South Kesteven District Council

Site Allocation and Policies Development Plan Document

Statement of Common Ground

Lincolnshire County Council and South Kesteven District Council

1 Introduction:
1.1 This Statement of Common Ground has been prepared to set out the areas of agreement between South Kesteven District Council and Lincolnshire County Council, in respect of the proposed allocation of land at Billingborough for residential development. The Statement is intended to address matters of concern raised by both parties (specifically in response to the Council’s Main Modifications PHMM28 and PHMM32).

2 Common Ground between parties:
2.1 Both parties agree that land at the former Aveland High School should be allocated for residential development in the Site Allocation and Policies DPD.

2.2 Both Lincolnshire County Council and Billingborough Parish Council made representations on the Main Modifications [July 2013] that the site size was not consistently described in the policy schedule and policy text. In accordance with the Council’s revised SHLAA methodology, the developable area of the site is deemed to be 80% of the site size. The site size shown in the schedule is the developable area, in accordance with the SHLAA methodology, and this equates to the total site area of 1.5ha. The Council proposes to amend the policy schedule to make it clear that the site areas are Net Developable Area.

2.3 Both Lincolnshire County Council and Billingborough Parish Council made representations on the Main Modifications [July 2013] that there were inconsistencies in how the site was described in the policy schedule and the policy text. To address this the Council proposes to correct the reference to the site to read LSC1a (Billingborough) in the text of the policy relating to community benefits.

2.4 Both Lincolnshire County Council and Billingborough Parish Council have requested that the southern boundary of the site should be redrawn to form a straight line, rather than the irregular line shown on the Maps relating to the Main Modifications [July 2013]. Both Councils have also requested that the boundary of the site be redrawn to allow for a separate access to the land which lies to the south of the site. This land is to remain in community use and does not form part of the housing allocation. To address these matters, the Council proposes to redraw the site boundary to form a straight line to the south of the site, which will result in a more practical shape for development. The Council also proposes that the western boundary of the site be amended to allow for separate access to the land south of the site, which is to remain in community use, rather than access being through the housing development. The text of the policy will be amended to reflect these changes.
3. Conclusion:
3.1 South Kesteven District Council and Lincolnshire County Council consider that the changes set out above, and in the Annex to this statement, would satisfactorily address the issues raised.

Signed
Karen Sinclair
on behalf of South Kesteven District Council

Date
11/12/13

Signed
Robert Doughty
on behalf of Lincolnshire County Council

Date
11 December 2013
Annex

Revised map showing allocation site:

Site LSC1a: former Aveland School, Birthorpe Road, Billingborough
site size: 1.5ha

Policy wording [extract relevant to Billingborough site] showing additions underlined:

Policy LSC1: Housing Allocations in the Local Service Centres

The following sites, which are shown on the proposals map, are allocated for housing development in the Local Service Centres, and should include 35% affordable housing in accordance with the provisions of Core Strategy Policy H3. The table includes an indicative amount of affordable housing to be provided:

<table>
<thead>
<tr>
<th>Policy reference</th>
<th>Site Location</th>
<th>Net Developable Area</th>
<th>Indicative number of houses</th>
<th>Affordable housing target</th>
<th>Phase</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Former Aveland School, Birthorpe Road, Billingborough</td>
<td>1.26</td>
<td>35</td>
<td>12</td>
<td>2011-2016</td>
</tr>
</tbody>
</table>

Allocation of these sites provides the opportunity to deliver benefits to the local community. Affordable housing and open space and play facilities will be required as part of each development (in accordance with Policies H3 of the Core Strategy and SAP10 of this plan). However the provision of additional local facilities can also enhance the range
and capacity of existing provision.

The following sites will be required to deliver additional specific community benefit as part of any proposal for housing development:

- LSC1e LSC1a (Billingborough): residential development will only be permitted on the previously developed part of the former Aveland High School [approximately 1.5ha]. The remainder of the site [approximate 2.5ha] should remain as open space for community use (including playing fields and allotments), and the development must ensure provision of public access through the site to the open space to be accessed along the track adjacent to the development.