dwellings per hectare**

**The following development principles accompany this allocation:**

- a. A suitable and sensitive boundary treatment will be required on the western and northern edges of the site to screen views from the open countryside.**
- b. Potential landscape impacts should be mitigated through high quality design and landscaping.**
- c. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

### **Summary of Proposed Changes**

New site allocations are proposed to meet the minimum housing requirement for South Kesteven over the plan period.

The government's Standard Method establishes a need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum.

To meet the total housing supply need a site has been identified for residential development in Langtoft.

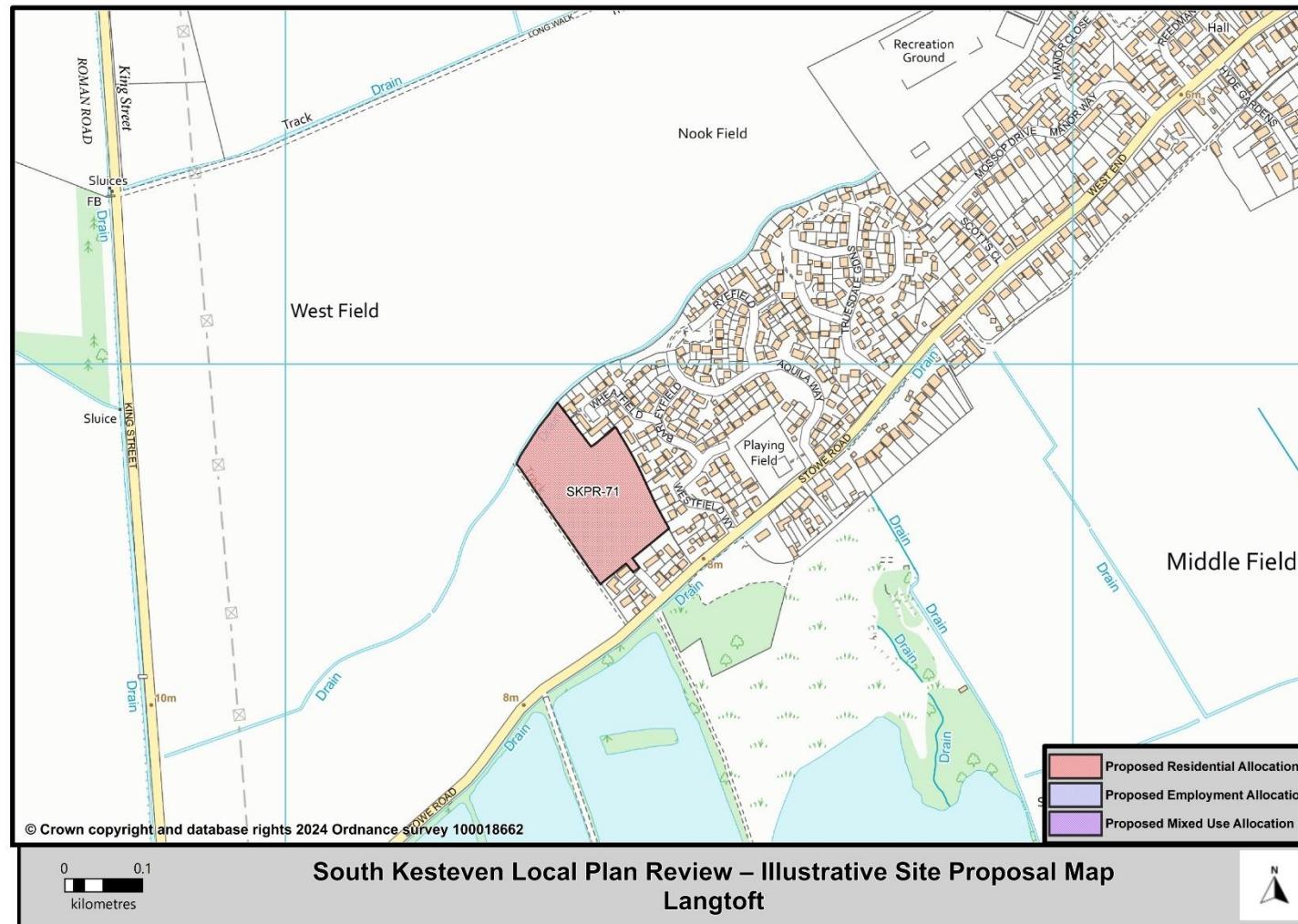
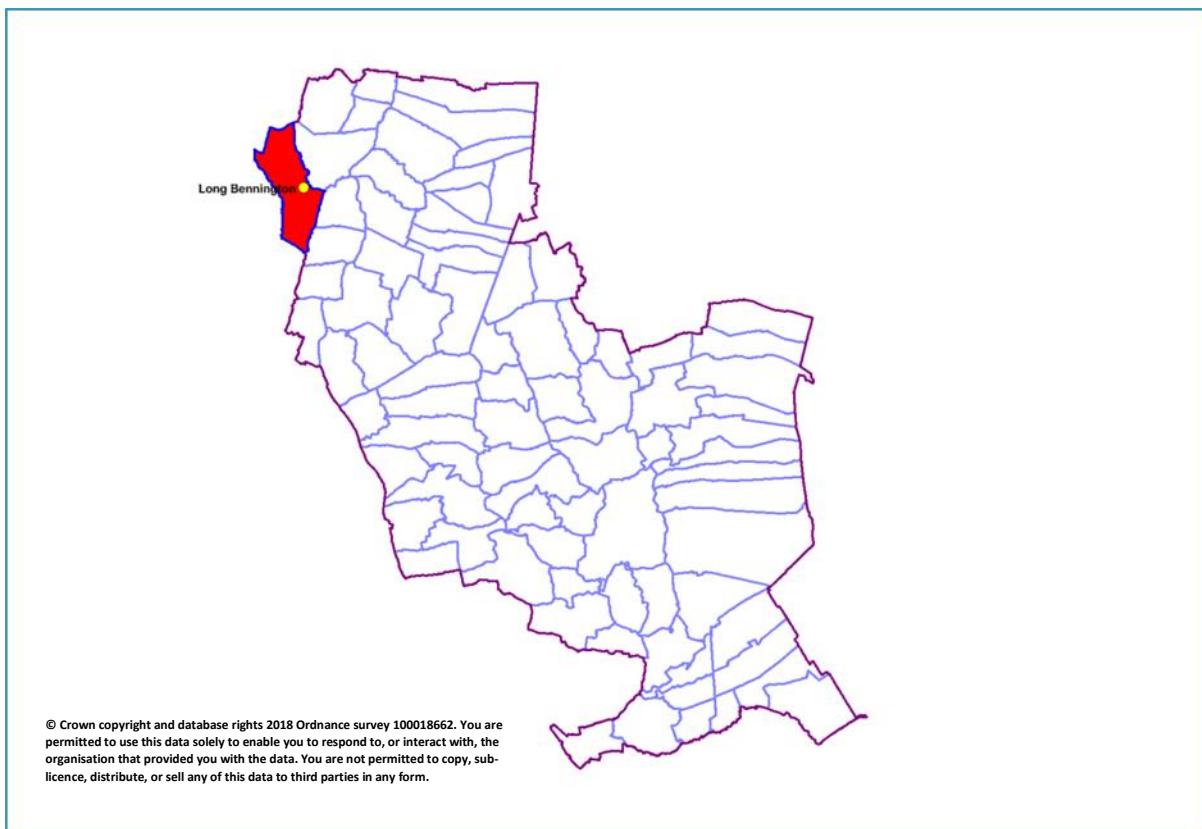


Figure 36: Langtoft Illustrative Map

## Long Bennington



12.87 Long Bennington is located along a 1.7 mile length of the Old Great North Road, which was by-passed by the A1 in 1,967. It is 7 miles north of Grantham and 6 miles south of Newark.

12.88 There is a Primary School, a pre-school, a Nursery, Doctors Surgery, Village Hall, a mini-Supermarket and three Public Houses. There is a large range of facilities in Long Bennington including a mobile Post Officer service in the Village Hall, a mobile Library service, Hairdressers, Café, Motor Repairs service. There is also a large sports field/pavilion, open spaces and recreational provision.

12.89 The village has 2 employment areas, Long Bennington Business Park to the North of the village and the larger Roseland Industrial Park which straddles the border with Leicestershire at the Southern edge of the Parish.

12.90 There is a Neighbourhood Plan for Long Bennington which was made part of the Development Plan for South Kesteven in September 2017.

## Long Bennington Residential Allocations

### **SKPR-273 (LV-H7): Main Road (South) (SKLP140)**

Indicative Unit Numbers: 55

Approximate Density: 30 dwellings per hectare.

The following development principles accompany this allocation:

- a. Noise impact from the A1 shall be considered and suitable mitigation provided.
- b. Screening along the western and southern edges will be required.
- c. **This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

### **Summary of Proposed Changes**

Policy LV-H7 is considered robust and minor amendments which includes reference to Green Infrastructure Areas is proposed at this draft stage.

Since the adoption of the 2020 Local Plan, LV-H7 Main Road (South) has been granted outline permission for 50 dwellings.

### **LV-H8: Main Road (North) (SKLP132)**

Indicative Unit Numbers: 30

Approximate Density: 30 dwellings per hectare.

The following development principles accompany this allocation:

- a. Noise impact from the A1 shall be considered and suitable mitigation provided.
- b. Screening along the western edge will be required.
- c. The development shall accommodate specialist housing needs through the provision of retirement housing, extra care or residential care housing.

### **Summary of Proposed Changes**

Policy LV-H8 is to be removed as an allocation.

Since the adoption of the 2020 Local Plan, LV-H8: Main Road (North) has been granted planning permission for 43 dwellings therefore is being removed as an allocation.

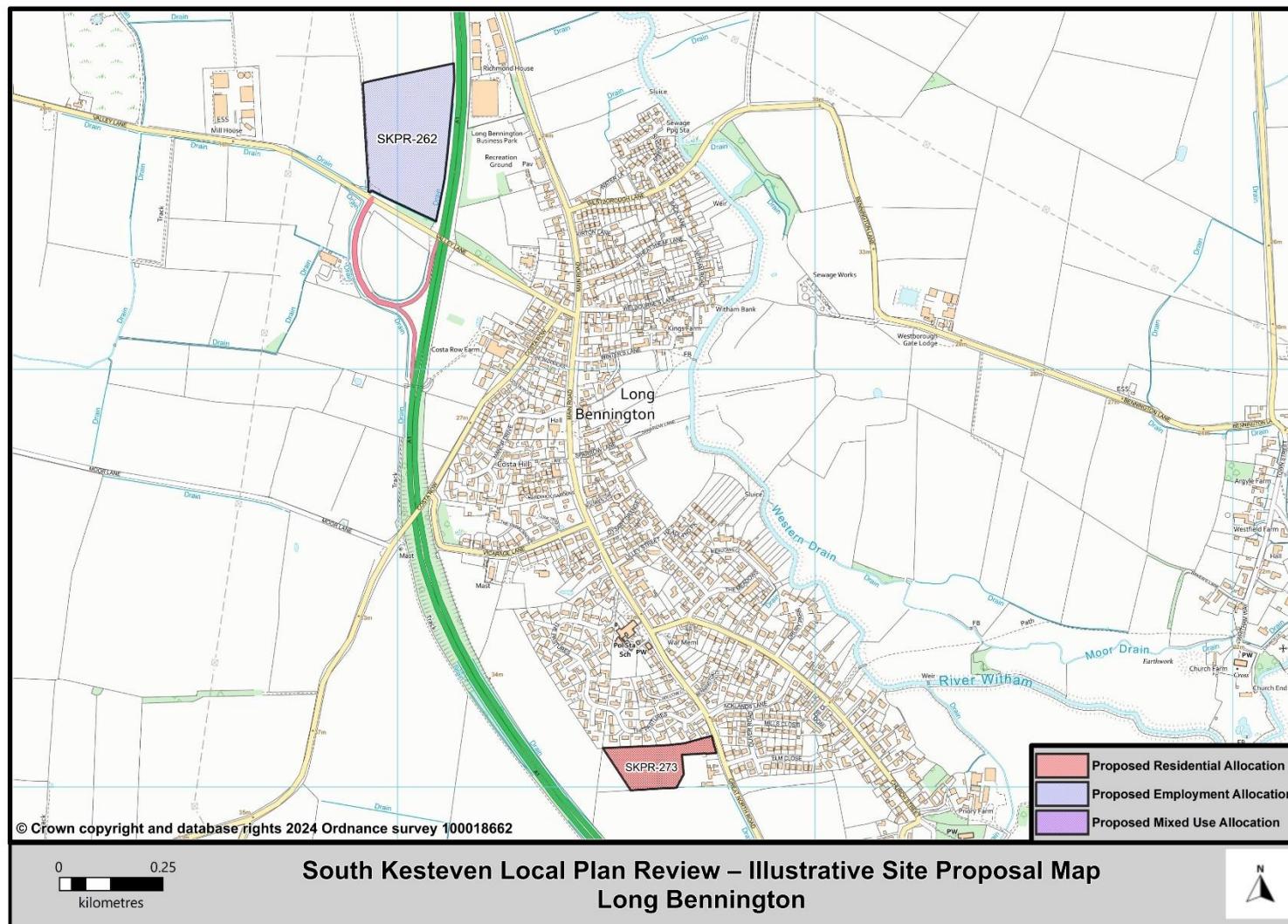
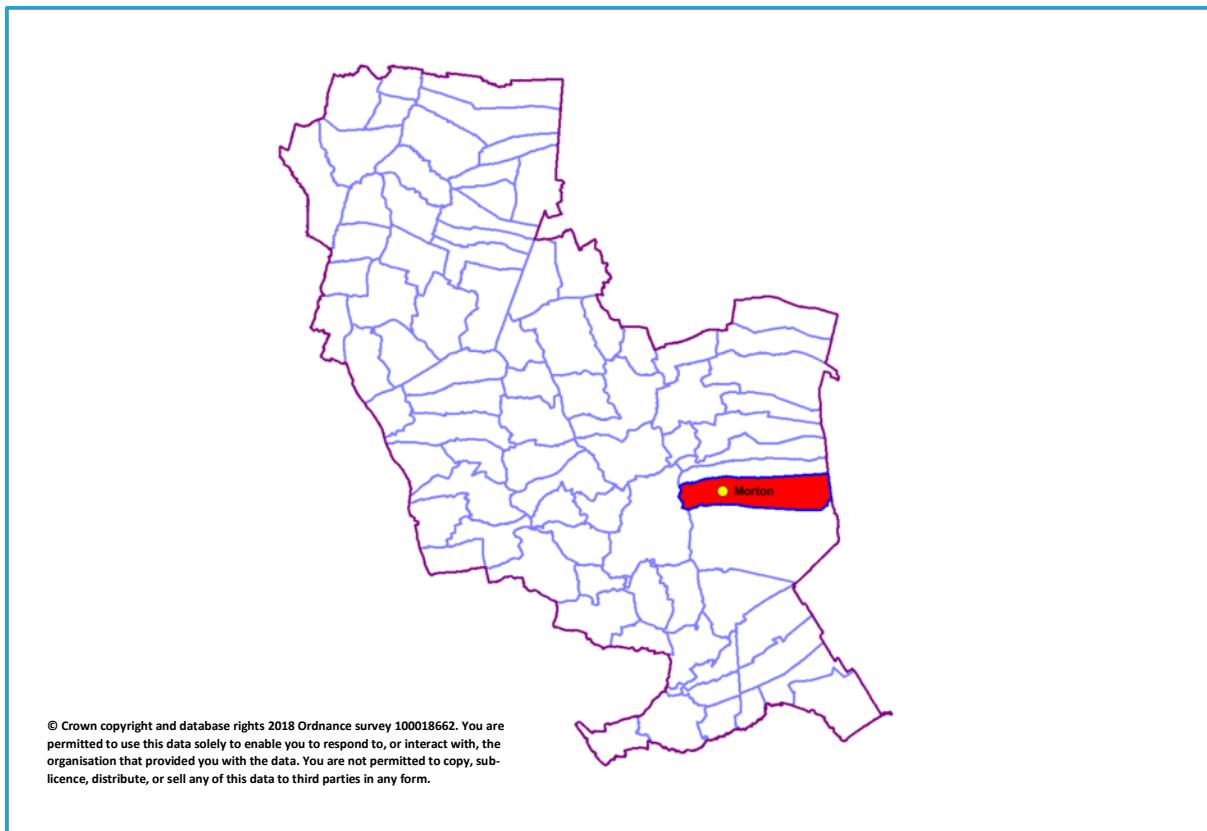


Figure 37: Long Bennington Illustrative Map

## Morton



12.91 The village of Morton lies 2 miles north of Bourne, and 14 miles south-east of Grantham. The village is in two parts, on each side of the fen-edge road (the A15). To the fenward side is Morton and to the upland side is Hanthorpe.

12.92 Morton has a Primary School, Food Shop, village hall, Post Office, a public house, pre-School, mobile library. Additional facilities include open spaces and fully equipped play areas.

## Morton Residential Allocation

### **SKPR-274 LV-H9: Folkingham Road (SKLP111)**

Indicative Unit Numbers: **70-71**

Approximate Density: 25 dwellings per hectare to accommodate conservation area and adjacent listed buildings.

The following development principles accompany this allocation:

- a. Possible impact on the Conservation Area and adjacent listed buildings shall be considered and to mitigate possible harm a low-density residential scheme should be proposed.
- b. On the northern edge of the site a suitable and sensitive boundary treatment will be provided to screen views of the development from the adjacent open countryside.
- c. Should access to the site come via the A15 any development should be set back from the road aspect and suitable landscape screening provided.
- d. Pedestrian and/or cycle connections from the centre of the site onto High Street shall be provided.
- e. Development of this site will need to be phased in accordance with the Infrastructure Delivery Plan so that necessary infrastructure requirements can be accommodated.
- f. **This site is within or includes an area of Biodiversity Opportunity. Proposals on this site should incorporate the relevant principles for development within Biodiversity Opportunity Areas set out in New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains.**
- g. **This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

### **Summary of Proposed Changes**

Policy LV-H9 is considered robust and minor amendments to include reference to the area of Biodiversity Opportunity Areas and Green Infrastructure Areas is proposed at this stage.

Since the adoption of the 2020 Local Plan LV-H9 has been granted outline planning permission for 71 dwellings.

**SKPR-135 Land to the South of Edenham Road**

**Indicative Unit Numbers: 48**

**Assumed Density: 30 Dwellings per hectare**

**The following development principles accompany this allocation:**

- a. Pedestrian links, such as footway or cycleway improvements into the village along Hanthorpe Road should be provided by the development.**
- b. The public right of way which runs along the southern edge of the site should be retained and connections incorporated into the development, where possible.**
- c. A suitable and sensitive boundary treatment will be required on the western and southern edges of the site to screen views from the open countryside.**
- d. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

**Summary of Proposed Changes**

New site allocations are proposed to meet the minimum housing requirement for South Kesteven over the plan period.

The government's Standard Method establishes a need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum.

To meet the total housing supply need an additional site has been identified for residential development in Morton.

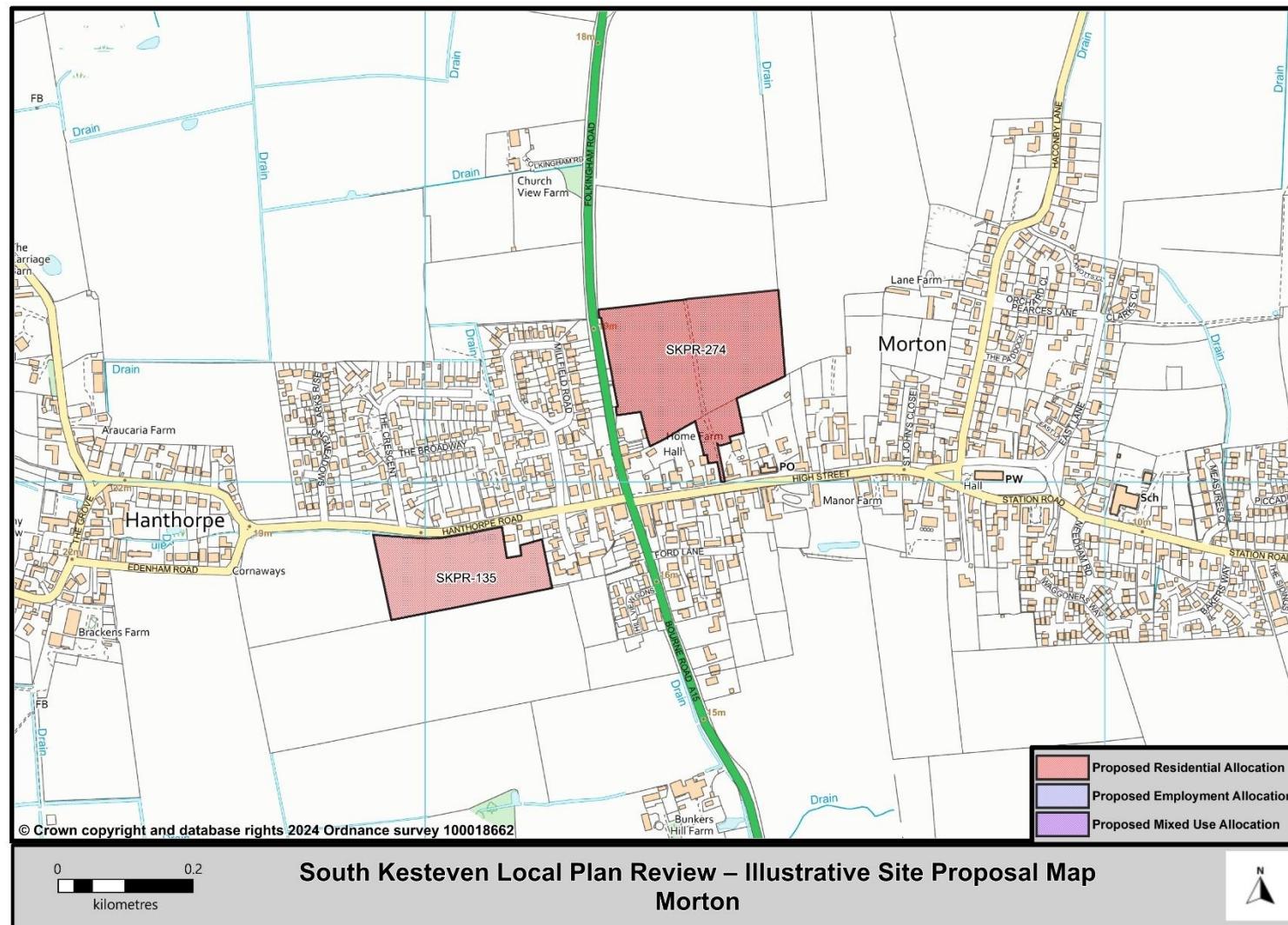
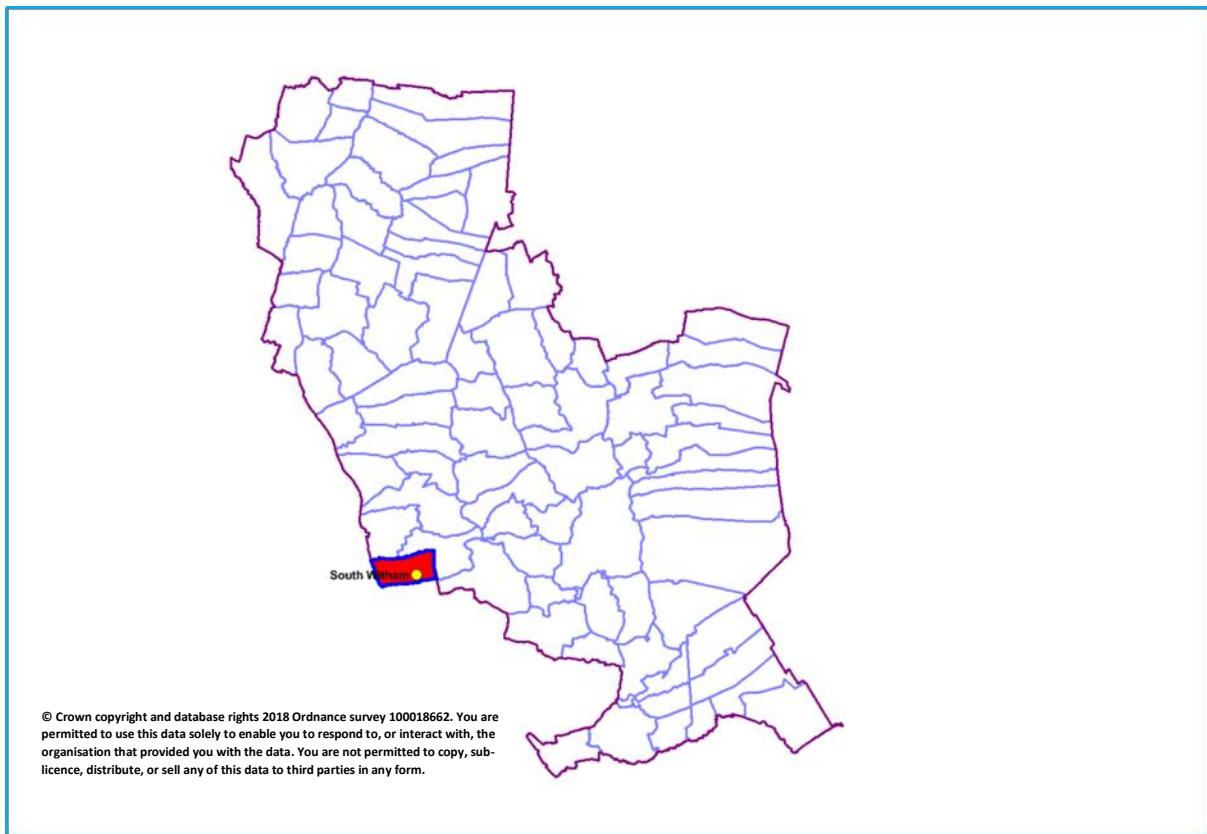


Figure 38: Morton Illustrative Map

## South Witham



- 12.93 The village of South Witham is located 10 miles south of Grantham and 10 miles east of Melton Mowbray.
- 12.94 South Witham has a village hall, a primary school and Nursery, two local shops (one with a post office), two public houses and a mobile library and Post Office services. Additional facilities include allotments, sports fields, children's equipped play area, and other recreational facilities.

## South Witham Residential Allocations

### **SKPR-275 (LV-H10): Thistleton Lane and Mill Lane (SKLP43, SKLP123)**

Indicative Unit Numbers: 34

Approximate Density: 30 dwellings per hectare.

The following development principles accompany this allocation:

- a. A comprehensive masterplan is required for the site.
- b. Reopening of redundant railway line as a pedestrian route should be considered in the development proposal.
- c. Priority will be given to the redevelopment of the previously developed land on this site.
- d. Development proposals should make good use of the two potential access points into the site.
- e. On the western edge of the site a suitable and sensitive boundary treatment will be provided to screen views of the development from the adjacent open countryside.
- f. A buffer shall be provided along the western edge of the site. This buffer shall screen future residential occupiers of the site from the noise and nuisances of the adjacent quarry. The provision of the buffer will ensure the redevelopment of this site does not impact on the continued operations at the quarry.
- g. Pedestrian links, such as footway connections into the village from the site should be incorporated in the development proposal.
- h. That development should seek to improve biodiversity and minimise any impact on South Witham Quarry RIGS/cLGS.
- i. This site is situated within a Minerals Safeguarding Area and Limestone Minerals Safeguarding Area. Before considering a planning application for this site, a Minerals Assessment will be required.
- j. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

## **Summary of Proposed Changes**

Policy LV-H10 is considered robust and minor amendments which includes reference to Green Infrastructure Areas is proposed at this draft stage.

### **SKPR-192 and SKPR-276 (LV-H11): Land North of High Street (SKLP312)**

Indicative unit numbers: **34-138**

Approximate Density: 30 dwellings per hectare

The following development principles accompany this allocation:

- a. A comprehensive masterplan is required for the site.**
- b. On the western edge of the site a suitable and sensitive boundary treatment will be provided to screen views of the development from the adjacent open countryside.**
- c. Pedestrian links, such as footway **and cycleway** connections into the village from the site should be incorporated in the development proposal **to link to existing footway on High Street**.**
- d. Footway connections should be made into the existing play space to the north east of the site from the development.**
- e. A buffer should be provided along the southern and western edges of the site. This buffer should screen future residential occupiers of the site from the noise and nuisances of the adjacent quarry. The provision of the buffer will ensure the redevelopment of this site does not impact on the continued operations at the quarry.**
- f. This site is situated within a Minerals Safeguarding Area and Limestone Minerals Safeguarding Area. Before considering a planning application for this site, a Minerals Assessment will be required.**
- g. This site is within or includes an area of Biodiversity Opportunity. Proposals on this site should incorporate the relevant principles for development within Biodiversity Opportunity Areas set out in New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains.**
- h. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

### **Summary of Proposed Changes**

Policy LV-H11 is an existing Local Plan allocation which is considered robust and developable. It is proposed to allocate the land to the west of the existing allocation and a masterplan will be required for the entire site to ensure a comprehensive development.



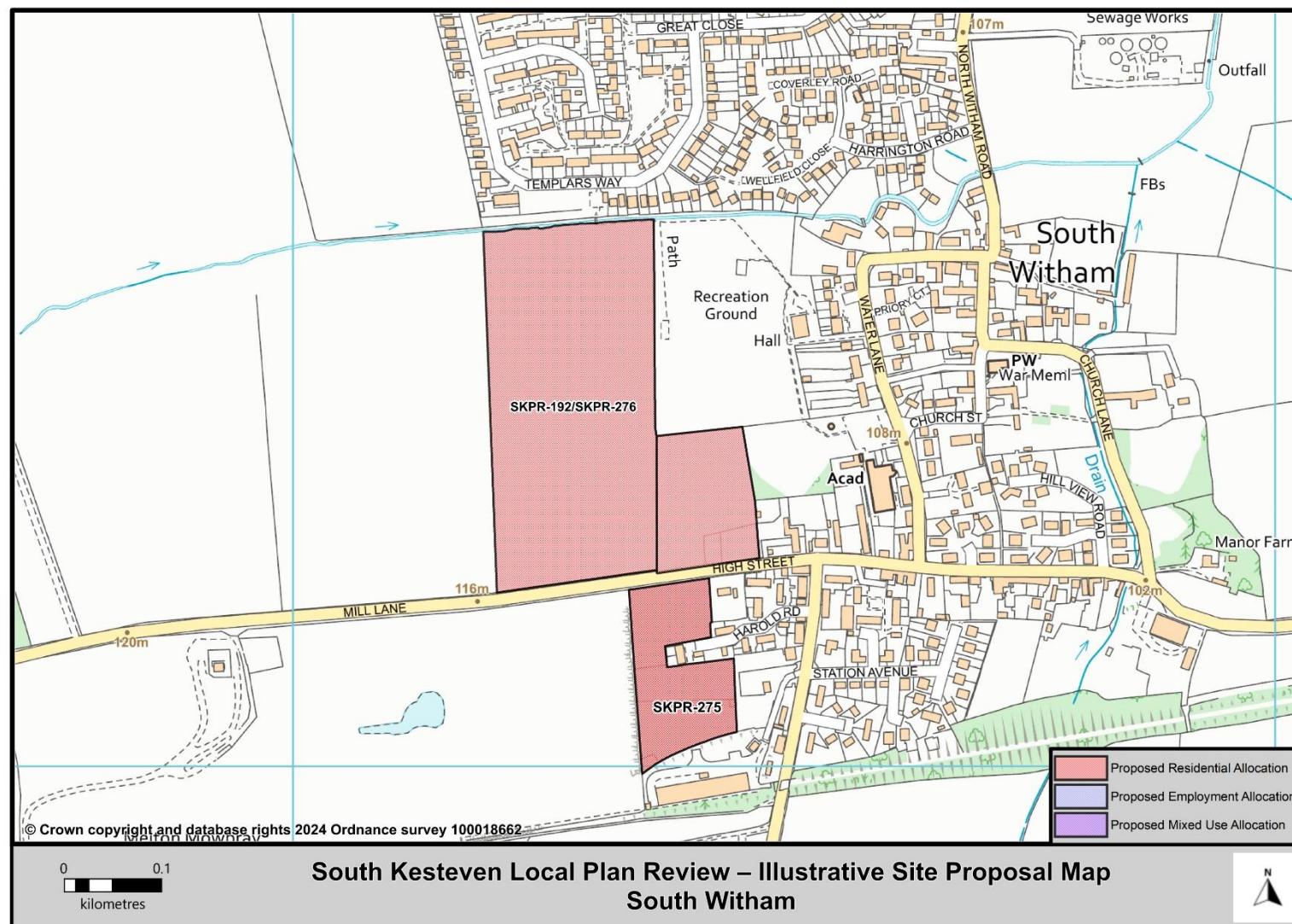
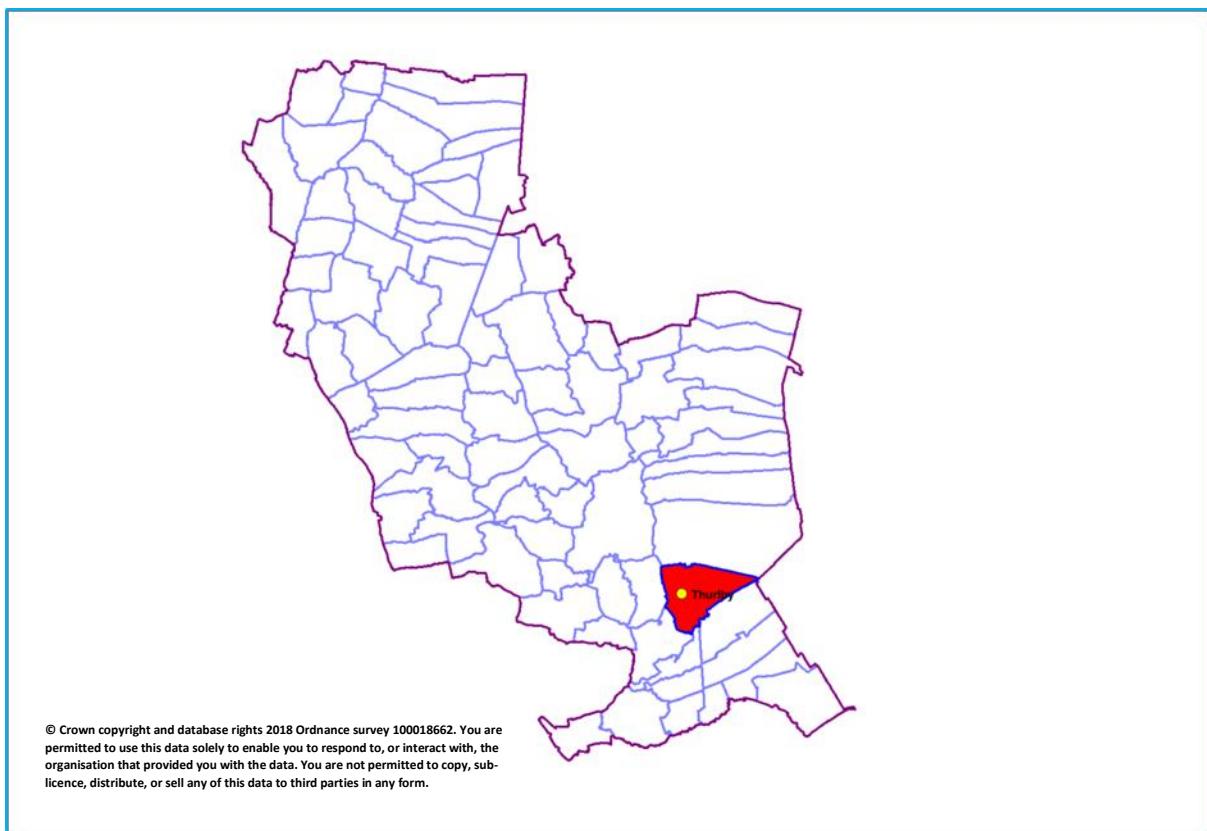


Figure 39: South Witham Illustrative Map

## Thurlby and Northorpe



12.95 Thurlby and Northorpe are joint as a Larger Village because there is a clear join of these settlements (i.e., there is no physical gap between them). The village of Thurlby is divided by the A15 road, 2 miles south from the town of Bourne, on the boundary of the Lincolnshire Fens and the Kesteven Uplands.

12.96 Thurlby has the Grade I listed Parish Church of St Firmin, the village hall and a public house to the east of the A15. There is a shop with a post office, a Primary School, pre-school, Village Hall, Public House and a Social Club. There is also a Children's equipped play area and sports field at Lawrence Park.

12.97 A Neighbourhood Plan for Thurlby was made part of the development plan for South Kesteven in March 2019.

## Thurlby and Northorpe Residential Allocations

### **SKPR-277 (LV-H12): Part of Elm Farm Yard (SKLP16)**

Indicative Unit Numbers: 50

Approximate Density: 25 dwellings per hectare

The following development principles accompany this allocation:

- a. Access should not be sought from the A15.
- b. On the southern and western edges of the site a suitable and sensitive boundary treatment will be provided to screen views of the development from the adjacent open countryside.
- c. Pedestrian links, such as footway connections into village from the site should be incorporated in the development proposals. This should include safe pedestrian connectivity east and west of the A15 to village facilities.
- d. **This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

### **Summary of Proposed Changes**

Policy LV-H12 is considered robust and minor amendments to include reference to Green Infrastructure Areas is proposed at this draft stage.

### **SKPR-56 – Land at Obthorpe Lane**

Indicative Unit Numbers: 86

Assumed Density: 30 Dwellings per hectare

The following development principles accompany this allocation:

- a. A public right of way runs along the eastern edge of the site, this should be retained and connections incorporated into the development, where possible.
- b. Vehicular access to the site should be positioned on Obthorpe Lane.
- c. Pedestrian links, such as footway and cycleway connections into the village from the site, should be incorporated into the development proposal by linking to the existing footway on Obthorpe Lane.

- d. On the southern edge of the site a suitable and sensitive boundary treatment will be provided to screen views of the development from the adjacent open countryside.**
- e. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.**

### **Summary of Proposed Changes**

New site allocations are proposed to meet the minimum housing requirement for South Kesteven over the plan period.

The government's Standard Method establishes a need of 14,020 dwellings from 2021 to 2041, equating to 701 dwellings per annum.

To meet the total housing supply need a site has been identified for residential development in Thurlby.

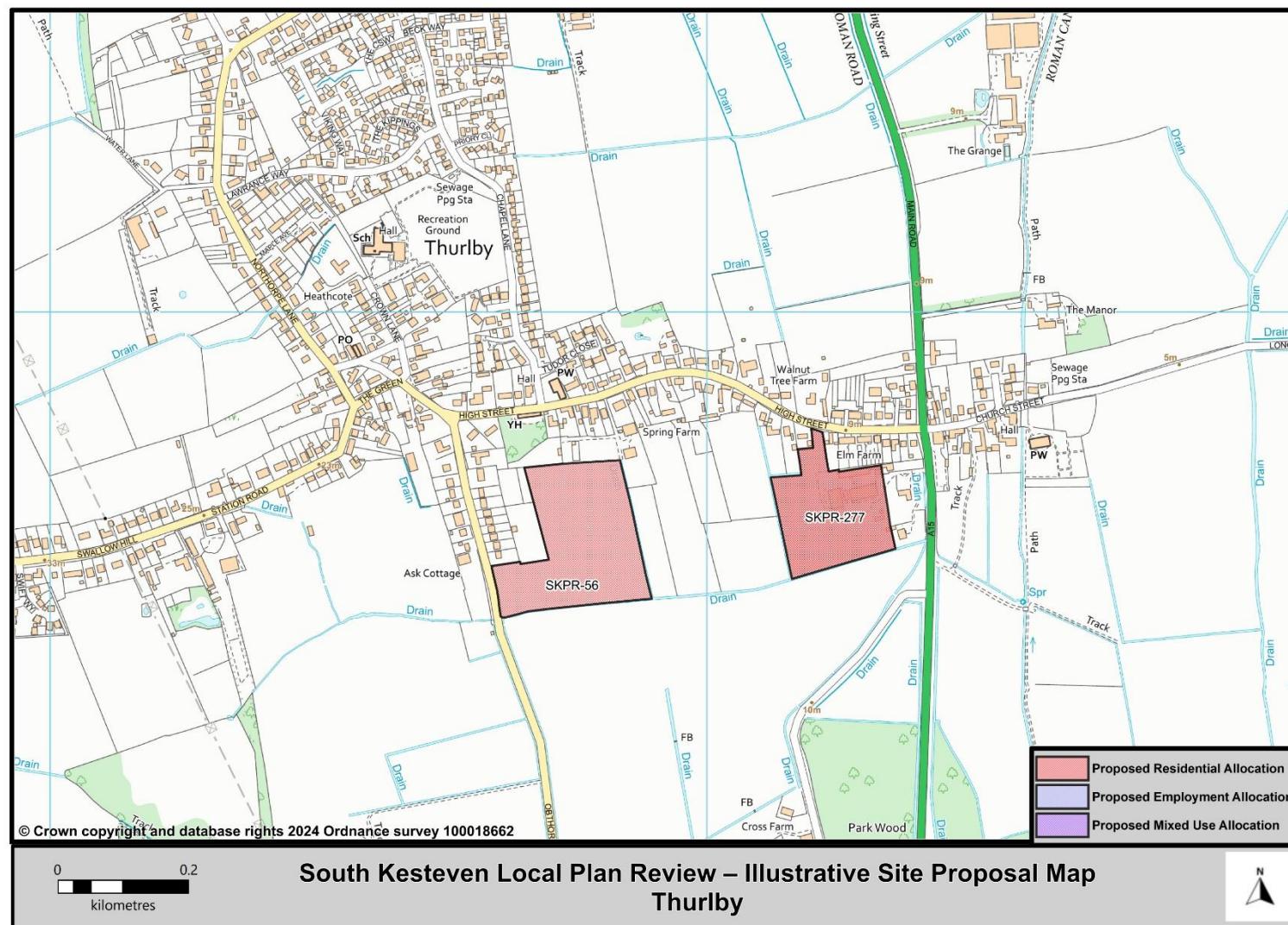


Figure 40: Thurlby Illustrative Map

## Chapter 13 – Infrastructure and Developer Contributions

13.1 Sustainable growth in South Kesteven will need to be supported by the provision of appropriate new and upgraded infrastructure in order to ensure the best possible impact on the economic and environmental well-being of the District. The effectiveness of the growth strategy in this Local Plan is underpinned by the delivery of the necessary and relevant infrastructure in the right location and at the right time. The term “infrastructure” relates to both utilities and the services and facilities which support people’s lifestyles. For example, utilities include energy, telecommunications, water and sewerage, whilst services and facilities would include both social and physical provision such as transport, education, health, open space and leisure centres, as well as those provided by the market such as shops and public houses.

13.2 The type and scale of infrastructure required to support the development proposed in this local plan will depend on how development is distributed, as well as how existing and future residents choose to live their lives in the future.

13.3 The capacity of existing infrastructure and ability of that infrastructure either with or without new or expanded facilities has formed a fundamental part of formulating the spatial strategy and distribution of development in this Local Plan. An Infrastructure Delivery Plan (IDP) has been prepared to set out what, where and how infrastructure will be provided to deliver the spatial strategy. This is published alongside this Local Plan. The IDP will be updated on a regular basis and will set out the key elements of infrastructure, when these are programmed to be delivered and how they will be resourced. The main items of infrastructure covered in this plan will include:

- Transport – Highways, bus, cycle, rail and pedestrian facilities, parking, waterways and overall travel management;
- Education – nursery and pre-school, primary, secondary and further education provision;
- Health - hospitals, health centres, GPs and public health;
- Leisure and Green Infrastructure (GI) – sports facilities, open space, and community/leisure facilities;
- Communications – enhanced broadband coverage and provision;
- Water and drainage – water supply, waste water, flood risk management and water quality;
- Energy – electricity, gas and renewable energy.

13.4 Consultation with utility and service providers responsible for the delivery of infrastructure and other services has been through the preparation of the Local Plan. Service providers usually have their own future plans and in general these are for different timeframes to the Local Plan. They often only plan for 3 to 5 years ahead. However, where they are available these plans have provided information on currently known planned infrastructure proposals and likely new infrastructure needed to support the delivery of the levels of growth proposed. The Council will continue to proactively engage with service providers to continually update the

evidence base on infrastructure provision and additional requirements as they become known.

13.5 It is not possible to identify the precise infrastructure requirements for the whole of the Local Plan period and the Council has sought to identify the critical infrastructure necessary to serve new development proposed during the plan period. The Infrastructure Delivery Schedule will be published alongside the Local Plan which will identify the critical infrastructure requirements, and timescales for delivery, together with an indication of the estimated costs, sources of funding and delivery partners. The Council recognises that there is a risk that this infrastructure may not be provided, and the schedule also considers the risk of major slippage in infrastructure delivery. Ongoing liaison with service providers and partners will allow this risk to be mitigated or addressed at an early stage.

13.6 Where known, the infrastructure required in order to support the development of specific sites allocated in this Plan has been set out in the relevant site allocation.

13.7 The Council will monitor the provision of infrastructure, as set out in the Infrastructure Delivery Schedule, and report on the progress as appropriate.

13.8 The Infrastructure Delivery Schedule will provide the opportunity to appropriately align the work of partner organisations and service providers such as water and energy provision by utility companies, highways, education, and social services by Lincolnshire County Council and healthcare provision by local Clinical Commissioning Groups (CCGs) alongside the National Health Service England (NHS). The Council and partners will work with Local Enterprise Partnerships and the Homes and Communities Agency to secure both direct funding and recoverable finance for infrastructure projects. The Council will also work with infrastructure and service providers to align their strategies and investment plans to the Local Plan.

13.9 The policy below sets out the overarching framework for delivering infrastructure to support growth. Whilst every effort will be made to ensure the appropriate and timely provision of infrastructure, the following policy will be used to restrict development from being commenced, or in certain cases, from being permitted, in the absence of proven essential infrastructure capacity or the appropriate means of mitigating a capacity issue.

13.10 The Council will work with partners to ensure that infrastructure will be in place at the right time to meet the needs of the District and to support the development strategy.

## Developer Contributions

13.11 Carefully considered and sensitive development offers substantial benefits to society. It provides homes, employment opportunities and the facilities and services required. It can also stimulate economic growth. However, development of all scale



impacts on the environment and existing infrastructure and can place a burden on the community. The planning system exists to reconcile the benefits of a development against the costs it can impose.

13.12 The planning system currently provides for some of these burdens or costs to be addressed through planning obligations where the specific planning issues arising from a development proposal can be addressed on a site by site basis.

13.13 The provision of, or contribution to utilities is governed by the individual providers own statutory requirements and usually falls outside of the planning process. Much of this will form part of the normal costs of developments to allow the connection of a site to existing utilities. However, the scale of development proposed in this plan may result in the need for more strategic expansion of the utilities infrastructure. Where this is necessary these additional costs can be considered abnormal and may be taken into account in the assessment of viability for a scheme. Each of the utility providers has their own mechanism for securing contributions towards expansion of their network which is in itself governed by statute.

13.14 In addition to the cost of connection or expansion of the utilities network, developers will be expected to make up the necessary infrastructure provision required to support their development either through direct provision or by a proportionate contribution towards the overall cost of the provision of necessary infrastructure either alone or cumulatively with other developments. Various types of contribution will be used, including the following:

- In-kind contributions and financial payments;
- Phased payments and one-off payments;
- Maintenance payments;
- Pooled contributions; or
- A combination of the above.

13.15 Contributions will be in the form of planning obligations secured in line with national statute and policy. Initially, these will be secured through Section 106 (S106) developer contributions, although the Council retains the option to consider the introduction of a Community Infrastructure Levy (CIL) or any replacement tariff once the outcome of the national review of CIL is known. Contributions payable by S106 or CIL will be in addition to any normally required from a developer to any utility company, internal drainage board or other statutory organisation.

13.16 Where it is likely that infrastructure will be funded via contributions from development, the Council will need to check that the contribution would meet the following tests for planning obligations, i.e., that they are:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development and;
- Fairly and reasonably related in scale and kind to the development.

13.17 New development cannot be used to fund an existing lack of infrastructure or address current short falls in provision. Contributions are solely required to address the needs arising from new development.

13.18 Contributions payable by S106 will be in addition to any normally required from a developer to any utility company, internal drainage board or other statutory organisation.

ID1: Infrastructure for Growth

All development proposals will be expected to demonstrate that there is, or will be, sufficient infrastructure capacity (including **blue** green infrastructure) to support and meet the essential infrastructure requirements arising from the proposed development.

Where implementation of a development proposal will create a need to:

- provide additional or improved infrastructure and amenities; or
- would have an impact on the existing standard of infrastructure provided; or
- would exacerbate an existing deficiency in provision;

The developer will be expected to ~~make up~~ **deliver** the necessary infrastructure provision for the local communities affected either by direct provision or through a proportionate contribution towards the overall cost of the provision of local and strategic infrastructure required by the development either alone or cumulatively with other developments.

~~Consideration will be given to the likely timing of infrastructure provision. As such, the delivery of development may need to be appropriately phased, either in time or geographically, to ensure the related provision of infrastructure in a timely manner.~~

**All necessary infrastructure must be delivered at an appropriate time, and in a suitable location, to meet the requirements of the development and development proposals must demonstrate how this will be achieved.**

Planning permission ~~should~~ **will** only be granted if it can be demonstrated that there is or will be sufficient infrastructure capacity provided within an agreed timescale to support and meet all the requirements arising from the proposed development.

In determining the nature and scale of any **infrastructure** provision, the Council will have regard to viability considerations and site specific circumstances. Where financial evidence is provided which indicates that provision of infrastructure along with affordable housing and other policy requirements affects the delivery of an individual scheme the Council will consider prioritising provision. This must be justified through clear evidence set out in a viability assessment which the Council will have independently assessed. The applicant will be expected to meet the cost of this assessment.

### **Summary of Proposed Changes**

Amendment to Policy ID1 has been made to strengthen the wording of the policy and for clarity.

An Infrastructure Delivery Plan is being prepared and will inform the policy once finalised.

## Transport

13.19 The National Planning Policy Framework (NPPF) sets out the importance of sustainability in relation to transport, in particular the need to ensure developments that generate significant movements are located where the need for travel will be minimised and the use of sustainable travel can be maximised.

13.20 As South Kesteven is a predominantly rural area it is not surprising that there is still, and inevitably will continue to be, a heavy reliance on private car use. This does however mean that those without access to a private car can be isolated and have significant issues accessing employment, education and training as well as other services and facilities.

13.21 The 5<sup>th</sup> Local Transport Plan (LTP) for Lincolnshire covering the period of 2022 to 2026 sets out the overall strategy and delivery arrangements for transport across the whole of Lincolnshire. The LTP aims to support economic growth, be future ready, promote thriving environments, support safety, security and a healthy lifestyle, promote high aspirations, and improve quality of life. The LTP and the Local Plan are aligned with each other's objectives. The Local Plan aims to support the development of a sustainable, efficient and safe transport system, increase sustainable methods of travel, protect the environment and improve access to key services.

13.22 The Transport Strategy for Grantham, as the main town and sub-regional centre for South Kesteven, sets out a range of local proposals to help tackle congestion and improve transport options. The 2014 Transport Strategy identifies five key aims, namely:

- Making Grantham a better place in which to live, work and shop;
- Making alternative ways of travelling more attractive;
- Making the most of the railway station;
- Helping people get around the town more easily; and
- Catering for new developments.

13.23 To demonstrate how accessibility, mobility and transport related matters have been considered and taken into account in the development of proposals, one or more of

the following should be submitted with planning applications, with the precise need dependent on the scale and nature of development:

- a) a parking or design and access statement (all proposals); and/ or
- b) a transport statement (typically required for developments of 50 - 80 dwellings); and/ or
- c) a transport assessment and travel plan (typically required for developments over 80 dwellings).

13.24 Advice on the level of detail required should be confirmed through early discussion with the local planning or highway authority.

#### ID2: Transport and Strategic Transport Infrastructure

South Kesteven District Council and its delivery partners will support and promote an efficient and safe transport network which offers a range of transport choices for the movement of people and goods reduces the need to travel by car and encourages use of alternatives, such as walking, cycling, and public transport.

New development will be required to contribute to transport improvements in line with appropriate evidence, including the Infrastructure Delivery Schedule, the Local Transport Plan and local transport strategies.

All new developments should demonstrate that they have applied the following principles:

- a. Are located where travel can be minimised; and
- b. the use of sustainable transport modes maximised;
- c. Reduce additional travel demand through the use of measures such as travel planning, safe and convenient public transport, dedicated walking and cycling links and cycle storage/parking links and integration with existing infrastructure;
- d. Seek to generate or support the level of demand required to improve, introduce or maintain public transport services, such as rail and bus services;
- e. Do not severely impact on the safety and movement of traffic on the highway network or that any such impacts can be mitigated through appropriate improvements, including the provision of new or improved highway infrastructure; and
- f. Ensure that transport is accessible to all. **This should** include ~~ing~~ appropriate provision for vehicle, powered two wheeler and cycle parking ~~is made~~ for residents, visitors, employees, customers, deliveries and for people with impaired mobility.

Compliance with the criteria of this policy should be demonstrated through the provision of a transport Statement/Assessment and/or a travel plan as appropriate.

### **Summary of Proposed Changes**

Minor text amendment to Policy ID2 for clarity.

An Infrastructure Delivery Plan, including an Infrastructure Delivery Schedule, is being prepared and will inform the policy once finalised.

## Communications

- 13.25 Access to broadband is a vital component of infrastructure in today's world. It is key to growing a sustainable local economy, vital for education and home working and an increasingly central part of community cohesion and resilience, particularly in rural areas.
- 13.26 Developers can 'future-proof' their developments by installing superfast broadband infrastructure. In addition to the reputational and wider economic benefits of ensuring that residents are able to access superfast broadband when they move into new developments, there is also the issue of avoiding the costs and frustrations to occupiers of future retrofitting, if the infrastructure is not fit for purpose.
- 13.27 The Government recognises that reliable broadband internet access is essential for homes throughout the country if they are to benefit from online services and for UK businesses to compete globally.
- 13.28 The 2023 NPPF recognises the importance of infrastructure in delivering sustainable economic growth, and states that 'Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections"
- 13.29 Superfast broadband is now available to 95% of homes and businesses in Lincolnshire. The Onlincolnshire project aimed to provide most properties with superfast broadband by December 2016. There remain a number of pockets of the district which do not have access to superfast broadband, however a third phase began in 2017 to supply better connections to 9,000 'rural' or 'very rural' premises in an attempt to push superfast broadband coverage up to 97 % of the county. This exceeds the national target of 95% of homes and businesses by 2017 set by the Department for Culture, Media and Sport, which helps fund the project.
- 13.30 The Government has worked with Openreach – BT's local access network business - and the Home Builders Federation (HBF) on an agreement which aims to deliver superfast broadband connectivity to new build residential properties in the UK. The new deal will see fibre based broadband offered to all new developments either for free (for developments of 30 dwellings and over) or as part of a co-funded initiative (for developments of under 30 dwellings). As part of the agreement, Openreach is

introducing an online planning tool for homebuilders. This will tell them whether properties in a given development can be connected to fibre for free, or if a contribution is needed from the developer to jointly fund the deployment of the local fibre network.

13.31 In order to guarantee a fixed fibre solution (which is more reliable than wireless) for superfast broadband of at least 30 Mbps, new developments must be served by either:

- i) Fixed fibre to premises technology (FTTP); or
- ii) Fixed fibre to cabinet technology (FTTC) which provides speeds of up to 80 megabits per second.

**ID3: Broadband and Communications Infrastructure**

Proposals to enhance information communication networks, such as superfast broadband, will be supported across the district.

New developments must be served by either:

- a. Fibre to the Premises (FTTP) technology; or
- b. Fibre to the Cabinet (FTTC) technology enabling access to broadband speeds of up to 80 megabits per second; or
- c. any other emerging communication technology.

**Summary of Proposed Changes**

No amendment to Policy ID3 is proposed at this draft stage.

An Infrastructure Delivery Plan is being prepared and will inform the policy once finalised.

## Chapter 14 – Monitoring and Implementation

### Monitoring Framework

14.1 A central element of the implementation of planning policies is assessing their effectiveness through robust monitoring mechanisms. The Council will regularly assess the performance of individual policies and overall progress in delivering the strategic objectives of the Local Plan. This will be used to inform any change to policies or additional actions considered to be required.

14.2 This will be carried out by collecting information on a number of indicators, set out in a monitoring framework which will accompany the submission version of the Local Plan. The indicators be reported on an annual basis in the Authority Monitoring Report (AMR). The monitoring indicators will provide information about whether policies are achieving their objectives; determine if any targets are being met; and determine if the policies in the Local Plan remain relevant or whether updates to policy are required.

14.3 Monitoring of the Local Plan will primarily be achieved through the collection of information about the effectiveness of key Local Plan policies. This information can be used to identify when a change in the approach to development management decision making is necessary, to ensure that the objectives underpinning planning policies are achieved. In defining objectives for each policy, these generally relate to the identified strategic objectives within the Local Plan aimed at bringing about the overall vision. However, some policies do not align precisely with a strategic objective, or do so with several. Here the overall and underlying objective is sustainable development; steering growth into locations best able to support it, reducing the need to travel, harmonising housing and employment, creating vital communities and reducing human impacts to the minimum consistent with achieving a decent standard of living and passing the same onto future generations.

14.4 The AMR will also continue to report on contextual indicators. These include demographic changes, employment and unemployment statistics, visitor numbers and spend and so on. The Sustainability Appraisal of the Local Plan also provides for monitoring and reporting of the significant environmental effects of implementing the Local Plan within the Authority Monitoring Report.

14.5 The information required to monitor the indicators is generally accessible and available either from sources of national statistics, from data sources regionally or sub-regionally, and also from information held or collected within the Council and its partner organisations. The precise choice of indicators is made on the basis of a number of factors, including: relevance; ready availability of data over time (including issues of cost and reliability); and likely significant effects identified in the sustainability appraisal.

## Review

14.6 The AMR will be the mechanism for monitoring the effects of policies in the Local Plan. If during the plan period it becomes apparent that policies are ineffective, or not satisfactorily achieving the desired outcome, relevant steps will be put in place to ensure that this is addressed.

### Policy M1: Review of the Local Plan

~~The Council will commit to undertake an early review of the Local Plan to commence from April 2020, with submission to the Secretary of State for examination by the end of December 2023. The Council will consider options to undertake this review in conjunction with neighbouring authorities. Specific matters to be addressed by the review include, but are not limited to, the following:~~

- ~~a. The progress being made towards implementation of the spatial strategy for South Kesteven, in particular the focus on development in Grantham to be achieved by the end of the plan period;~~
- ~~b. Taking account of the latest National Planning Policy Framework, particularly in relation to the assessment of housing needs and future requirement for employment land; and~~
- ~~c. Further assessment of the needs of the Gypsy and Traveller Community, including Travelling Showpeople, and the need to allocate land to meet identified needs.~~

### Summary of Proposed Changes

Policy M1 has been removed as once the Local Plan is adopted, the commitment to an early review of the Local Plan will not be required.

## Appendix 1

### Appendix 1: Principles for Development within Biodiversity Opportunity Areas.

The following guidance provides a set of development principles which should be used when considering site allocations and determining planning applications in the context of the South Kesteven Biodiversity Opportunity Mapping (BOM) and the ecological network it alludes to. These principles are to be used in conjunction with New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains within this Draft Local Plan.

Ecological networks are key to creating a more robust natural environment which will be resilient to future pressures<sup>1</sup>. They will play an integral role in the creation of Nature Recovery Networks and likely act as the basis of any local work towards a national strategy, for example Local Nature Recovery Strategies. Biodiversity opportunity mapping categories.

#### Biodiversity Opportunity Mapping Categories

<b>Dark Green: Ecological network – high quality</b>	Consists of Priority habitat, these are the core areas of an ecological network and are of high value in terms of distinctiveness. These may require management to either maintain or improve their current condition.
<b>Light Green: Ecological network - opportunity for management</b>	These areas are not currently Priority habitat, but are important for biodiversity and the functionality of the ecological network of which they are part. They provide an opportunity for their quality to be improved through management, with positive results for biodiversity.
<b>Dark Brown: Opportunity for creation - more joined up</b>	These are not currently part of an ecological network, but provide opportunities to connect together two or more ecological networks through habitat creation.
<b>Light Brown: Opportunity for creation</b>	These areas are not currently part of an ecological network, but provide opportunities for increasing the size of an ecological network through habitat creation.

<sup>1</sup> Ministry of Housing, Communities and Local Government (2023) National Planning Policy Framework

## Guidance regarding site allocations and planning permission applications in a Biodiversity Opportunity Mapping context

Biodiversity opportunity mapping (BOM) developed by the Greater Lincolnshire Nature Partnership highlights both the existing ecological network and where the best opportunities lie for improvement in regards to the extent of habitat in the network, the condition or distinctiveness of said habitat and overall connectivity of the network. All policy and decisions should take into account the impact of development to these networks and where possible avoid permitting proposals which may negatively affect the existing network. Where this is not possible, or where development is planned on areas identified as an opportunity for creation, principles should call for quality design which will protect and enhance the existing network.

Biodiversity net gain should prioritise onsite habitat creation and management over offsite. Where land earmarked for development contains, either partially or entirely, any areas highlighted by the BOM, these should be seen as opportunities to contribute to onsite biodiversity net gain requirements in a way that will also conserve, restore and enhance ecological connectivity. However, it should be recognised that **Ecological network - opportunity for management areas** and **Opportunity for creation areas** identified by the BOM, which are not part of a development area, are well placed as locations for habitat creation or management. Doing so contributes towards any required offsite biodiversity net gain commitments for development. Additionally, habitat created in an ecologically desirable location or in an area identified for biodiversity by a local strategy are valued more highly by Defra's biodiversity net gain metric. Any sites recognised by the BOM which apply to be included on the register of biodiversity gain sites should be given due regard in planning for their importance to enhancing ecological networks.

### Notes on suggested principles

- For the purpose of ecological networks “habitat creation” refers to semi natural or natural habitats.
- Any habitat created should fit with the existing ecological network and be either the same habitat type or related habitat. A related habitat refers to habitats often found in association as part of a dynamic complex.<sup>2</sup>
- Ecological advice should be sought in the preservation and enhancement of ecological networks and achievement of biodiversity net gain.

<sup>2</sup> Natural England (2021) The Biodiversity Metric 3.0: Technical Supplement

## Development Principles

Where allocated sites or sites submitted for planning permission contain or overlap with any **Ecological network – high quality area**, the following principles should apply:

1. **High quality ecological network areas** consists of Priority habitat and contain the most valuable habitats. It should not be built on and should be buffered against impacts of development. Where development is permitted on land containing areas of **high quality ecological network**, the development layout should use the principles of the Mitigation Hierarchy and be designed in such a way as to avoid damage to these areas.
2. **High quality ecological network areas** should be recognised as a potential opportunity to achieve biodiversity net gain requirements by improving condition through sensitive management.

Where allocated sites or sites submitted for planning permission contain or overlap with any **Ecological network – opportunity for management area**, the following development principles should apply:

1. Proposals should avoid development on **Ecological network – opportunity for management areas** where possible.
2. Where this is not possible, the development layout should ensure that connectivity of the network is maintained. This can be achieved through quality design, for example by leaving strategically important habitat in place to create wildlife corridors or the use of green/brown roofing to act as stepping stones between larger areas of habitat; or through the effective creation of new habitat as part of a landscaping scheme which allows for the migration and dispersal of species.
3. Proposals should fulfil onsite net gain requirements through creation and sensitive management of habitats, in a way that will enhance the ecological network either by ensuring connectivity or improving condition.

Where allocated sites or sites submitted for planning permission contain or overlap with any mapped **Opportunity for creation areas**, the following development principles should apply:

1. Where development takes place on **Opportunity for creation areas**, applications should include information clearly demonstrating how opportunities to maintain or enhance the ecological network (in regards to the extent of habitat in the network, the condition or distinctiveness of said habitat) and overall connectivity in the network, have or will be taken. It should include aspects of quality design; for example, by leaving strategically important habitat in place where possible to create wildlife corridors or the use of green/brown roofing to act as stepping stones between larger areas of habitat. It should also take any opportunities for effective habitat creation as part of a landscaping

scheme which ensures connectivity between habitats for the species which utilise them.

2. Proposals should prioritise any **Opportunity for creation areas** within the development site for habitat creation. This will ensure that requirements for both biodiversity net gain and the enhancement of ecological networks are achieved in an effective way. Habitat creation onsite should maximise the potential for the ecological network in regards to: the extent of habitat in the network, the condition or distinctiveness of said habitat and the overall connectivity of the network. Additionally, habitat created onsite in an ecologically desirable location or in an area identified by a local strategy, are valued more highly by Defra's biodiversity net gain metric.

<sup>1</sup>

Relevant NPPF policy:<sup>ii</sup>

*180. Planning policies and decisions should contribute to and enhance the natural and local environment by:*

*d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*

*185. To protect and enhance biodiversity and geodiversity, plans should:*

*b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*

*186. When determining planning applications, local planning authorities should apply the following principles:*

*c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*

*d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.*

(Ministry of Housing, Communities and Local Government (2023) National Planning Policy Framework)

## Appendix 2

### Appendix 2: Principles for Development within Green Infrastructure Areas.

The following guidance provides a set of development principles which should be used when considering site allocations and determining planning applications in the context of the Green Infrastructure Mapping and the potential benefits green and blue infrastructure provides. These principles are to be used in conjunction with Policy EN3 - Green Infrastructure within this Draft Local Plan.

Green Infrastructure refers to a multifunctional network of green and blue spaces with the potential for providing benefits for society and the people of which it is comprised. Please note beneficiaries of green and blue infrastructure are not restricted to people, but also components of the natural environment.

#### Green Infrastructure Mapping Categories

<b>Dark Green: High Quality Green Infrastructure</b>	Consists of Priority habitat, these are areas of high value habitat in terms of distinctiveness. They are a core component of the ecological network which supports the wider network of green infrastructure. These may require management to either maintain or improve their current condition and the range and level of benefits they provide.
<b>Light Green: Opportunities to Manage Green Infrastructure</b>	Consists of any semi natural habitat. While they vary in quality in terms of condition and distinctiveness they still potentially provide benefits. These areas offer an opportunity to enhance the green and blue infrastructure network thereby improving the range and level of benefits they provide.

#### Guidance regarding site allocations and planning permission applications in a Biodiversity Opportunity Mapping context

Green infrastructure mapping (GIM) developed by the Greater Lincolnshire Nature Partnership identifies habitat which has potential to provide benefits as part of a multifunctional network of green and blue space.

All policy and decisions should consider the impact of development on these spaces and the potential they have to provide wider benefits. Where possible, permitting proposals which may negatively affect **high quality** components of green infrastructure networks should be avoided and enhancement of these sites should be

promoted. It should be noted that high quality components of the network should also be protected as priority habitat and will likely be an important component of South Kesteven's ecological network as identified in biodiversity opportunity mapping prepared by the GLNP. Where possible, **opportunities to manage green infrastructure** highlighted by mapping should be taken to enhance the wider network and make the most of potential benefits provided through the design of permitted development. Good design can ensure that green infrastructure is not only protected, but is enhanced to help meet multiple objectives such as climate change adaptation, flood management and creating healthy places.

Biodiversity net gain should prioritise onsite habitat creation and management over offsite. Where land earmarked for development contains, either partially or entirely, any areas highlighted by the GIM, these should be seen as opportunities to contribute to onsite biodiversity net gain requirements in a way that will provide wider benefits for the local community and broader landscape. However, it should be recognised that green infrastructure identified by the GIM, which is not part of a development area, is well placed to contribute towards any required offsite biodiversity net gain commitments for development in a way that provides wider benefits through nature based solutions.

### Notes on suggested principles

- For the purpose of this document “habitat creation” refers to semi natural or natural habitats, including sustainable urban drainage systems (SUDS) and green roofs and walls.
- Any habitat creation or management should take a biodiversity first approach and be ecologically appropriate.
- Ecological advice should be sought in the preservation and enhancement of green infrastructure networks and achievement of biodiversity net gain.
- Principles relate to the value of mapped areas regarding green infrastructure, further protections may be in place, for example local site designation, priority habitat and ecological network.

### Development Principles

Where allocated sites or sites submitted for planning permission contain or overlap with any **high quality green infrastructure**, the following principles should apply:

1. Proposals should seek to enhance the network of green infrastructure.
2. **High quality green infrastructure** consists of Priority habitat. They should not be built on and should be buffered against impacts of development. Where development is permitted on land containing areas of **high quality green**

**infrastructure**, the development layout should use the principles of the Mitigation Hierarchy and be designed in such a way as to avoid damage to these areas. Development should also be designed in a way which enhances **high quality green infrastructure** and makes appropriate and sustainable use of any benefits green infrastructure provides.

3. **High quality green infrastructure** should be recognised as a potential opportunity to achieve biodiversity net gain requirements by improving condition through sensitive management. This should be done in a way which enhances the value of green infrastructure in regards to its wider benefits where appropriate.

Where allocated sites or sites submitted for planning permission contain or overlap with any **opportunities to manage green infrastructure**, the following development principles should apply:

1. Proposals should seek to enhance the network of green infrastructure by taking **opportunities to manage green infrastructure**.
2. Proposals should avoid any loss of **opportunities to manage green infrastructure** where possible.
3. Where this is not possible, development design should ensure that the wider potential for benefits, including biodiversity, to be delivered by green infrastructure is not undermined.
4. Where appropriate, proposals should seek to fulfil onsite biodiversity net gain requirements through the creation, enhancement and sensitive management of green infrastructure, in a way that will enhance the network and provide wider benefits for biodiversity, the community and beyond.

#### Relevant NPPF Policy

*20. Strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking), and make sufficient provision for:*

*d) conservation and enhancement of the natural, built and historic environment, including landscapes and **green infrastructure**, and planning measures to address climate change mitigation and adaptation.*

*96. Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which:*

*c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible **green infrastructure**, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.*

*159. New development should be planned for in ways that:*

*a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of **green infrastructure**;*

*181. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and **green infrastructure**; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.*

*192. Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and **green infrastructure** provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.*

(Ministry of Housing, Communities and Local Government (2023) National Planning Policy Framework )

## Appendix 3

### Appendix 3 - Glossary

Phrase	Definition/Description
<b>Affordable Housing</b>	Includes affordable rented, social rented and intermediate housing (e.g. shared ownership and First Homes). Provided to specified eligible households whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Intermediate Housing is also known as affordable home ownership.
<b>Air Quality Management Areas</b>	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
<b>Ancient woodland</b>	An area that has been wooded continuously since at least 1600 AD.
<b>Annual Position Statement</b>	A document setting out the 5 year housing land supply position on 1 <sup>st</sup> April each year, prepared by the local planning authority in consultation with developers and others who have an impact on delivery.
<b>Archaeological interest</b>	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point.
<b>Best and most versatile agricultural land</b>	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
<b>Climate change adaptation</b>	Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.
<b>Climate change mitigation</b>	Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
<b>Conservation (for heritage policy)</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
<b>Community Infrastructure Levy (CIL)</b>	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
<b>Designated heritage asset</b>	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered

	Battlefield or Conservation Area designated under the relevant legislation.
<b>Design Code</b>	A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area
<b>Design Guide</b>	A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.
<b>Development plan</b>	This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
<b>Economic development</b>	Industrial, commercial retail and tourism development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).
<b>Environmental Impact Assessment</b>	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
<b>First Homes</b>	First Homes A specific kind of discounted market sale housing, being prioritised by Government which will account for at least 25% of all affordable housing being delivered through planning obligations, which: <ul style="list-style-type: none"> <li>a) must be discounted by at least 30% against market value;</li> <li>b) are sold to persons meeting set First Homes eligibility criteria;</li> <li>c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and</li> <li>d) after the discount has been applied, the first sale must be at a price no higher than £250,000</li> </ul>
<b>Green infrastructure</b>	A network of multi-functional green and blue space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
<b>The Greater Cambridge Greater Peterborough Local enterprise partnership (GCGLEP)</b>	The Greater Cambridge Greater Peterborough Enterprise Partnership is focused on helping to drive forward sustainable economic growth – with local business, education providers, the third sector and the public sector working together to achieve this.
<b>Greater Lincolnshire Local Enterprise Partnership (GLLEP)</b>	The Greater Lincolnshire LEP works with the public and private sector within the Midlands to deliver sustainable economic growth. They help business sectors increase productivity and innovation, create new employment opportunities and develop infrastructure that supports economic growth.

<b>Greater Lincolnshire Nature Partnership (GLNP)</b>	A partnership which provides work streams that include the Geodiversity Strategy, the Lincolnshire Environmental Records Centre, Local Sites and the Nature Strategy. The strategic work streams involve working with people and organizations across four thematic areas: Farming with nature. Planning with nature. Enjoying nature. Being well with nature
<b>Heritage asset</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Hybrid applications</b>	A planning application that seeks outline planning permission for one part and full planning permission for another part of the same site.
<b>Historic environment</b>	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
<b>Larger Villages</b>	Larger Villages (formally Local Service Centres). The assessment of larger villages took the following into consideration provision of: Primary school, food shop, public transport, village hall, post office, public house, open space, play space, doctor, police / fire, secondary school, other businesses.
<b>Local Development Order (LDO)</b>	An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.
<b>Local Enterprise Partnership (LEP)</b>	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
<b>Local Nature Partnership (LNP)</b>	A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.
<b>Local Planning Authority</b>	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.
<b>Local Plan</b>	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The

	term includes old policies which have been saved under the 2004 Act.
<b>Local Wildlife Site (LWS)</b>	Are areas identified and selected locally for their nature conservation value. Their selection takes into account the most important, distinctive and threatened species and habitats
<b>Main town centre uses</b>	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
<b>Major Developments (also known as Strategic Development)</b>	Major development as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010 means development involving any one or more of the following; <ol style="list-style-type: none"> <li>1. the winning and working of minerals or the use of land for mineral-working deposits;</li> <li>2. waste development</li> <li>3. the provision of dwelling houses where; <ol style="list-style-type: none"> <li>a. the number of dwelling houses to be provided is 10 or more; or,</li> <li>b. the development is to be carried out on a site having an area of 0.5ha or more and it is not known whether the development falls within sub paragraph (c)(i);</li> </ol> </li> <li>4. the provision of a building or buildings where the floor space to be created by the development is 1,000m<sup>2</sup> or more; or,</li> <li>5. development carried out on a site having an area of 1ha or more.</li> </ol>
<b>Mineral Safeguarding Area</b>	An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilization by non-mineral development.
<b>Neighbourhood plans</b>	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
<b>National Planning Policy Guidance NPPG</b>	Published on 27 March 2012 and sets out the government's planning policies for England and how these are expected to be applied. Revised draft has been issued for consultation which is due to end on 10 <sup>th</sup> May 2018.
<b>Open space</b>	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

<b>Office of National Statistics (ONS)</b>	The UK's largest independent producer of official statistics and the recognised national statistical institute of the UK.
<b>Previously developed land or Brownfield land</b>	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
<b>Primary and secondary frontages</b>	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
<b>Rural Exception Site</b>	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
<b>Self-build and custom-build housing</b>	Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the <a href="#">Self-build and Custom Housebuilding Act 2015</a> (as amended), is contained in section 1(A1) and (A2) of that Act.
<b>Special Areas of Conservation</b>	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
<b>Specialist Housing</b>	A range of housing options built to assist people such as older people, adults with dementia, adults with learning disabilities and/or autism, people with physical disabilities and vulnerable adults, including those with mental health issues, with their accommodation and support needs. Such specialist housing falls within Use Class C2 (Residential Institutions) of the Use Classes Order 1987 (as amended), and includes Extra Care Housing, Residential Care Housing and Sheltered Housing.
<b>Site of Special Scientific Interest (SSSI)</b>	Sites designated by Natural England under the Wildlife and Countryside Act 1981.

<b>Site of Nature Conservation Interest (SNCI)</b>	Sites of substantive local nature conservation and geological value.
<b>Strategic Housing Market Assessment (SHMA)</b>	Provides detailed information about existing and future housing needs and demand, including the need for affordable housing and the mix of housing, to meet the needs of the community and forms part of the evidence base for the preparation of the new Local Plan.
<b>Supplementary planning documents (SPD)</b>	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
<b>Town centre</b>	Area defined on the local authority's proposal policy maps, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
<b>Transport assessment</b>	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
<b>Windfall sites</b>	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.