Local Development Framework for South Kesteven

Core Strategy Preferred Options

Consultation May 2007
What are Preferred Options?

This consultation document sets out the Council’s Preferred Options for the Core Strategy of the Local Development Framework (LDF) for South Kesteven. Consultation on Preferred Options is a formal requirement when preparing an LDF document, and allows people to comment on the Council’s proposals. Any alternative proposals should also be submitted as part of this consultation.

The Council did consult on a Core Strategy Preferred Options report in Summer 2006, but have taken the decision to redo this consultation stage. If you submitted comments at that time, these will be carried forward, but as some of the preferred options have changed you may wish to submit supplementary, or entirely new, comments.

What is the Core Strategy?

The Core Strategy is the first of several documents that will make up the LDF. The Core Strategy sets out the overall approach to planning in the district for the next 20 years and sets the framework for the rest of the LDF. The Council’s revised Local Development Scheme sets out the details of these other documents, and is available to view at www.southkesteven.gov.uk.

Your Views

The Council is strongly committed to involving local people and key stakeholders in the development of the LDF for South Kesteven. There is a six week period in which you can submit comments, from 4th May to 15th June 2007.

To make comments, you need to complete a Comments Form. This can either be submitted through the Council’s website, by email, or by returning the form accompanying this document.

Contacts

If you have any queries about the document please contact us:

Mark Harrison
Planning Policy Manager
South Kesteven District Council
Council Offices
St. Peter’s Hill
Grantham
NG31 6PZ

Tel: 01476 406438

Email: planningpolicy@southkesteven.gov.uk

Web: www.southkesteven.gov.uk
KEY DIAGRAM

KEY

- **Towns**
- **Local Service Centres**
- **A1 Trunk Road**
- **A Road**
- **B Road**
- **Railway Line**
- **Main River**
- **Grantham Canal**
- **Flood Risk Zone - Category 2**
- **Flood Risk Zone - Category 3**
- **River Catchment Areas**
- **Significant Areas of Historic Parkland**
- **A1 Corridor Opportunity Area**
- **Possible Urban Extensions**
- **Main Bus Routes**

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1 Introduction

1.1 The Core Strategy is the key "umbrella" document of the new Local Development Framework (LDF). It will inform the other policy and guidance documents included within the LDF. It provides the spatial policy framework for development and change in the district of South Kesteven for the period to 2026 and establishes the key principles which should guide the location, use and form of development. The Core Strategy comprises:

- a vision of the district in 2026;
- an appropriate sequence and pattern of development;
- policies setting out how that vision can be achieved through decisions made about different land uses, location and form of development.

1.2 The Core Strategy does not identify specific sites for development. These will be brought forward in a separate Site Specific Allocations and Policies Development Plan Document (DPD).

1.3 Most new development takes place to provide homes, jobs (in factories, offices and other business uses), or shops. Less often development is for leisure, education, or healthcare. In all cases planning policies from the Core Strategy and relevant DPDs will be used to help decide whether a planning application should be approved or refused.

Public Involvement

1.4 The Government requires Local Authorities to actively involve the community in the process of preparing DPDs.

1.5 There will be opportunities for public and stakeholder involvement throughout the preparation of each LDF document in accordance with the Council's adopted Statement of Community Involvement (SCI, April 2006).

1.6 In September, October and November 2005 the Council sought the views and comments of the community on Issues and Options for Future Development in South Kesteven. This consultation stage was important for gaining consensus about the key issues facing the district, suggesting options for addressing them, and for the policy approaches to be taken in the Core Strategy.

1.7 In June 2006 the Council sought the views and comments of the community on its Core Strategy Preferred Options DPD, and received many representations from the community. In the light of Government guidance, it has been decided that this stage of the process should be redone. This will allow us to align our LDF with the emerging Regional Plan for the East Midlands (RSS8).

Preferred Options

1.8 Before this Preferred Options draft of the Core Strategy was prepared, the Council considered the responses received as a result of the September 2005 Issues and Options and June 2006 Core Strategy Preferred Options consultations, and took on board the conclusions and recommendations of the Strategic Environmental Assessment / Sustainability Appraisal (SA/SEA). This Core Strategy Preferred Options document has now been agreed for public consultation.
1.9 This document considers the main options for addressing the key issues, and identifies which of the options is the Council's preferred approach.

1.10 The Preferred Options are the Council's preferred policy direction, and will be used as the basis for preparing detailed policies for inclusion in the "Submission Draft" document to be produced later this year for further consultation. This document sets out the reasons for each selection and outlines the other options which have been considered.

1.11 The Preferred Option stage is a statutory stage (known as a milestone) in the new LDF process. Consultation on this document will be undertaken for six weeks, allowing people to comment on the Preferred Options set out. Alternative proposals should also be submitted as part of this consultation.

Background Evidence

1.12 The Core Strategy sets out the vision, spatial objectives and principal policy options for the whole district. These policies are based upon national and regional policies and have been informed by the key strategies of the Council and the Local Strategic Partnership.

1.13 In addition to the results of public consultation exercises, the following research papers constitute the background evidence used to select the Core Strategy Options:

- Employment Land Review (October 2005)
- Open Space and Recreation Land Review (December 2004)
- Strategic Flood Risk Assessment (SFRA, July 2004)
- Retail Capacity Study (June 2006)
- Urban Capacity Study (December 2005)
- South KestevenCommunity Strategy (2006-2009)
- Gypsy and Travellers Housing Needs Survey (February 2006)
- Housing Needs and Market Assessment Study (February 2006)
- Landscape Character Assessment (January 2007)

Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA)

1.14 Sustainability Appraisal is an essential part of the process of preparing DPDs. The purpose of an SA/SEA is to assess the likely impacts of policies and proposals and whether, and how, these policies meet the objectives of sustainable development. The SA/SEA also looks at how negative impacts may be reduced or compensated for through "mitigation measures". The first public stage in the SA/SEA process was the publication of the Scoping Report alongside the Issues and Options consultation in September 2005. The Scoping Report identified the sustainability objectives and set out a framework to be used to assess the policies and proposals included in the Core Strategy. The Scoping report also assessed the LDF objectives against the sustainability framework.
1.15 The options included in this Preferred Options report have been assessed using the SEA framework. The SA/SEA Report is published as part of the consultation on these Preferred Options. Any changes which may be made to the Core Policies following this consultation will need to be assessed on the same basis. The SA/SEA will be subject to public examination as part of the Core Strategy examination process.

Spatial portrait of the district

1.16 The District of South Kesteven is located in the southwest of Lincolnshire. It comprises the market towns of Grantham, Stamford, Bourne and The Deepings, as well as over 100 villages and hamlets. The main town and administration centre, Grantham, has a population of 38,000 and a travel-to-work population of over 60,000. A significant proportion of the residents also commute to work outside the district, especially to Peterborough, Nottingham, Newark and London. Grantham and Stamford are adjacent to the A1, and have, therefore, easy access to both London and the north of England. The other major roads in the district (A52, A607, A15 and A16) provide links with the major cities of the East Midlands and coastal parts of Lincolnshire and East Anglia.

1.17 South Kesteven is served from Grantham by the East Coast Mainline railway, which provides a fast link to London. East Midlands Airport is 35 miles from Grantham, and the ports of Boston, Hull, Harwich and Felixstowe are all accessible from the district.

1.18 South Kesteven contains a large number of Scheduled Ancient Monuments and Listed Buildings. In addition, all the towns and many of the villages within the district, contain Conservation Areas. These have been designated because of their special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The market town of Stamford, described as "the finest stone town in England", has the distinction of being the UK's first Conservation Area.

1.19 The District of South Kesteven is predominantly rural, with areas of open farmland and small towns and villages, encompassing both the fens to the east and the gently undulating landscape to the centre and west. Seven distinct Landscape Character Areas have been identified which reflect the changing nature of the district and its topography.

1.20 In order to maintain a close relationship between homes, employment and community facilities within the district, urban areas will be the focus for any new development or redevelopment. The Regional Spatial Strategy for the East Midlands (RSS8) recognises Grantham (the principal town in the District) as a Sub Regional Centre (SRC). Grantham’s role should be to support sustainable development objectives by performing a complimentary role to the five Principal Urban Areas (PUA) in the region.

1.21 The nature of development and change in Grantham, Stamford, Bourne and The Deepings will vary according to their capacity and policy situation, with differing balances being struck between urban concentration and urban expansion depending on sub-regional circumstances.

1.22 For new development or redevelopment, a sequential approach will be adopted (as detailed in Preferred Option 1). This will be in accordance with national and regional sequential protocols and also reflect local circumstances that will help the Council deliver the improvements in the quality of life as set out in the Vision (see chapter 2).
1.23 The order of settlements for focusing development will be:

**Urban Settlements**

**Grantham (Sub-Regional Centre)**

1.24 Grantham has been identified as an urban area with the capacity to support sustainable growth through its development objectives. The town is strategically well located, being adjacent to the A1 trunk road and connected to the East Coast electrified rail link between London and Edinburgh. According to the 1991 and 2001 census data, the population of Grantham has grown from 35,660 to 37,860, a rise of nearly 6%. Grantham is seen by both the Regional Spatial Strategy, the emerging Regional Plan and the Lincolnshire Structure Plan as the location for the majority of development within the district. This will provide the means to strengthen the role of the town as a Sub Regional Centre. Grantham has also been awarded New Growth Point status, which will require an urban extension to accommodate the increased development.

**Stamford, Bourne and the Deepings**

1.25 Stamford is located to the south of the district and is South Kesteven’s second largest town with a population of 19,525 (2001 census). It is also connected to the rail network and is adjacent to the A1 trunk road. Stamford is some 20 miles south of Grantham and is renowned for its historical, landscape and architectural qualities.

1.26 Bourne is a key market town located along the A15 between Peterborough and Lincoln. According to the 2001 census, the population was 11,933 but it is expected to grow by about 50% in the next 5-10 years when the large ‘Elsea Park’ development is completed on the south-western edge of Bourne.

1.27 The Deepings; including Market Deeping and Deeping St. James, are located on the southern border of South Kesteven, adjacent to the A15 and A16 and the River Welland. The combined population of Market Deeping and Deeping St. James is 13,400.

1.28 Current regional and strategic policy restricts the amount of new housing development within the south western part of the district, primarily as a means of reducing commuting into Peterborough. However, the emerging Regional Plan is less specific about the distribution of housing development in the district. This gives greater freedom to allocate land for development. The Council is keen to promote a better balance between jobs and homes within both The Deepings and Bourne, and will strive to ensure these settlements become self-supporting, sustainable communities.

**Local Service Centres**

1.29 The needs of the rural area must be addressed in order to maintain the correct balance between urban and rural systems. Any new development or any redevelopment within the rural framework should be consistent with core policies and have regard to National and Regional sustainability policies.

1.30 The Council has identified a number of rural settlements that, due to the range of facilities and services offered within the village, are considered sustainable. These ‘local service centres’ will be allowed to accommodate a modest amount of incremental growth, subject to conforming with the criteria of Preferred Option 1 and other relevant policies within the remainder of the LDF.
All Other Villages and the Countryside

1.31 The District of South Kesteven contains many small villages and hamlets with few local services and/or facilities. This makes them less sustainable and, therefore, less suitable for new housing development. Therefore, any new residential development in the rural areas outside of the local service centres will be strongly resisted unless it specifically meets the agricultural or local need requirements, or is appropriate to the rural location, and is consistent with Preferred Option 1 and other relevant policies within the remainder of the LDF.

Key Diagrams

1.32 The Key Diagram (Inside Front Cover) of the District demonstrates visually the spatial objectives of the LDF. It illustrates broad locations for key future development opportunities and identifies some of the most important constraints.

1.33 The Built & Natural Environment Map (Inside Back Cover) provides a more detailed map of constraints on the District in terms of the built and natural environment, e.g. flood risk areas and conservation areas.

1.34 Accompanying the Key Diagram is a further diagrammatic map illustrating the district in its regional context.

Core Policies

1.35 The Core Policies within the Core Strategy will be used to ensure that all proposals for new development and changes in the use of land and buildings in the District make a positive contribution towards meeting the vision and objectives set out above.

1.36 The Preferred Options report is set out in a way which clearly states:

- Reasons for the policy option and why it is important;
- Sets the issue in context of national and regional policy;
- The Preferred Policy Option;
- Which of the spatial objectives the policy option is likely to meet.

1.37 Where appropriate, the report also identifies other options which have been considered, and why these alternatives have not been progressed. In some cases, however, no alternative option has been considered as the “preferred” option is in line with national planning policy.

Existing Local Plan Policies

1.38 The existing saved Local Plan will gradually be replaced by new LDF documents. Many of the principles of the existing plan are still relevant and will be incorporated into the LDF, but some parts of the plan are out of date and need replacing.
1.39 Given the age and nature of the adopted Local Plan, it is difficult to set out a table showing which policies will be replaced by new policies in the LDF. However, the Core Strategy will replace elements of the main locational policies of the Local Plan, as well as the key environmental policies. A separate Site Specific Allocations and Policies DPD is also being prepared. This is expected to be issued for public consultation in October 2007. This DPD will replace most of the remaining Local Plan policies.
2 Vision and Objectives

To shape the future of South Kesteven together with our partners and residents to develop a place where people really matter by maintaining and improving the towns, villages and countryside of the district to create self-supporting, sustainable communities which are safe, healthy and desirable places in which to live and work.

This will be achieved by:
• Creating the right balance of jobs, housing 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.

This vision seeks to reflect both the vision of the Local Strategic Partnership, as set out in the Community Plan for South Kesteven 2006-2009, and that of the Council’s Corporate Plan 2006/09.

2.1 Spatial Objectives

2.1.1 The spatial objectives underpin the Core Strategy. They provide the spatial perspective for the Vision and create links to the individual Development Plan Documents being prepared. Spatial objectives need to be both deliverable and measurable:

Sustainable Settlements

Objective 1
To facilitate a pattern of development that meets the diverse economic, social and cultural needs of the whole community and contributes to the environment in a way which ensures that development does not compromise the quality of life of future or existing generations.

Objective 2
To contribute towards a more sustainable pattern of development by locating at least 70% of new development in the towns of Grantham, Stamford, Bourne and The Deepings.
Accessibility and Travel

Objective 3

To make effective use of land by maximising the amount of development on previously developed sites, and in locations which reduce the need to travel. To achieve this it is expected that up to 60% of new housing should be built on brownfield sites, and should be built at a density of 30+ dwellings to the hectare, and at least 20% of new housing development should be built at a higher density of 50+ dwellings to the hectare.

Objective 4

To improve accessibility to jobs, houses and services, and to reduce traffic growth, by ensuring choice to use public transport, or walk or cycle, for as many journeys as possible. It is expected that at least 70% of new development will be located within 30 minutes of main services such as schools, doctors, main employment and retail centres by public transport.

Community Needs

Objective 5

To make provision for an adequate supply and choice of land for new housing, employment, retail and other necessary development, to meet the needs of the district to the year 2026, in accordance with the requirements of the Structure Plan, the Regional Spatial Strategy (RSS) and the emerging Regional Plan.

Objective 6

To promote and strengthen the role of Grantham as a Sub-Regional Centre, in accordance with the requirements of the Structure Plan, the Regional Spatial Strategy and the emerging Regional Plan.

Objective 7

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 up to 50% affordable and local-need housing in the district.
Objective 8
To broaden and diversify the employment base of the district by: identifying development opportunities for specific employment sectors within Grantham, Stamford, Bourne and The Deepings; ensuring an adequate and appropriate supply of premises and land; increasing inward investment; and encouraging appropriate employment and diversification schemes to assist the rural economy. In accordance with the objectives of the Council’s Economic and Community Development Strategy (2005-2008).

Objective 9
Maintain and enhance the vitality and viability of the principal retail areas within the district by concentrating new retail development within the identified town centres and ensuring that such schemes meet an identified retail need and capacity. In accordance with the objectives of the Council’s Economic and Community Development Strategy (2005-2008) and the requirements of the most recent Retail Capacity Study.

Objective 10
To ensure that the community also benefits from new development through the provision of on and off site contributions to community infrastructure costs, including facilities for leisure, open space, health, education, affordable housing, transport and the arts.

Protection and Enhancement of Environment

Objective 11
To protect both the built and natural environment from significant harm by promoting the conservation and enhancement, sensitive use and management of the district’s natural, historic and cultural assets, and to ensure adequate mitigation where appropriate.

Objective 12
To promote good design and enhance the natural and built environment, whilst respecting important local characteristics.

Objective 13
To ensure that new development is not exposed unnecessarily to the risk of flooding, and does not create a risk of flooding elsewhere.
Objective 14
To promote the prudent use of finite resources, and the positive use of renewable resources, through the design, location and layout of development and by optimising the use of existing infrastructure.

2.2 Preferred Options

Sustainable Development

2.2.1 South Kesteven District Council is committed to promoting and sustaining the economic, social and environmental well-being of the district by creating safe, healthy and vibrant neighbourhoods. The Council can help achieve this by ensuring all new development is located in a sustainable way. Sustainable development is best described as reducing the damaging impact of our daily activities on our local environment so that our children and their children can continue to enjoy a happy, healthy and prosperous life in a healthy environment. By achieving this locally we can have a positive effect on the state of the global environment too!

Sustainable Communities

2.2.2 Sustainable communities are places where people want to live and work now and in the future. A place where you can live, work, shop, go to school, visit the doctors or the library, play and be entertained, without the need to travel by car. These activities are usually available in towns and larger villages. Whilst they may not be located next to your house or in your neighbourhood, if you have the opportunity to walk, cycle or catch a bus to them, the chances are that you live in a sustainable community and you can contribute positively to reducing the impact of your life on the environment.

2.2.3 Planning can make a positive contribution to creating and maintaining sustainable communities by ensuring that the location of new development is appropriate for its use and its relationship to existing development, and by ensuring that opportunities are available for people to get to and from new development by foot, cycle and public transport.
3 Policy Options

3.0.1 The Policy Options for the Core Strategy are as follows:

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<thead>
<tr>
<th>Policy Option</th>
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<td>PO1</td>
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<td>PO2</td>
<td>Sustainable Integrated Transport</td>
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<td>PO4</td>
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<td>Developer Contributions</td>
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3.1 Spatial Strategy

INTRODUCTION and NATIONAL POLICY

3.1.1 Government policy is to promote the more efficient use of land by locating development, wherever possible, on previously developed land in sustainable locations.

REGIONAL POLICY

3.1.2 The Regional Spatial Strategy (RSS) proposes that development should be concentrated in Urban Areas. Grantham has also been designated as both a Sub-Regional Centre and as a New Growth Point. This means that most of the district’s development should be concentrated in Grantham to consolidate its status as a Sub-Regional Centre.

LOCAL ISSUES

3.1.3 To ensure a balanced growth within the District there should also be development in other locations. Whilst the provisions of the Structure Plan reduced development levels in other parts of the district, the RSS suggests that there should be development within the towns of Stamford, Bourne and the Deepings. Development in these locations will help to maintain their vitality and meet local needs. Similarly, development within the larger villages should enable their needs to be provided for. The larger villages are identified as those containing a range of services and which have been designated as Local Service Centres.

3.1.4 The Local Service Centres are those main settlements that also fulfil the role of service centre for a wider rural area. The capacity of the services within some of the larger villages has been met. Some of the slightly smaller, less well-served villages do have the capacity to accommodate some new development. This may help to retain or improve the range of services within them, and development within these settlements may be beneficial. However, it must be controlled to make the most of existing infrastructure.

3.1.5 There are two Special Areas of Conservation (SACs) within the district, these are at: Grimsthorpe and Baston Fen. The Spatial Strategy should ensure that these sites are protected by preventing non-agricultural development at these locations, and also within the river Glen corridor where run-off could cause harm to the Baston Fen site.

3.1.6 The options being considered are intended to be the overarching framework for development within the District, providing the locational strategy to be adopted when allocating land for development in the Site Specific Allocations and Policies DPD, and when considering specific development proposals.

RESULTS OF PREVIOUS CONSULTATION

3.1.7 Issues and Options consultation has shown that there is no particular support or rejection of the proposed sequence for the location of development. However, there is overriding support for the concept of concentrating new development on brownfield sites in the four towns. Concerns were raised about brownfield development. These included traffic and infrastructure problems; design issues relating to cramming development onto sites; the costs of developing sites; the potential loss of employment sites and the effect on natural resources, especially open spaces and flooding.
3.1.8 Concerns have also been expressed about the nature of development in villages, especially infilling which results in high density development.

3.1.9 The option has been refined in the light of responses received to the Core Strategy Preferred Options Consultation Document issued in June 2006.

OPTIONS UNDER CONSIDERATION

Preferred Option PO1a

SPATIAL STRATEGY

The majority of new development should be focused upon Grantham to support and strengthen its role as a Sub-Regional Centre.

New development which helps to maintain and support the role of the three market towns of Stamford, Bourne and the Deepings, will also be allowed.

The sequence for consideration of new development proposals in these locations is as follows:

1. Brownfield sites within the built up part of the town;
2. Underused Greenfield sites that are not identified and protected by other LDF policies (including intensification of existing permitted sites);
3. Appropriate town extension sites.

Development in those settlements identified as Local Service Centres* and larger villages, will also be allowed in accordance with the following sequence:

1. Allocated sites;
2. Brownfield sites within the built-up part of settlements, [but which do not compromise the nature and character of the village];
3. Underused undeveloped sites, within the built-up part of settlements, which are not protected.

Where a Village Design Statement or Parish Plan has been prepared, and adopted by SKDC, development should be in accordance with the design principles established.

(continued overleaf)
In all other villages and the countryside development will be restricted. Proposals will only be considered acceptable if they are:

Sites for:

a. affordable housing (rural exception sites)
b. agriculture, forestry or equine development
c. rural diversification projects
d. local services & facilities
   and/or)
e. Replacement buildings (like for like); or
f. Conversions of buildings provided that the existing building(s):
   i contribute to the character & appearance of the local area by virtue of their
   ii historic, traditional or vernacular form;
   iii are in sound structural condition; and
   iv are suitable for conversion without substantial alteration, extension or
   v rebuilding and that the works to be undertaken do not detract from the character of the
   building(s) or their setting.

In all cases planning permission will only be granted on a less sustainable site where it has been proven that there are no other more sustainable options available or there are other overriding material considerations.

All cases will also be subject to all relevant policies within the remainder of the LDF.

* appendix A lists the criteria which have been used to define Local Service Centres and Larger Villages.

3.1.10 This Option meets Spatial Objectives 2 and 3
Alternative Option PO1b

SPATIAL STRATEGY

The majority of new development should be focused upon Grantham to support and strengthen its role as a Sub-Regional Centre.

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Proposals will only be considered acceptable if they are:

- affordable housing (rural exception sites)
- agriculture, forestry or equine development
- rural diversification projects
- local services & facilities and/or
- Replacement buildings (like for like); or
- Conversions of buildings provided that the existing building(s):
  - contribute to the character & appearance of the local area by virtue of their historic, traditional or vernacular form;
  - are in sound structural condition; and
  - 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.

In all cases planning permission will only be granted on a less sustainable site where it has been proven that there are no other more sustainable options available or there are other overriding material considerations and in other LDF policies.

3.1.11 This Option meets Spatial Objectives 1,2,3
SUSTAINABILITY APPRAISAL

3.1.12 The Sustainability Appraisal of these policy options is as follows:

3.1.13 Option 1a:
- The sequential approach to development should protect the District’s natural assets, although the use of brownfield sites may have a negative impact on biodiversity.
- The use of brownfield sites may uncover archaeological evidence which requires evaluation and/or preservation.
- The spatial strategy reflects existing settlement patterns, and good design should ensure that any new development complements the existing built form.
- The concentration of development in urban areas should reduce the need to travel by private car.
- The policy satisfies national and regional guidance, and has, overall, a positive impact. The only potential area of conflict is brownfield site biodiversity and archaeological remains.

3.1.14 Option 1b:
- By restricting development to the urban areas, this option does not meet the needs of all sections of the community.
- Not allowing development in rural settlements could have a negative impact on the local economy, and upon rural diversification. It may also lead to a decline in those Local Service Centres which fulfil many of the daily requirements for wide areas of rural populations.

PREFERRED OPTION

3.1.15 The Council’s preferred option for this policy is 1a. This Option accords with national and regional guidance (eg PPS1, PPS7 and RSS8). Overall, this Option concentrates development in urban areas, where services already exist. This should reduce the need to travel. This Option also takes account of the needs of the rural community by allowing some development in the Local Service Centres and larger villages.

3.1.16 The Council has not selected Option 1b as the preferred option because it does not satisfy national and regional guidance (eg PPS1, PPS7 and RSS8). By restricting development to the urban areas, this option does not meet the needs of all sections of the community. Not allowing development in rural settlements could have a negative impact on the local economy, and upon rural diversification. It may also lead to a decline in those Local Service Centres and larger villages which fulfil many of the daily requirements for wide areas of rural populations.
3.2 Sustainable Integrated Transport

INTRODUCTION

3.2.1 It is essential that new development is located where a range of transport modes can access it. Locations which offer alternatives to the use of the private car should be encouraged. Larger developments can present a complex range of travel patterns and issues. Therefore travel plans and transport assessments will be required for particular development proposals. All new development proposals should show how the impact of travelling to and from it has been considered, and should demonstrate that measures have been made to minimise that impact.

NATIONAL and REGIONAL POLICY

3.2.2 This policy has been developed taking into account national and regional objectives to reduce car-borne dependency and promote more sustainable patterns of development which reduce the need to travel. The policy also relies upon the objectives of the 2nd Lincolnshire Local Transport Plan (LTP).

LOCAL ISSUES

3.2.3 It must be recognised that in many parts of the district there is no public transport, and access to services is only realistic by car. Therefore new development within many of the rural parts of the district will be dependant upon access by car.

RESULTS OF PREVIOUS CONSULTATION

3.2.4 A number of issues have arisen from the most recent consultation, particularly relating to the need to fund improvements to sustainable forms of transport including public transport and the provision of facilities and routes for cyclists. These issues are, however, largely within the remit of the County Council as the highway authority, which includes proposals for improvements within the 2nd Local Transport Plan (LTP), and in some cases, can be delivered as part of specific developments through S106 obligations.

ALTERNATIVE APPROACHES

3.2.5 No alternative policies options were considered, as it is felt that the proposed policy is in line with regional and national policy.
Preferred Option PO2

SUSTAINABLE INTEGRATED TRANSPORT

In considering development proposals within the district, the Council will ensure that the objectives of the 2nd Local Transport Plan for Lincolnshire are met.

The Council will also encourage the creation of a sustainable, modern transport network across the district by:

- promoting the location of development in areas which are particularly accessible by public transport, cycling and walking, whilst recognising that development which is necessary in rural areas may only be accessible by the motor car;
- promoting a balanced mix of land uses and patterns of development which reduces the need to travel;
- promoting and assisting journeys by public transport, cycling, mobility aids and walking, by making them accessible, safe, convenient and as attractive as possible (This may be secured either through the use of conditions or planning obligations);
- securing Travel Plans where appropriate and requiring the preparation of Transport Assessments for all developments that are likely to have significant transport implications, to determine the measures required on the surrounding highway network to ensure adequate access by all modes of transport. Where appropriate, developer contributions will be sought towards the provision of necessary improvements;
- encouraging the use of Information and Communication Technology (ICT) for the purposes of businesses and for other service provision (This may be identified through travel plans); and
- supporting the retention and enhancement of service provision in Local Service Centres and larger villages.

3.2.6 This Option meets Spatial Objectives 3, 4 and 5.

SUSTAINABILITY APPRAISAL

3.2.7 The Sustainability Appraisal of this option is as follows:

- Reducing dependence on the private car should maintain or improve air quality, which should be beneficial to biodiversity.
- Concentrating development in urban areas reduces the need for travel by private car.
- Promoting sustainable locations for development and the use of modern technology should reduce the need to travel.
- The rural nature of the District means that travel by private car is unavoidable in some locations.
- The policy reflects national and regional guidance to reduce car dependency. It recognises that the rural nature of the District, and the lack of a regular public transport system, means that travel by private car is unavoidable in many locations. Overall, however, the policy should have a positive impact.
3.3 Residential Development

INTRODUCTION

3.3.1 As a minimum, the Council will ensure that the district meets the current housing requirements set out in the Lincolnshire Structure Plan 2001-2021 (providing a total of 9,200 new dwellings), as this plan currently forms part of the development plan for the district. The East Midlands Regional Assembly is currently preparing a new Regional Plan, which will replace the Structure Plan. It is, therefore, necessary that this Core Strategy will be in conformity with the Regional Plan when approved. So in establishing the spatial distribution of new housing in the district, regard must be given to both plans at this stage. It is the Council's aim to promote mixed and balanced housing communities, where homes are of a size, design and tenure appropriate to all needs.

NATIONAL POLICY

3.3.2 Government policy, as set out in Planning Policy Statement 3: Housing (PPS3), is "to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live". The planning system aims to ensure that new homes are provided in the right place at the right time, whether through new development or the conversion of existing buildings. The aim is to provide a choice of sites which are both suitable and available for house building. It is, however, important that the momentum of economic growth is maintained.

REGIONAL POLICY

3.3.3 The RSS is expected to allow for an annual build rate of 630 dwellings per year, which equates to the provision of 15,750 dwellings throughout the District during the period 2001-2026. As a result of Grantham's designation as a New Growth Point by national Government, additional development, amounting to 20%, has been allocated in the town in order to address local needs. Grantham is one of 29 areas across the Country which have been provisionally designated as New Growth Points, and the Council has entered into partnership with the Department for Communities and Local Government to deliver increased levels of sustainable growth over the next decade.

3.3.4 The New Growth Point initiative is Government's response to the Barker Review of Housing Supply. This highlighted the shortfall between supply and demand for housing: more houses are needed to help first time buyers, address overcrowding and keep up with rising demand. The New Growth Point initiative aims to ensure that there is an adequate supply of good quality housing of all types, including affordable housing for key workers and those in lower income groups.

3.3.5 Monitoring shows that 3954 dwellings have already been built in South Kesteven in the period up to 31 March 2007, and a further 4649 dwellings have been approved, but not yet built. The Urban Capacity Study has also identified sites with a capacity for a further 1800 dwellings. Therefore, provision has to be found for an additional 5347 dwellings for the period 2006-2026.

LOCAL ISSUES

3.3.6 Provision for residential development will be met by sites which already have planning permission, and on new allocated sites. New allocations will be identified in a separate document entitled Site Specific Allocations and Policies DPD. It is accepted that Grantham will need at least one Greenfield urban extension to meet the strategic housing requirement for the town.
3.3.7 The Council will regularly monitor development rates across the district. The results of this monitoring will be published each December through the Council’s Annual Monitoring Report, which contains housing trajectories to ensure a five- and ten-year housing land supply is available. If it becomes clear during the plan period that the housing provisions of the Structure Plan and the RSS are unlikely to be met, the Council will consider releasing additional housing sites. If, however, it becomes apparent that provision will exceed the Structure Plan and RSS requirements, the Council will review and delay or reallocate outstanding allocations.

3.3.8 As part of the process of identifying locations where housing development will take place, several options are being considered. All comply with the principles of sustainable development: whereby development takes place on urban brownfield land in preference to greenfield land. Development must also be in locations which are well served by existing services and facilities.

3.3.9 In order to support and strengthen the role of Grantham as a Sub-Regional Centre, all the options locate the majority of the development in Grantham. Development will be required in other settlements of South Kesteven to maintain the vitality and viability of the district, and to meet identified local needs, therefore the options being considered provide for differing amounts of development in locations other than Grantham.

RESULTS OF PREVIOUS CONSULTATION

3.3.10 During recent Issues and Options consultation, opinions were sought on whether more homes should be planned for the district in the RSS review. The responses received indicated that there was no particular support or rejection of the amount of housing development required.

3.3.11 Responses to the Core Strategy Preferred Options Consultation Document, issued in June 2006, identified strong support from consunees for the use of the draft RSS housing allocations rather than those in the recently adopted Lincolnshire Structure Plan. There was also support for a more widespread distribution of housing development, taking into consideration the Local Service Centres and larger villages.
OPTIONS CONSIDERED

Alternative Option PO3a

RESIDENTIAL DEVELOPMENT

Focus development in Grantham with some development in Stamford, Bourne, the Deepings and the Local Service Centres and other sustainable settlements in order to maintain their vitality and to meet local need.

<table>
<thead>
<tr>
<th></th>
<th>District Total</th>
<th>Grantham</th>
<th>Stamford</th>
<th>Bourne</th>
<th>Deepings</th>
<th>LSC + Large Villages</th>
<th>Other Rural Villages</th>
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</thead>
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<td>RSS*</td>
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</table>

* Regional Spatial Strategy allocation
** after deduction of already built, approved but not yet built, and urban capacity sites

This Option meets Spatial Objectives 1, 2, 3, 4, 5 & 7.

JUSTIFICATION

3.3.12 This option concentrates housing growth in Grantham in order to consolidate its status as a Sub-Regional Centre.

3.3.13 It allows for growth in the south of the district in order to help arrest the drift of households towards Peterborough. The boundary and road constraints of Stamford are such that it is not feasible to allocate land for large developments. It is felt that the amount of development taking place, or already committed, in Bourne is such that only a minimum amount of land needs to be allocated. In the Deepings larger amounts of development will be allowed to meet local need.

3.3.14 Some growth will be allowed in those villages which have been identified as Local Service Centres, and in the larger villages, in order to maintain their viability. In these locations development, including infill, will be limited to the built-up areas of the settlements.

3.3.15 Housing allocations for Grantham will be identified using the conclusions of the Urban Capacity Study. There is also a need for one or more greenfield urban extension sites in Grantham to accommodate at least 4000 dwellings. Policy Option 4, Urban Extensions, considers options for this.

3.3.16 Taking into account the numbers of houses which have already been built, unimplemented planning permissions, and those sites identified in the Urban Capacity Study, it is envisaged that the distribution of housing under this Option will be as in the table above.
Preferred Option PO3b

RESIDENTIAL DEVELOPMENT

Focus development in Grantham with some development in Stamford, Bourne, the Deepings and the Local Service Centres and other sustainable settlements in order to maintain their vitality and to meet local need

<table>
<thead>
<tr>
<th></th>
<th>District Total</th>
<th>Grantham</th>
<th>Stamford</th>
<th>Bourne</th>
<th>Deepings</th>
<th>LSC + Large Villages</th>
<th>Other Rural Villages</th>
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* Regional Spatial Strategy allocation
** after deduction of already built, approved but not yet built and urban capacity sites
*** additional housing allocation: 20% of RSS allocation

This Option meets Spatial Objectives 1, 2, 3, 4, 5 & 7.

JUSTIFICATION

3.3.17 This option is the same as Option 1a but, as a result of Grantham's provisional designation as a New Growth Point by national Government, additional development, amounting to an additional 20%, has been allocated specifically for the town in order to address local needs. This reflects the comments made by South Kesteven District Council to the Regional Plan consultation.

3.3.18 It is envisaged that the distribution of housing under this Option will be as in the table above.
Alternative Option PO3c

RESIDENTIAL DEVELOPMENT

Focus development in Grantham and Bourne with some development in Stamford and the Deepings. Development within the rural villages to meet local needs

<table>
<thead>
<tr>
<th></th>
<th>District Total</th>
<th>Grantham</th>
<th>Stamford</th>
<th>Bourne</th>
<th>Deepings</th>
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Regional Spatial Strategy allocation

** after deduction of already built, approved but not yet built and urban capacity sites

3.3.19 This Option meets Spatial Objectives 1, 2, 3, 4, 5 & 7.

JUSTIFICATION

3.3.20 This is a trend-based option which continues the current housing development building rates.

3.3.21 This option results in the towns of Grantham and Bourne having significant levels of residential development. Development is, however, restricted in both Stamford and the Deepings.

3.3.22 Growth in the rural areas would be concentrated on those villages which have been identified as Local Service Centres, and in the larger villages, in order to maintain their viability. Growth in the remaining rural settlements will be limited to identified local need. Within all these rural locations, development, including infill, will be limited to the built-up areas of the settlements.

3.3.23 It is envisaged that the distribution of housing under this Option will be as in the table above.
Alternative Option PO3d

RESIDENTIAL DEVELOPMENT

Focus development in Grantham with some development in Stamford, Bourne and the Deepings in order to maintain their vitality and to meet local need. Additionally, some development in the Local Service Centres and larger villages, to maintain their viability.

<table>
<thead>
<tr>
<th></th>
<th>District Total</th>
<th>Grantham</th>
<th>Stamford</th>
<th>Bourne</th>
<th>Deepings</th>
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* Regional Spatial Strategy allocation
** after deduction of already built, approved but not yet built and urban capacity sites

3.3.24 This Option meets Spatial Objectives 1, 2, 3, 4, 5 & 7.

JUSTIFICATION

3.3.25 This option concentrates housing growth in Grantham in order to consolidate its status as a Sub-Regional Centre. It also allows for growth in the south of the district to provide a more balanced local housing market, and help to meet affordability needs. It may also help arrest the drift of households towards Peterborough. Most of this development will be in the Deepings, although some development in Stamford will be provided for to meet local need. It is felt that the amounts of development taking place, or already committed, in Bourne are such that only a minimum allocation is necessary.

3.3.26 Limited growth will be allowed in those villages which have been identified as Local Service Centres, and in the larger villages, in order to maintain their viability. Growth in the remaining villages will be limited to identified local need. Within all these villages development, including infill, will be limited to the built-up areas of the settlements.

3.3.27 It is envisaged that the distribution of housing under this Option will be as in the table above.
Alternative Option PO3e

RESIDENTIAL DEVELOPMENT

Development in accordance with the Lincolnshire Structure Plan (adopted 2006)

<table>
<thead>
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<th></th>
<th>District Total</th>
<th>Grantham</th>
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<td></td>
</tr>
</tbody>
</table>

* Lincolnshire Structure Plan allocation
** after deduction of already built, approved but not yet built and urban capacity sites

3.3.28 This Option meets Spatial Objectives 1, 2, 3, 4, 5 & 7.

JUSTIFICATION

3.3.29 This option uses the Lincolnshire Structure Plan housing provision and distribution to 2021. It, therefore, concentrates growth in the urban areas of Grantham, Stamford, Bourne and the Deepings. However, as the above table demonstrates, there is no need to identify land for any further housing developments in Stamford, Bourne and the Deepings above and beyond that which already has planning consent.

3.3.30 Within the rural areas there is a small shortfall which is likely to be met during the remaining 15 years of the plan period through small-scale development in accordance with the policies of this LDF. There is no need to identify land suitable for market housing within the rural areas. Development will be restricted to sites (known as exception sites) which are suitable for affordable housing in the rural areas.

3.3.31 Using this option much of the residential development will be met by Urban Capacity Sites. However, there will still be a need to identify some greenfield land to meet the requirement.

SUSTAINABILITY APPRAISAL

3.3.32 The Sustainability Appraisal of these policy options is as follows:

3.3.33 Option 3a:

- This option follows the spatial strategy and takes account of the natural capacity of settlements.
- The urban concentration of this option reduces the need to travel by private car.
- This option reflects Grantham's role as a Sub-Regional Centre.

3.3.34 Option 3b:

- This option follows the spatial strategy and takes account of the natural capacity of settlements.
3.3.35 **Option 3c:**

- This option spreads the housing requirement throughout the whole district, allowing development in all settlements.
- This option includes a high requirement in Stamford, which could have a negative impact on the historic nature of the town.
- This option allows for development in villages where employment opportunities are limited.
- This option does not reflect the spatial strategy, and would allow development to occur in "unsustainable locations" which are dependent upon car travel.

3.3.36 **Option 3d:**

- This option promotes a larger scale of development in The Deepings, which is in a potential flood risk area.
- This option includes the highest requirement for Stamford, which could have a negative impact on the historical character of the town, and its setting within the landscape.
- This option allows for development in villages where employment opportunities are limited.
- This option does not reflect the spatial strategy, and would allow development to occur in "unsustainable locations" which are dependent upon car travel.
- It may meet the demand for new houses in the southern parts of the district, although this may have a detrimental impact upon urban regeneration in Peterborough.

3.3.37 **Option 3e:**

- The overall housing allocation is low and will not satisfy demand expressed in Government population projections, which could have a negative impact on the local economy, and may worsen the affordability situation.
- This option does not reflect the spatial strategy.
- This option is beneficial in that very little new land needs to be identified, and therefore it will have a positive impact on biodiversity and landscape.

**PREFERRED OPTION**

3.3.38 **The Council's preferred option for this policy is Option 3b**, because it follows the spatial strategy, while allowing growth in other settlements in order to maintain vitality and to meet local needs. This option reflects the status of Grantham as both Sub-Regional Centre and New Growth Point, and is in line with the Council's consultation response to the Regional Plan.

3.3.39 The Council has not selected Option 3a for this policy because, although the distribution of development is identical to that in Option 3b, it does not allow for any additional Growth Point development in Grantham.
3.3.40  The Council has not selected Option 3c as the preferred option because it bases housing provision solely on historical trends. It is felt that these do not now reflect current local circumstances and need, especially in Bourne, where it is felt that the amount of development taking place, or already committed, is such that only a minimum amount of land needs to be allocated.

3.3.41  The Council has not selected Option 3d as the preferred option because it is felt that it does not reflect current local circumstances and needs. Although this option gives a high requirement in Stamford and the Deepings, it is felt that the amounts of development in the rural villages is not sufficient to meet their requirements.

3.3.42  The Council has not selected Option 3e as the preferred option because the Lincolnshire Structure Plan housing figures will be superseded by the emerging Regional Plan (RSS) upon its adoption, which is programmed to take place before this Core Strategy is adopted.
3.4 Urban Extensions

INTRODUCTION

3.4.1 Urban extensions are developments which take place at the edges of existing urban areas, typically on greenfield sites or on other open land at the urban fringe.

The Structure of an Urban Extension

3.4.2 Before identifying or discounting potential sites for an urban extension, it is important to specify what an urban extension is expected to comprise in terms of a range of facilities, and the subsequent design principles and concepts which will need to be implemented in order to deliver it successfully.

3.4.3 It is considered that any urban extension of Grantham should seek to achieve the following objectives:

- minimise the total amount of land required for development, whilst ensuring that there is sufficient land available to provide a mixed-use development with a wide range of facilities and services capable of fostering a high degree of self-containment;
- retain and preserve land and/or landscape features that are protected, or considered locally important, unless appropriate mitigation strategies can be successfully implemented or there are no other feasible alternatives;
- locate development around existing physical and social infrastructure to minimize the development of new infrastructure and to ensure that existing residents can benefit from new development;
- implement sustainable urban drainage systems to minimize impacts on groundwater quality and quantity;
- promote energy efficient layouts and buildings and encourage the harnessing of renewable sources of energy;
- ensure that areas of new residential development are successfully integrated with existing residential areas;
- enhance the local environment through the creation of wildlife corridors and refuges and through careful consideration of the landscape;
- promote the use of active, overlooked streets and areas of open space to provide community safety;
- ensure that development is based around existing good quality public transport links and improve the quality and frequency of public transport links where possible;
- ensure that there are safe, attractive, short and direct linkages for pedestrians and cyclists between housing areas and employment, retail, leisure and education facilities, and public transport links.

NATIONAL POLICY

3.4.4 Government policy states that future housing needs should be met in the most sustainable way possible. Local planning authorities should follow a search sequence, starting with the re-use of previously-developed land and buildings within urban areas and then urban extensions, and finally new development around nodes in good public transport corridors.
REGIONAL POLICY

3.4.5 Regional planning guidance confirms this sequential approach to identifying land for residential development, starting with urban areas and then sites adjoining urban areas, as part of planned and sustainable urban extensions.

LOCAL ISSUES

3.4.6 Grantham has been identified as an urban area, with the capacity to support sustainable growth through its development objectives. The town is strategically well located, being adjacent to the A1 trunk road and connected to the East Coast rail link between London and Edinburgh. According to the 1991 and 2001 census data, the population of Grantham has grown from 35,660 to 37,860, a rise of nearly 6%. Grantham is seen by both the Regional Spatial Strategy and the Lincolnshire Structure Plan as the location for the majority of development within the district. This will provide the means to strengthen the role of the town as a Sub Regional Centre.

3.4.7 The preferred distribution policy (Option 3b) identifies that Grantham should provide 7560 homes between 2006 and 2026. Commitments and completions since 2001 total 2380 dwellings, and the Urban Capacity Study reveals that 1080 new homes could be provided on previously developed sites. This leaves a shortfall of 4100 homes. It is necessary, therefore, to identify at least one urban extension in Grantham to ensure that sufficient new homes are provided over the next 20 years.

RESULTS OF PREVIOUS CONSULTATION and ALTERNATIVE APPROACHES

3.4.8 In order to identify a suitable site to form an urban extension to Grantham eight areas were initially identified for consideration. These areas were refined down to three sites for further consideration. In addition to the preferred option of development on both the Poplar Farm and Wordsworth Holdings sites, detailed below, a further site at Belton Lane/Manthorpe Estate was considered.

3.4.9 The following three sites have been considered for their suitability as urban extensions to Grantham:
Preferred Option PO4a

POPLAR FARM

This 133ha site is located to the north of the A52 Barrowby Road and south of the Nottingham rail line. It is expected that it could yield a total of 2900 new dwellings (at an average of 30 per hectare). Although a large part of the site has been allocated for housing in the Local Plan since 1995, development has not occurred for two main reasons. Firstly, planning permission has not been granted because the application has been "called in" by the Secretary of State. The inquiry into the application has been postponed several times. Secondly, there are high costs associated with the provision of a new distributor road from Pennine Drive through to Barrowby Road.

The site presents opportunities for sustainable, mixed use, development incorporating housing, employment and local community facilities. This site is a natural extension to an existing residential development. Its proximity to the centre of the town means that the established cycle, walking and bus routes could be extended into the site. There is also access to the A1, both northbound and southbound, within easy reach, and the A52 road is a major gateway to Nottingham and the rest of the East Midlands.

Preferred Option PO4b

LAND BETWEEN SPITALGATE LEVEL AND SOMERBY HILL

This 89ha site is located to the south of Grantham, east of the East Coast Main Line and on land which slopes towards the River Witham. It is expected that the site could yield 2670 new homes (at an average of 30 per hectare), together with employment development and community facilities. The site is part agricultural and part industrial.

There is likely to be contamination around the industrial part of the site and also abutting the railway line. The land adjacent to the River Witham has been identified as being at a high risk of flooding. Part of the site has been identified as a Site of Nature Conservation Importance (SNCI). There are known archaeological remains on part of the site.

Development of this site would require an extension to, and possible upgrading of, existing services. The construction of an access road would also be required. This could form phase 1 of an east-west bypass by linking the B1174 and the A52. However, it is possible that the size of the development may not yield the infrastructure required. Cycle, pedestrian and bus access would also be required.
Alternative Option PO4c

BETWEEN BELTON LANE AND MANTHORPE ESTATE

This 51ha site is situated to the north of Grantham, adjacent to the main A607 Grantham to Lincoln road. It is expected that the site could yield 1530 new dwellings (at an average of 30 per hectare). It is in an area of medium landscape sensitivity, adjacent to the Manthorpe village Conservation Area, and close to the Belton House parkland. It is a wholly greenfield site which is currently under agricultural use.

The site is adjacent to the existing residential development of the Manthorpe Estate. It could, therefore, be connected to the established network of cycling, walking and bus routes, leading to the town centre. Although there are overhead electricity cables crossing the land, there are no services available on site, and any new development would have implications for water resources. Development of this site would require the construction of new access roads and other network improvements.

SUSTAINABILITY APPRAISAL

3.4.10 Poplar Farm:

3.4.11 This site is a sustainable location for mixed use development, being a natural extension to existing residential development. Although there has been an archaeological evaluation of the site, further work will be required if final development proposals are considered.

3.4.12 Land between Spitalgate Level and Somerby Hill:

3.4.13 Mitigation measures would be required to reduce the impact of development here on a number of SA factors, including an identified flood risk adjacent to the River Witham, archaeological evaluation and Nature Site considerations. Redevelopment of the site would improve land quality as a result of decontamination of the site, and could yield significant highway and infrastructure improvements for the whole town.

3.4.14 Between Belton Lane and Manthorpe Estate:

3.4.15 This greenfield location would require the construction of significant infrastructure. A large development would have a major impact upon the nearby Conservation Area, and upon the surrounding sensitive landscape.

PREFERRED OPTION

3.4.16 Each site has been evaluated, and the advantages and disadvantages of development considered. The Council's preferred option is for development to occur during the lifetime of the plan on two sites, Poplar Farm and Land between Spitalgate Level and Somerby Hill, in appropriate phasing to deliver the infrastructure.
3.5 Affordable Housing

INTRODUCTION

3.5.1 An adequate supply of housing which is affordable for local incomes is an essential part of a thriving local economy and helps promote social inclusion. The planning system plays a central role in increasing the supply of affordable housing by creating mixed and balanced communities.

NATIONAL POLICY

3.5.2 Planning Policy Statement 3: Housing (PPS3) establishes that where there is a demonstrable need for affordable housing within an area, policies should be included within the LDF which seek the provision of affordable housing on appropriate sites.

REGIONAL POLICY

3.5.3 The draft Regional Plan (RSS8) indicates targets for the provision of affordable housing within each Housing Market Area (HMA). South Kesteven lies within the Peterborough Partial HMA for which a minimum target of 27% (of the annual build rate) should be social rented and 7% intermediate housing.

LOCAL ISSUES

3.5.4 Based on evidence provided in the latest Housing Needs Survey (Fordhams Research 2006), the Council need to provide 646 additional affordable homes in the district per annum, (this is more than the total annual housing provision for the district), 60% of which should be social rented and 40% intermediate housing. To facilitate the delivery of these homes, a policy framework must be included within the LDF to ensure an appropriate element of affordable units are provided in association with normal market housing schemes.

3.5.5 If the annual district housing requirement is 630 units per year this option should deliver a maximum of 315 affordable units per year, but only if every site met were eligible, however the thresholds within the option means that only about 50% of the annual provision will be on eligible sites it is therefore more realistic to assume that about 160 affordable units could be delivered each year from this option. These units will be in addition to affordable units delivered through housing grant funding and other socially funded schemes.

3.5.6 Definition of Affordable Housing in South Kesteven:

"Housing which is provided for local people who are unable to rent or purchase a house on the open market*. Such housing must be made available either to let at rents approved by the local authority, or sold as shared ownership / low cost home ownership, values also to be approved by the local authority. The Council would prefer affordable housing to be provided by a Registered Social Landlord (RSL). All developers of affordable housing will be encouraged to entered into the Council’s Housing Partnership Agreement which establishes a consistent approach to the delivery and management of affordable housing in the district."

* Information relating to local rents and house prices, together with local incomes is regularly monitored by the Council and can be made available to prospective applicants, developers and social housing providers.
RESULTS OF PREVIOUS CONSULTATION

3.5.7 Respondents to Issues and Options and other Council consultations confirm concerns about the cost of housing in the district. Many local residents employed within the district are priced out of their local market. New households find it increasingly difficult to get onto the property ladder.

3.5.8 Consultation supports the provision of affordable housing in both towns and villages, subject to the same restrictions, in terms of location and brownfield sites, as the rest of the housing market. However, concern has been expressed that the 50% target proposed (from the Fordham Housing Needs Survey) for determining affordable housing provision may be too high.

OPTIONS UNDER CONSIDERATION

Preferred Option PO5a

PROVIDING FOR AFFORDABLE HOUSING

Using evidence from the most up-to-date Housing Need Survey the Council will ensure that:

- all new urban developments comprising 15 + dwellings or sites of 0.5 ha or larger in size and
  / or
- rural developments of 2 + dwellings

should provide an appropriate number of affordable housing units within the development site.

Where affordable housing units are provided, an average ratio of 50% affordable and 50% market housing will be required.

Of the affordable housing provided on each site it is expected that at least 60% will be socially rented housing and 40% will be shared ownership / low cost home ownership. All units should be of an appropriate size and type to meet the need identified in the housing need survey, for that ward.

Together with Registered Social Landlords (RSLs) and land owners the Council aims to deliver additional affordable housing in the rural area and the towns of Stamford and the Deepings to meet identified local need. To achieve this the Council will investigate and identify specific sites or areas of search to allocate specifically for local affordable housing development (Exception Sites).

3.5.9 This Option meets Spatial Objectives 1 and 7.

ALTERNATIVE APPROACHES CONSIDERED

3.5.10 Two alternative approaches were also considered: thresholds and targets. Options for each are considered below:

3.5.11 Thresholds
Alternative Option PO5b

Reduce the threshold for the four towns to below 15 units / 0.5 ha

3.5.12 The potential impact of this option is the provision of affordable housing on more open market housing sites, which should yield more affordable housing units. However within the urban areas it is most likely that sites will be brownfield within tightly constrained circumstances which may require the treatment of contamination and / or the provision of additional off-site highways improvements and other infrastructure. These requirements together with a reduced affordable housing threshold may make many of the smaller potential housing sites financially unviable. Thereby reducing the overall number of both affordable and market housing units delivered.

Alternative Option PO5c

Increase the site size threshold for rural area to the same as urban areas

3.5.13 In the rural areas housing developments tend to be much smaller in scale, with this option, therefore, most housing sites will be exempt. As a consequence fewer development sites will be expected to provide affordable housing, therefore fewer affordable units will be delivered. However the rural areas currently exhibit a high level of need relative to supply, primarily because people moving into the area are driving house prices above local affordability.

3.5.14 It should be noted that within rural areas development sites tend to be less constrained than urban sites and the costs of development are correspondingly lower, whilst market house prices tend to be higher. This means that the profit margins for rural developments tend to be wider, providing greater scope for rural development to make a bigger contribution to the provision of affordable housing.

Alternative Option PO5d

Increase site size threshold for both urban and rural areas

3.5.15 If a higher threshold were set then fewer new development sites would be required to provide affordable housing. This will decrease the overall number of affordable units delivered, consequently increasing the level of need for affordable housing.

3.5.16 Target for provision

Alternative Option PO5e

Increase target to more than 50% (for example to 75%)
3.5.17 If the annual district housing requirement is 630 units per year with this option could deliver a maximum of 472 affordable units per year if every site met the threshold. However a more realistic assessment is that with this option less than 40% of the eligible market housing development scheme would be viable, therefore fewer than 180 affordable housing units might be delivered each year from this option.

3.5.18 Consideration must be given to the financial viability of development sites, the higher the affordable housing requirement for each site the more expensive the site is to develop. This option may therefore reduce the overall number of housing units developed.

### Alternative Option PO5f

**Reduce target to 40%**

3.5.19 If the annual district housing requirement is 630 units per year, this option could deliver a maximum of 252 affordable units per year if every site met the threshold. However a more realistic assessment is that about 50% of sites will be eligible, therefore about 130 units could be delivered each year from this option.

### Alternative Option PO5g

**Reduce target to 31%**

3.5.20 This is the target currently used by the district for affordable housing provision. It is based upon the Housing Needs Study carried out in 1999 and updated in 2002, which indicated a lower annual need for affordable housing units. If the annual district housing requirement is 630 units per year, this option would deliver a maximum of 195 affordable units per year if every site met the threshold. However a more realistic assessment is that about 50% of sites will be eligible, therefore about 100 units could be delivered each year from this option.

### SUSTAINABILITY APPRAISAL

3.5.21 This policy specifically relates to ensuring the provision of affordable housing as a community benefit on market housing development schemes. As such only three of the SEA/SA factors are relevant to these policy options. None of the options perform better or worse in relation to the SEA/SA objectives and all options are considered to be positively compatible.

3.5.22 The Housing Needs Study follows national guidance and good practice in its approach to calculating the level of need. In making its recommendations about the threshold and targets account has been taken of the impact of the policy upon the wider delivery of housing in the district.
3.5.23 The Council’s preferred option for this policy is 5a. This option clearly reflects the level of need, thresholds and provision target recommended in the Fordhams Research Housing Need Study (Feb 2006), and the site size threshold for the urban areas reflects the indicative threshold outlined in the draft PPS3.

3.5.24 The Council has not selected Option 5b as the preferred option because it is contrary to the recommendations of the Housing Needs Survey, and it is lower than the minimum threshold suggested in PPS3. It would, therefore, need to be fully justified.

3.5.25 The Council has not selected Option 5c as the preferred option because it is contrary to the recommendations of the Housing Needs Survey. However, it is in line with the threshold suggested in PPS3.

3.5.26 The Council has not selected Option 5d as the preferred option because it is contrary to the recommendations of the housing need survey, and is higher than the minimum threshold suggested in PPS3.

3.5.27 The Council has not selected Option 5e as the preferred option because, although it would in theory deliver more affordable housing units bringing delivery closer to the amount of need identified, the ability of developers to fund the delivery of more affordable units from the development of less market units is questionable.

3.5.28 The Council has not selected Option 5f as the preferred option because it would deliver fewer affordable housing units on each site. It would also reduce the overall cost of developing a site which may make more sites financially viable, thereby delivering an overall increase in the number of market housing units provided.

3.5.29 The Council has not selected Option 5g as the preferred option because it would deliver even fewer affordable housing units on each site. It would also reduce the overall cost of developing a site which may make more sites financially viable, thereby delivering an overall increase in the number of market housing units provided.
3.6 Gypsies and Travellers

INTRODUCTION

3.6.1 Gypsies and Travellers are believed to experience the worst health and education status of any disadvantaged group in England. Research has consistently confirmed the link between the lack of good quality sites for gypsies and travellers and poor health and education. The key to reduction in unauthorised camping is to increase the supply of authorised sites.

NATIONAL POLICY

3.6.2 The Housing Act 2004 places a requirement on local housing authorities to include gypsies and travellers in their accommodation assessments and Circular 01/2006\(^1\) clearly established a duty upon the Council to make appropriate provision for sites for gypsies and travellers where there is a known need. In the absence of allocated sites the Council must include a clear criteria based policy against which speculative proposals can be assessed. A policy is required in the Core Strategy to meet this Circular.

REGIONAL POLICY

3.6.3 A strategic approach is advocated, developed through a Gypsy and Traveller Accommodation assessment with the emerging Regional Plan (RSS8) specifying pitch numbers for each local planning authority to consider in the preparation of LDFs.

LOCAL ISSUES

3.6.4 In 2005 the Council had a Gypsy & Travellers Study prepared. The study revealed that in addition to the existing permanent and transit sites in the district there was an outstanding need for 20 permanent pitches and 5 transit pitches. The Council is under a statutory duty to make appropriate provision for gypsies and travellers within the district and where there are known needs should identify sites for both permanent and transit sites.

3.6.5 In light of the known need in South Kesteven, as demonstrated through the Gypsy and Traveller Housing Needs Survey, the Council will seek to identify two or more appropriate sites which it will allocate in the Local Development Framework. At this stage no sites have been identified, however the criteria included in this policy should ensure that an appropriate site can be identified & allocated in the Site Specific Allocations DPD. In addition, the policy will allow for the proper consideration of any speculative planning application made for a site for gypsies and travellers. Sustainable site provision, and enforcement where needed aims to reduce unauthorised camping and reduce tensions (within settled communities).

3.6.6 This approach recognises that there can be tensions between gypsies and travellers and the settled community and seeks to minimise this issue while meeting gypsy and travellers needs. Therefore sites should be on the edge of, or within reasonable distance of, settlements which offer a range of

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\(^1\) Circular 01/2006 defines Gypsies and Travellers as “Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependents’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such”. (ODPM, 2006, p.6)
services, however should not be located where use of the site would cause nuisance to adjoining properties. The Planning Circular advises that sites on the outskirts of built-up areas may be appropriate and that sites within rural or semi-rural settings are acceptable in principle.

3.6.7 In the absence of allocated sites the Council must include a clear criteria based policy against which speculative proposals can be assessed. It is recognised that gypsy sites may have to be located in the countryside, but decisions about the acceptability of particular locations need to take into account access to essential services, the impact on the settled community in the vicinity and the need to minimise visual intrusion.

RESULTS OF PREVIOUS CONSULTATION

3.6.8 The proposal received very little in the way of representation. Those received were very specific in nature, and related to the wording of the policy. These comments have been taken into consideration and the policy amended accordingly.

ALTERNATIVE APPROACHES

3.6.9 No alternative policy options were considered. Circular 1/2006 clearly established a duty upon the Council to make appropriate provision for sites for Gypsies and Travellers where there is a known need. The policy is required to meet this Circular.

Preferred Option PO6

GYPSIES AND TRAVELLERS

The District Council will seek to identify an appropriate site(s) for the accommodation of gypsies and travellers within the district. To meet an identified need planning permission will be granted for a minimum of 20 permanent pitches and 5 transit pitches.

The location of sites for gypsies and travellers should ensure that:

- The site is appropriately located to the main travelling routes used;
- The proposed site provides an acceptable living environment for its residents;
- The site is sufficiently close to existing schools, shops and other facilities likely to be required by residents;
- The site is near or adjoining a residential area;
- The site would not materially harm the character of the landscape or the biodiversity value of the site and its surroundings;
- The provisions of refuse facilities including recycling are available;
- The site is not identified as category 3 in the Strategic Flood Risk Assessment;
- Consideration is given to the potential use of renewable energy;
- The site will not over dominate the residential (settled) community.

In some circumstances it may be appropriate to re-visit the site after a temporary period to assess the situation.
3.6.10 This Option meets Spatial Objectives 1, 5 & 7.

SUSTAINABILITY APPRAISAL

3.6.11 The Sustainability Appraisal of this option is as follows:

- Policy provisions should contribute to sustainability of allocated sites.
- Promoting specific sites adds environmental protection to the remaining areas of the district.
- The policy criteria should ensure an overall positive impact.
3.7 Travelling Showpeople

INTRODUCTION

3.7.1 Travelling showpeople are self-employed business people who travel the country holding fairs. Most travelling showpeople are members of the Showman’s Guild of Great Britain. Traditionally, most traveling showpeople travel for their businesses in summer and spend the winter on sites, which they either own themselves or which are publicly owned. Although the nature of their work involves travelling, they do require secure bases for the storage of equipment and for residential purposes, particularly during the winter months; additionally this will allow children to have uninterrupted access to education and access to healthcare for older family members.

NATIONAL and REGIONAL POLICY

3.7.2 The Housing (Assessment of Accommodation Needs) (Meaning Gypsies and Travellers) (England) Regulations 2006 places a requirement on local housing authorities to include Travelling showmen in their Gypsy and Traveller Accommodation Assessments. Circular 22/1991 gives planning guidance on travelling show people.

3.7.3 The Government's Gypsy and Traveller unit is introducing new planning guidance, specifically for travelling showpeople, to facilitate the provision of both privately and publicly owned sites where there is a known need.

LOCAL ISSUES

3.7.4 In the absence of allocated sites the Council must include a clear criteria-based policy against which speculative proposals can be assessed. A policy is required in the Core Strategy to meet emerging planning guidance in relation to travelling showpeople and to make appropriate provision for travelling showpeople within the district; and where there are known needs should identify sites for permanent occupancy.

3.7.5 At this stage no sites have been identified, however the criteria included in the above policy should ensure that an appropriate site can be identified & allocated in the Site Specific Allocations DPD. In addition, the policy will allow for the proper consideration of any speculative planning application made for a site for traveling showpeople.

3.7.6 It is recognised that sites for travelling showpeople may have to be located in the countryside, however the acceptability of particular locations need to be considered. The sites need to be suitable for mixed residential and business uses, having regard to the safety and amenity of the occupants and their children, and neighbouring residents, access to essential services, the impact on the settled community in the vicinity and the need to minimise visual intrusion.

RESULTS OF PREVIOUS CONSULTATION

3.7.7 This is a new policy stemming from emerging government guidance and a response to the Housing and Economic (Preferred Options June 2006) DPD from the Showmen’s Guild of Great Britain; therefore previous consultation has not been undertaken.
ALTERNATIVE APPROACHES CONSIDERED

3.7.8 No alternative policy options were considered. The approach to meeting the needs of travelling showpeople is required by national and strategic guidance.

Preferred Option PO7

TRAVELLING SHOWPEOPLE

Proposals for Travelling Showpeople sites must be justified by a demonstration of need and established local connections.

The location of sites for travelling showpeople should ensure that:

- The site is appropriately located to the main travelling routes used;
- The proposed site provides an acceptable living environment for its residents;
- Wherever possible alternative modes of transport to the car should be available to allow access to local services;
- The site would not materially harm the character of the landscape or the biodiversity value of the site and its surroundings.
- The site should respect the scale of the nearest settled community and not place undue pressure on the local infrastructure.
- There is not an unacceptable environmental impact on a community's quality of life due to excessive vehicular movements, the maintenance and testing of equipment and other unneighbourly activities.
- Adequate provision is made for vehicle access and parking.
- The site is not identified as category 3 in the Strategic Flood Risk Assessment.
- Consideration is given to the potential use of renewable energy.

3.7.9 This Option meets Spatial Objectives 1, 5 & 7.

SUSTAINABILITY APPRAISAL

3.7.10 The Sustainability Appraisal of this option is as follows:

- Promoting specific sites adds environmental protection to remaining areas of the district.
- Policy criteria should ensure an overall positive impact.
3.8 Employment Development

INTRODUCTION

3.8.1 This policy seeks to meet the objectives of the Council’s Economic and Community Development Strategy (2005-2008) and the aims of national guidance in PPG4: Industrial and Commercial Development and Small Firms by ensuring that an adequate supply of good quality available employment land is allocated through the LDF in appropriate accessible and sustainable locations.

NATIONAL and REGIONAL POLICY

3.8.2 PPG4: Industrial and Commercial Development and Small Firms seeks to ensure that a choice and range of employment sites are allocated in development plans. The selection of sites to allocate for employment use should be based on a realistic assessment of local economic considerations, to provide for choice, flexibility and competition. Up-to-date and relevant plans are essential if the development needs of commerce and industry are to be met, and reconciled with demands for other forms of development and for the protection of the environment. PPG 4 has not been updated since publication in 1992, but more recent Government guidance has also influenced and shaped the Council's approach to employment land. The Employment Land Review for the District (Oct 2005), which has influenced the selection of the preferred option, has been produced for the Council based on the PPG4 companion guide "Employment Land Reviews: Guidance Note" (Dec 2004).

3.8.3 The adopted Regional Spatial Strategy (March 2005) identifies through background research that there is a limited supply of office space in the Eastern part of the region, but there is a general over-supply of allocated industrial land (particularly to the north of the sub-area). The plan therefore requires local authorities review existing allocations for their suitability and consider de-allocating surplus sites, as well as identifying new allocations if required. Recent work undertaken on behalf of EMRA as baseline evidence for the review of the Regional Plan (RSS8) has confirmed that based on take-up rates there is potentially an over-supply of employment land in the Eastern Sub-Area (Lincolnshire and Rutland). However, this conclusion hides the fact that due to low development values public sector intervention is normally required to service employment land. Once serviced, experience in South Kesteven that this land is then usually occupied very quickly (i.e. Northfields in the Deepings).

LOCAL ISSUES

3.8.4 The preferred policy option for a hierarchy of employment land allocation has been informed by the 2005 Employment Land Review produced for the Council by Savills. This review demonstrated a high degree of take-up of land allocated for employment use in the 1995 South Kesteven Local Plan and put forward a strategy for new allocations based on sustainability principles. The Council has therefore created a hierarchy for allocating employment land based on focusing on Grantham in the first instance, and then the other three towns and the A1 corridor. The Council has subsequently reconsidered its portfolio of employment land allocations in the light of the recent regional research and considers that a slightly reduced employment land target would be more appropriate, with some sites re-classified as reserve sites, which could be brought forward late in the LDF plan period should demand exceed original supply under the plan, monitor, manage approach. In addition, as a result of LDF consultation in Summer 2006 it is felt that the strategy for Stamford needs to be revisited, with the Colsterworth A1 junction site to the north of the town providing the opportunity to accommodate a proportion of B2: General Industrial and B8: Storage and Distribution development, allowing us to concentrate on providing
quality B1 and A2 office development in Stamford on previously developed land and within the town centre. Sites will be identified in the Site Allocations DPD, but it is the Core Strategy that will set the overarching hierarchy.

3.8.5 The Employment Land Review for South Kesteven (October 2005) has identified a significant demand across the district for new employment floorspace across all sectors (office, industrial and logistics), which influenced the proposed allocation of 240 hectares of employment land across the district in the Housing and Economic DPD Preferred Options report in Summer 2006. The hierarchy of the preferred approach to the overall spatial strategy was adopted in finding sites to meet demand. Sites in and around Grantham contributed to approximately half of the proposed allocation, with the remainder of sites in and around the towns of Stamford, Bourne and The Deepings. No allocations were proposed elsewhere in the district.

RESULTS OF PREVIOUS CONSULTATION

3.8.6 Consultation on Issues and Options and also in Summer 2006 revealed support for concentrating economic development on the four towns of the district through employment land allocations to encourage sustainable patterns of development. Some small-scale employment to serve local needs could be allowed in villages through a criteria-based policy, without the need for specific land allocations. However, consultation also revealed significant objection to a particular site on the western edge of Stamford and revealed support for existing employment land at the Colsterworth junction on the A1 being allocated.
OPTIONS UNDER CONSIDERATION

Preferred Option PO8a

EMPLOYMENT DEVELOPMENT

To meet the objectives of the Council’s Economic and Community Development Strategy and the LSP’s Community Plan the Council will ensure that a portfolio of land and buildings, with a range of sizes, uses and locations, is available to ensure a successful, competitive and well-balanced business environment.

Employment land figures for the four towns have been derived using the Employment Land Study (Oct. 2005) for the District, and specific sites will be allocated for employment land use in the Site Specific Allocations and Policies DPD based on the following hierarchy:

- Sub-Regional Centre for Lincolnshire: Grantham – up to 90 hectares
- Main Towns: Stamford – up to 24 hectares, Bourne – up to 50 hectares, and The Deepings – up to 23 hectares
- Other site: Colsterworth A1 junction – up to 10 hectares for B2, B8 use

In addition, a further 70 hectares for Grantham and 28 hectares of land for Bourne have been identified as “reserved sites” which can be brought forward towards the end of the LDF plan period, if demand is proven under the “plan, monitor, manage” approach.

The Council will seek to retain and enhance existing areas of employment use in Grantham, Bourne, Stamford, the Deepings, and villages unless it can be demonstrated that:

- the site is vacant and no longer appropriate or viable as an employment allocation;
- an alternative use would not be detrimental to the overall supply and quality of employment land within the district; and
- an alternative use would resolve existing conflicts between land uses

Within the rural areas new employment development that meets a local need will generally be supported within Local Service Centres and larger villages, as defined by the criteria in Appendix A, providing that the proposals will not have an adverse impact on the character and setting of the village, or negatively impact on neighbouring land uses through visual, noise, traffic or pollution impacts.

3.8.7 This Option meets Spatial Objectives 1,2,4,6 and 8.
Alternative Option PO8b

EMPLOYMENT DEVELOPMENT

No hierarchy for the allocation of land for employment use is identified in Core Strategy, instead a criteria-based policy is included in the Core Strategy, based on national guidance in PPG4, and regional policy in RSS8 and Structure Plan policy., to guide allocations of employment land in the Site Specific Allocations and Policies DPD.

Sites will be allocated for employment uses based on the following criteria:

- Sustainable location within or close to existing settlements
- Ability to access the site by means of public transport
- Commercial viability, availability and deliverability of development
- Availability of existing on-site infrastructure
- Ability to meet local regeneration needs and priorities
- Prioritising the re-use of previously-developed land

3.8.8 This Option meets Spatial Objectives 1,2,4,6 and 8.

SUSTAINABILITY APPRAISAL

3.8.9 The Sustainability Appraisal of these policy options is as follows:

3.8.10 Option 8a: Concentrating employment within and adjacent to urban areas in the district promotes the most sustainable pattern of development by providing jobs closest to concentrations of housing and in locations most accessible by public transport.

3.8.11 Option 8b: By potentially not concentrating development in the urban areas, this increases the likelihood of travelling by private car.

PREFERRED OPTION

3.8.12 The Council’s preferred option for this policy is 8a. This Option accords with national and regional guidance as set out in PPS1, PPG4 and RSS8. Overall, this Option concentrates development in, or close to, the urban areas of the District, where services and most frequent provision of public transport already exists. This should reduce the need to travel and the need to travel by car. Through the identification of a hierarchy of centres and indicative employment land requirements for the four towns, based on the conclusions of the Employment Land Review for South Kesteven, the Core Strategy can provide the strategic base upon which sites can be allocated for employment development in the Site Specific Allocations and Policies DPD.

3.8.13 The hierarchy of employment land set out in the preferred option has been set out in accordance with the recommendations of the Employment Land Review. Grantham, as sub-regional centre has the highest demand for employment land, and the figures included in the preferred option will allow the Council to allocate sufficient land to meet the requirements of the industrial and logistics sector, on sites
strategically served by the A1 and East Coast Mainline. The Council will seek to focus growth of the B1 and A2 office development primarily within the town centre to achieve the objective emerging from the Town Centre Masterplan. Relatively large employment land figures have been included for Bourne and the Deepings in order to provide local employment opportunities for the growing populations of these towns, to try and reverse the current high volumes of commuter traffic in this part of the district.

3.8.14 The Council has not selected Option 8b. This non-specific approach to employment land allocations was adopted by the Council in the Core Strategy Preferred Options report for consultation in the Summer of 2006. The Council was advised by Government Office that a clearer and more locally-distinctive policy and hierarchy was required in the Core Strategy, based on the evidence of the Employment Land Review, to inform decision making when considering sites for allocation in the Site Specific Allocations & Policies DPD.
3.9 Retail Development

INTRODUCTION

3.9.1 The Council's preferred approach for town centre development (encompassing retail, office, leisure and community facilities) is strongly guided by national guidance set out in PPS6. The approach therefore emphasises that retail and other town centre uses should be located either within defined town centres or in adjacent planned extensions. This policy aims to maintain and enhance the roles of the defined towns and local service centres as locally significant service and employment centres through the protection of existing retail and community facilities.

NATIONAL and REGIONAL POLICY

3.9.2 The key objective expressed in PPS6 is to promote the vitality and viability of town centres, by enhancing and focusing development in existing centres, and where appropriate, planning for their growth. The document requires that town centre policies in LDFs be informed by an assessment of need and capacity. PPS6 also requires the identification of a hierarchy of centres through LDFs.

3.9.3 The emerging Regional Plan (RSS8) sets out the town centre hierarchy for the East Midlands and identifies Grantham as the primary retail and service centre in South Kesteven, through its designation as a Sub-Regional Centre. The Plan notes that Grantham has significant potential for growth. Bourne and Stamford are identified as "main towns", providing a range of higher-order district-wide services and facilities, with The Deepings identified as a "small town", providing a range of facilities to meet local needs.

LOCAL ISSUES

3.9.4 The Retail Needs Study for the district (June 2006) identified that during the LDF plan period there will be demand for increased floorspace for town centre comparison retail goods. This can be accommodated within, or on the edge of, the town centres of Grantham, Stamford, Bourne and the Deepings. The study concluded that there is unlikely to be need for further convenience retail floorspace during the LDF period in the district.

3.9.5 The study estimates that the LDF, through the Site Specific Allocations and Policies DPD, will need to make provision for the following amounts of new comparison retail floorspace in the four towns of the district, either within, or on the edge of, existing defined town centres:

<table>
<thead>
<tr>
<th>Town</th>
<th>Floorspace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grantham</td>
<td>20,000 sq m net</td>
</tr>
<tr>
<td>Stamford</td>
<td>13,000 - 15,000 sq m net</td>
</tr>
<tr>
<td>Bourne</td>
<td>4,500 - 8,000 sq m net</td>
</tr>
<tr>
<td>The Deepings</td>
<td>1,000 - 4,000 sq m net</td>
</tr>
</tbody>
</table>

3.9.6 In addition, a number of local service centres (LSC) have been identified as hubs for development to accommodate local needs, based on an audit of community facilities within all other centres and villages in the district. The inclusion of LSCs alongside the main towns aims to ensure that the current level of facilities in the rural area are maintained, which enable the residents of the village to meet their daily retail needs without having to travel by private car.
RESULTS OF PREVIOUS CONSULTATION

3.9.7 A hierarchy of retail and town centres was not previously included in the Core Strategy, and Government Office for the East Midlands responded to consultation by stating that an overarching strategy for town centres should be incorporated in the Core Strategy, to inform the development of a town centre strategy in the Site Specific Allocations and Policies DPD. The hierarchy of centres set out in the Housing & Economic DPD reflected the spatial strategy set out in Core Strategy Policy 1, and was therefore well supported through consultation in Summer 2006.

ALTERNATIVE APPROACHES CONSIDERED

3.9.8 The Council considers that, due to the requirements set out in PPS6 to establish a hierarchy of centres and the hierarchy established for the East Midlands in the Regional Plan, there is no alternative option and has therefore based its preferred approach on these principles.

Preferred Option PO9

RETAIL DEVELOPMENT

The following retail hierarchy will be applied in the development of LDF Policy for retail and town centre uses and in the determination of planning applications for the district:

- Sub-Regional Centre for Lincolnshire: Grantham
- Main Towns: Stamford, Bourne and the Deepings
- Local Service Centres (as defined by criteria in Appendix A)

Accordingly, proposals for district-wide retail and other town centre uses will be promoted and permitted within and adjacent to the defined town centres of the four main towns, with particular emphasis on Grantham as Sub-Regional Centre. The Local Service Centres can accommodate small-scale local shopping facilities to serve the everyday needs of local residents.

Allocations for new development within existing town centres, together with any necessary town centre extensions, will be identified in the Site Specific Allocations and Policies DPD, based on the conclusions of the Retail Needs Study (2006).

All other planning applications will be assessed against the sequential criteria set out in PPS6.

3.9.9 This Option meets Spatial Objectives 1,3,6 and 9

SUSTAINABILITY APPRAISAL

3.9.10 This policy reflects national and regional guidance for retail and town centre development by indicating a clear hierarchy of centres and promoting retail development in locations must accessible by sustainable transport methods.
3.10 Protection and Enhancement of the Character of the District

INTRODUCTION

3.10.1 Landscapes are an important part of Lincolnshire’s physical and cultural resource. They contain innumerable visible traces of human interaction with nature over many millennia. They contribute to the identity of the county, provide settings for everyday life, attract tourism and business, and are a source of enjoyment and inspiration. Virtually all landscape, however unassuming, means something to someone.

3.10.2 This policy aims to ensure that these resources are conserved and that the environment is protected and enhanced. It aims to make sure that development within the District does not compromise the variety and distinctiveness of the wider environment. It is intended to sustain an attractive, diverse, high-quality, accessible, thriving and environmentally healthy countryside in South Kesteven.

NATIONAL POLICY

3.10.3 The Council already has a statutory duty to protect many areas within the district, for example Sites of Special Scientific Interest and trees subject to Tree Preservation Orders. It is also important to recognise that there are other distinct features of the landscape which are important to the locality, and which are valued by the local population.

REGIONAL POLICY

3.10.4 The emerging Regional Plan (RSS8) stresses that Local Authorities should prepare Landscape Character Assessments to inform the preparation of Local Development Frameworks.

LOCAL ISSUES

3.10.5 South Kesteven has a rich heritage of buildings and countryside. It boasts an attractive and varied landscape. The historic fabric of the towns, villages and individual buildings, archaeological features, historic parks and gardens, as well as the wider landscape all need to be recognised, understood and conserved. This high quality natural and built environment could suffer if the needs of development are met without taking steps to safeguard these finite resources.

3.10.6 In order to establish criteria against which development proposals can be assessed, and to ensure that they respect the intrinsic landscape character of the area, it is necessary to understand the characteristics of the local landscape. This is done by means of survey and assessment.

3.10.7 The Countryside Agency and English Nature (now Natural England) have co-ordinated the identification of Landscape Character and Natural Areas across England. Together these reflect a division into areas with particular combinations of geology, soil, plants, animals, settlement history, land use, scenery, heritage and culture. Each area has a defined local character, distinctiveness and sense of place. Although not based on administrative boundaries, these areas have long been recognised in topographical descriptions. Four of these areas relate to South Kesteven: Kesteven Uplands, Southern Lincolnshire Edge, Trent and Belvoir Vales and The Fens. These are illustrated on Map A.

3.10.8 A more detailed assessment has been undertaken on behalf of this Council (FPCR, 2006). The study was carried out to ensure that appropriate future development is successfully integrated within the environment. This has identified six areas within the district: Kesteven Uplands, Trent and Belvoir
Vales, Southern Lincolnshire Edge, Harlaxton Denton Bowl, Grantham Scarps and Valley, Fen Margin and The Fens. Each of these areas displays distinct characteristics of topography, agricultural usage, field systems and settlement patterns, as well as historic building styles. The assessment has also highlighted which of the distinctive features of each area should be protected or enhanced. This also includes such things as views and styles of building. The Landscape Character Areas identified by this study are shown on Map B.
The Fens
Leics & Notts Wolds
Kesteven Uplands
Lincolnshire Edge
Trent & Belvoir Vales
Rockingham Forest

Picture 3.1 Map A
3.10.9 The FPCR assessment (Map B) has been used by the Council to inform its Landscape Policy. There are several reasons for this: it is more recent than the study used by the Countryside Agency and English Nature, it is a more detailed survey of the District and it addresses issues which such as regeneration and sustainable land management which were not considered.

RESULTS OF PREVIOUS CONSULTATION

3.10.10 During the Initial Issues and Options consultation opinions were sought on a range of issues affecting the landscape of the District. 57% of respondents felt that the whole countryside, not just areas with special designations, should be conserved. 62% wanted continued protection for the open areas in and around the towns and villages. 68% of respondents felt that stronger policies are required to promote good design in new development and to help maintain local distinctiveness. Although fewer than 3% of respondents felt that protective policies were required, there was a large number of respondents (between 30 and 38%) who did not answer these specific questions.

3.10.11 The main areas identified as areas to be protected were woodlands, land adjacent to rivers, parks, and village greens. It was emphasised that recreation and sports and play areas as well as areas used for leisure pursuits, such as walking and cycling, should be protected from development. It was also suggested that areas between settlements should be left undeveloped to avoid towns annexing small villages. Other suggestions included the creation of more woodland areas, a network of green areas to link towns and villages and turning disused allotments into open recreation land.

ALTERNATIVE APPROACHES

3.10.12 No alternative policies options were considered, as it is felt that the proposed policy is in line with regional and national policy.
Preferred Option PO10
PROTECTION AND ENHANCEMENT OF THE CHARACTER OF THE DISTRICT

South Kesteven's landscape character areas are identified on Map B Development must be appropriate to the character of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration. Design and Access Statements will be required for most new-build development proposals. These statements should demonstrate how the proposal will reflect and contribute to the distinct character of the area.

All development proposals will be assessed in relation to:

a. both statutory and local designation of landscape features
b. local distinctiveness and sense of place
c. historic character, patterns and attributes of the landscape
d. the layout and scale of buildings and designed spaces
e. the quality and character of the built fabric
f. the condition of the landscape
g. biodiversity and ecological networks within the landscape
h. public access to and community value of the landscape
i. remoteness and tranquility
j. visual intrusion
k. noise and light pollution

3.10.13 This Option meets spatial objectives 9 and 10.

SUSTAINABILITY APPRAISAL

3.10.14 The Sustainability Appraisal of this option is as follows:

- Assists in the protection and/or enhancement of the distinctive qualities of the landscape.
- Helps to protect the District's biodiversity.
3.11 Reducing the Risk of Flooding

INTRODUCTION

3.11.1 Inappropriate development in fluvial floodplain areas should be avoided. Planning permission will not normally be granted for development which is likely to be at risk from flooding, or which is likely to increase the risk of flooding elsewhere. Development which would result in adverse impact on the water environment due to surface run-off should also be resisted. The local authority will seek to bring about an overall reduction in flood risk through development.

NATIONAL POLICY

3.11.2 In accordance with PPS25 a Flood Risk Assessment (FRA) of the probability of risk of increased flooding as a result of the proposed development would have to be taken into account. Developers should ensure that increased surface-water run-off does not result from the redevelopment of brownfield sites. The FRA must demonstrate that the PPS25 sequential and exception tests have been applied, where necessary to both the principal of use and the proposed layout of development within the site.

REGIONAL POLICY

3.11.3 In accordance with the emerging Regional Plan (RSS8), the local authority’s Strategic Flood Risk Assessment (Bullen Consultants, 2006) remains the principal reference document for assessment of the flood risks associated with any development.

LOCAL ISSUES

3.11.4 South Kesteven District Council’s Strategic Flood Risk Assessment (SFRA) has identified which areas of the district are at risk from flooding. Flood Zone Maps have been prepared for the district to identify those areas of the district which are subject to flood risk which falls into Category 2 (Low to Medium Risk) and 3 (High Risk).

3.11.5 There is an initial presumption against development in areas identified as being at risk of flooding: that is, those areas identified as being in Risk Category 3. Planning applications for development in such areas will be required to demonstrate that the proposed development, including its means of access, is not at risk of flood and would not increase the risk of flooding elsewhere.

RESULTS OF PREVIOUS CONSULTATION

3.11.6 Recent consultation has demonstrated that there is support for additional policies to protect the wider environment from the consequences of development, eg flood risk and attenuation.

ALTERNATIVE APPROACHES CONSIDERED

3.11.7 No other options were considered as it is felt that this option is in line with national and regional policy.
Preferred Option PO11

REDUCING THE RISK OF FLOODING

Planning permission will not be granted where the site is liable to flooding, or where development would be likely to:

- increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water; or
- increase flood risk in areas downstream due to additional water run-off; or
- increase the number of people or properties at risk, have a detrimental effect on flood defences or inhibit flood control and maintenance work

unless it is demonstrated that these effects can be overcome by means of appropriate alleviation and mitigation measures, which will be secured by planning conditions or by legal agreements, and will be properly managed to the satisfaction of the Environment Agency.

3.11.8 This Option meets Spatial Objectives 1, 9 & 11.

SUSTAINABILITY APPRAISAL

3.11.9 The Environment Agency should be consulted on all proposals in and adjacent to the floodplain. It can advise on the acceptability of the proposal in the light of all known information. If further information is required or any flood risk issues remain, the developer would be required to carry out a flood risk impact assessment.

3.11.10 Any necessary mitigation measures identified in the FRA must be put in place to ensure flood risks are properly managed to the satisfaction of the Environment Agency.
3.12 Renewable Energy Generation

INTRODUCTION

3.12.1 The need to conserve and protect the Earth’s natural resources underlines the importance of ensuring future development is achieved within known biophysical limits. This now lies at the heart of international commitments on sustainable development and sustainability. These same principles also need to be applied within the context of South Kesteven, where large-scale developments are proposed.

3.12.2 It will, therefore, be important for the strategy to contain policies which ensure that this wide range of issues is taken into account. Climate-proofing aims to ensure buildings and associated infrastructure are capable of enduring the future impacts of climate change. Examples include:

- minimising risk of flooding, minimising risk of subsidence,
- installing water saving measures and devices (greywater recycling, rainwater harvesting systems, water efficient systems and appliances),
- fitting and / or making future provision for installing heating and power systems that have low or zero carbon dioxide (CO2) and greenhouse gas (GHG) emissions,
- constructing building that are naturally ventilated and capable of enduring higher diurnal and nocturnal temperatures without the need to install air conditioning systems,
- using materials that have low / zero CO2 and GHG emissions (i.e. wood rather than concrete etc.)

3.12.3 Renewable energy is defined as energy that comes from:

- Solar thermal (solar hot water systems)
- Active photovoltaic energy (PV)
- Geo-thermal water heating
- Wind turbines
- Energy crops and biomass
- Energy from human sewage and agricultural plant and animal waste but not energy from domestic or industrial waste, except methane from existing landfill sites
- Ground source heat pumps

NATIONAL POLICY

3.12.4 The UK is committed to reducing its CO2 and GHG emissions by 12.5% from 1990 levels by 2012. At the same time there is a target to reduce CO2 emissions in the UK by 20% by 2010, and the target is 10.4% of electricity to be from renewable sources by 2011.

REGIONAL POLICY

3.12.5 The emerging Regional Plan (RSS8) sets out a more detailed target for Lincolnshire, which is the development of capacity for 72 megawatts of electricity generation by renewable sources by 2010. In the context of South Kesteven such generation is likely to come from wind, biomass and landfill gas. The emerging Regional Plan (RSS8) requires Local Development Documents to contain policies for promoting and encouraging energy efficiency and renewable energy.
LOCAL ISSUES

3.12.6 South Kesteven District Council signed the Nottingham Declaration on climate change in October 2006. As a signatory the Council is committed to complying with the Kyoto Protocol and producing its own climate change strategy for reducing CO2 and Green House Gases.

RESULTS OF PREVIOUS CONSULTATION

3.12.7 Recent consultation has shown that there is general support for the idea of promoting renewable energy sources. Opinions are mixed about the appropriateness of windfarms in the district. However, biomass plants appear to be more favourable, and reference is also made to promoting solar and water/hydro power schemes. A number of areas have been suggested for particular uses:

- windfarms and/or biomass: Ridge to east of Grantham, Great Gonerby, Londonthorpe, Barkston, along the A1 corridor and in the Fens
- biomass plant: adjacent to the household waste site in Bourne

ALTERNATIVE APPROACHES CONSIDERED

3.12.8 No other options were considered as it is felt that this option is in line with national and regional policy.

Preferred Option PO12

RENEWABLE ENERGY GENERATION

The District Council will grant planning permission for proposals to generate energy from renewable sources, subject to the proposals according with the other core policies and complying with the following criteria:

- The proposal can be connected efficiently to existing national grid infrastructure, unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user;
- The proposal makes provision for the removal of the facilities and reinstatement of the site, should the facilities cease to be operational.

3.12.9 This Option meets Spatial Objectives 1 & 14.

SUSTAINABILITY APPRAISAL

3.12.10 The policy should help to conserve and protect natural resources and mitigate against impacts of climate change.
3.13 Renewable Energy in New Developments

INTRODUCTION

3.13.1 This approach complements the development of renewable energy technologies, it aims to ensure that South Kesteven contributes to meeting the renewable energy targets and reducing overall demands for energy, through positive and innovative approaches in both urban and rural locations.

3.13.2 In order to reduce dependence on off-site and non-renewable energy the Council will encourage the incorporation of measures to reduce energy consumption and/or the generation of energy needs with renewable energy within development.

NATIONAL and REGIONAL POLICY

3.13.3 PPS22 advises that RSS and LDFs should contain policies designed to promote and encourage rather than restrict the development of renewable energy resources. LPAs have an invaluable role to play in ensuring that the UK targets of 10% electricity to be supplied by renewable sources by 2010, and 15% by 2015 (Energy White Paper) can be met.

LOCAL ISSUES

3.13.4 South Kesteven District Council signed the Nottingham Declaration on climate change in October 2006. As a signatory the District Council is committed to complying with the Kyoto Protocol and producing its own climate change strategy for reducing CO2 and Green House Gases.

RESULTS OF PREVIOUS CONSULTATION

3.13.5 Recent consultation has demonstrated support for the incorporation of renewable energy systems within new development.

OPTIONS CONSIDERED

Preferred Option PO13a

RENEWABLE ENERGY IN NEW DEVELOPMENTS

All new developments will be required to demonstrate the energy efficient design of buildings, their layout and orientation on site.

All development proposals with a floor area greater than 1,000 m² or for more than 10 dwellings, whether new build or conversion, will be required to provide at least 10% of the development’s total predicted energy requirements on-site, from renewable energy sources, in accordance with other core policies.

These requirements may be relaxed if it can be clearly demonstrated, by the applicant/developer, that to require full compliance would not be economically viable for the specific scheme.

3.13.6 This Option meets spatial objectives 1 & 14.
Alternative Option PO13b

RENEWABLE ENERGY IN NEW DEVELOPMENTS
Status quo (no target) and no policy seeking any inclusion of renewable energy in new development.

Alternative Option PO13c

RENEWABLE ENERGY IN NEW DEVELOPMENTS
A further option considered by the council was not to have such a strong policy target, less than 10%, surrounding renewable energy and related technologies.

Alternative Option PO13d

RENEWABLE ENERGY IN NEW DEVELOPMENTS
More than 10% - Evidence exists that confirms sustainable techniques are already increasing in economic viability.

SUSTAINABILITY APPRAISAL

3.13.7 The Sustainability Appraisal of these policy options is as follows:

3.13.8 Policy Option 13a:
- Realistic targets which are considered achievable and feasible and contribute towards the UK’s 10% target.

3.13.9 Policy Option 13b:
- Non-compliance with National and Regional Guidance.

3.13.10 Policy Option 13c:
- Providing a target at this stage for renewable energy in new technologies will help to kick start a local response to this important global issue.
3.13.11 **Policy Option 13d:**

- The limitations of current technology could result in an adverse effect on the character of the area and local amenity. Increasing the level to 15% at current technology levels would increase the build cost which could be considered unviable & unfeasible. The additional build cost needs to be balanced against the longer-term running cost savings from the occupants.

**PREFERRED OPTION**

3.13.12 **The Council's Preferred Option is 13a.** The District Council needs to make a pro-active stance and reduce the effects of climate change. In order to comply with PPS 22 and a Ministerial statement by Yvette Cooper MP (June 2006), which states: “…the Government (will) expect all planning authorities to include policies in their development plans that require a percentage of the energy in new developments to come from on-site renewables, where it is viable”.

3.13.13 The Council has not selected Option 13b this as the preferred option because it does not reflect the Government’s view or the view of the emerging RSS8. An appropriate target is required to initiate a response and encourage the use of renewables in new development.

3.13.14 The Council has not selected Option 13c as the preferred option because the White Paper sets out the Government’s aspiration to double the 10% target (by 2010) to 20% by 2020, and suggests that more renewable energy will be needed beyond that date, therefore to set a lower target would be inconsistent and possibly prevent the 2020 target of 20% from being achieved.

3.13.15 The Council has not selected Option 13d as the preferred option because presenting such a high target may result in a lower ‘take-up’ level than the preferred 10%, as it may not be considered to be either achievable or feasible. However, it is considered that the preferred policy approach will set a challenging standard for developers but one that is fair and realistic too.
3.14 Developer Contributions

INTRODUCTION

3.14.1 Carefully considered and sensitive development offers substantial benefits to society. It provides the homes, employment opportunities and facilities we require and stimulates economic growth. However, development of all scales impacts on the environment, facilities and services of the area in which it is located and places burdens and costs on the community. As such, the planning system exists to reconcile the benefits of development with the costs it can impose. It has a key role to play not just in controlling land use, but in positively promoting sustainable development.

NATIONAL and REGIONAL POLICY

3.14.2 The framework for the current system of planning obligations in England is set out in section 106 (s106) of the Town and Country Planning Act 1990 (as substituted by the 1991 Act) and in DOE circular 1/97. The Government does not propose for the time being to proceed with making regulations to set planning obligations on a new statutory basis, using the powers established by the Planning and Compulsory Purchase Act 2004 (sections 46 and 47). This document has also been prepared in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 and PPS12.

LOCAL ISSUES

3.14.3 Planning obligations are typically agreements negotiated between local authorities and developers in the context of granting planning consent. They provide a means to ensure that a proposed development contributes to the creation of a sustainable community, particularly by securing contributions towards the provision of necessary infrastructure and facilities required by local and national planning policies. The Council will seek to enter into negotiations with developers to secure planning obligations where necessary.

3.14.4 The following list, which is not exhaustive, indicates examples of types of community benefit which where appropriate the Council will pursue through planning obligations:

- Improvements for people with a mobility handicap;
- Provision of car parking for public use;
- Improvements to public transport system infrastructure, highways, cycleways and pedestrian routes;
- Improvements to and provision of community buildings and green spaces for recreation, social, leisure, health and education purposes;
- Provision of an element of affordable and/or special needs residential accommodation;
- Provision of recycling facilities;
- Provision of an acceptable balance of uses in mixed use development;
- Maintenance of small areas of green space or landscaping principally of benefit to the development;
- Training centres, workshops and schemes which help develop the skills of the resident workforce and help groups such as women, ethnic minority groups and people with disabilities, facing disadvantage in the labour market;
- Conservation and or provision of land and water for nature conservation and amenity;
- Conservation of buildings, structures and places of historic or architectural or archaeological interest;
- Resources and time for archaeological investigations and rescue;
• Provision of art or sculpture in public places;
• Public toilet and crèche facilities;
• Street lighting;
• CCTV and/or effective security measures

RESULTS OF PREVIOUS CONSULTATION

3.14.5 Recent consultation reinforces the general agreement that developments should contribute to the provision of a wide range of community facilities. It should be noted that a number of respondents consider the requirement to contribute to community facilities should be dependant upon the local requirements and the development itself, and all should be done in consultation with the local community. The list therefore includes:

• Health care provision
• Education
• Transport improvements (including by-passes, public transport and provision for cyclists)
• Sport and recreation
• Community facilities (i.e. village halls, community centres, corner shops, churches and public houses)
• Public safety
• Public realm projects especially sitting areas and benches
• Improvements to existing utilities and consideration of sustainable drainage systems

ALTERNATIVE APPROACHES

3.14.6 No other specific options were considered as it felt that the chosen option is in line with national and regional policy.

Preferred Option PO14

DEVELOPER CONTRIBUTIONS

The Council will enter into planning obligations with developers to secure the provision of (or financial contributions towards) infrastructure and community benefits which are necessary in conjunction with development.

Planning obligations will cover those matters which would otherwise result in planning permission being withheld and should enhance the overall quality of a development.

The requirements of a planning obligation must be:

• necessary;
• relevant to planning;
• directly related to the proposed development;
• fairly and reasonably related in scale and kind to the proposed development;
• reasonable in all other respects.
3.14.7 This Option meets spatial objectives 1, 5, 7, 9 and 10

SUSTAINABILITY APPRAISAL

3.14.8 This policy will help to mitigate against any negative impacts of specific development.
4 Monitoring and Implementation

4.0.1 Monitoring and Review are important aspects of evidence-based policy-making. They are key aspects of the Government's "plan, monitor and manage" approach to the new planning system. An important feature of this new system is the flexibility to update components of the LDF in order to reflect changing circumstances. This flexibility should enable the Council to respond quickly to changing priorities within the district. Monitoring is vital to identify these, and its findings will feed directly into any review of policy that may be required. Part of the test of soundness of the Core Strategy will be whether it includes clear mechanisms for policy implementation and monitoring.

4.0.2 Local authorities are required to produce an Annual Monitoring Report (AMR) every year as part of the LDF, to be the main mechanism for assessing the Core Strategy's performance and effects. The AMR, which must be submitted to the Secretary of State no later than the end of the following December, must assess the implementation of the Local Development Scheme, and the extent to which policies in Local Development Documents are being successfully implemented.

4.0.3 The Council's framework for monitoring the Core Strategy includes a series of indicators and targets to determine whether strategy, vision and strategic objectives are being achieved. The monitoring framework will be used to assess the extent to which the policies in the Core Strategy are being implemented.

4.0.4 The monitoring framework will help to identify failing policies, explain the reasons for failure, and set out remedial action. This could include amending or replacing a policy because it is not working as intended.

4.0.5 The current monitoring framework is set out in the Council's 2006 AMR and is available on its website. Monitoring should also be undertaken to identify any significant effects that implementation of the policies in the Core Strategy is having on the delivery of sustainable development, and to determine whether policies need to be amended or replaced. The outcome of this monitoring will be provided in the AMR. The monitoring framework may be amended to include new Local Indicators which relate to Local Development Documents as, and when, they are prepared and adopted.

4.0.6 A National series of Core Output Indicators has been set by the Government. These indicators cover a number of key areas, including Housing, Transport, Flood Protection, Biodiversity and Renewable Energy. The Council has used these, and a series of locally devised indicators, to measure the performance of the policies of the Core Strategy. Local Indicators address issues which are of particular local importance, and reflect local circumstances prevailing in South Kesteven. The performance of policies will also be monitored in terms of their performance against the objectives and targets included in the Sustainability Appraisal to assess the strategy’s contribution towards sustainable development.

4.0.7 Should annual monitoring of the key indicators reveal any significant failure to meet targets, the Council will take action to rectify the situation as soon as possible. This will include a review of one or more policies or of the whole Core Strategy.

4.0.8 Table A, below, shows which Indicators are used to monitor the Core Strategy Policies. An explanation of the National Core Output Indicators is shown in Table B and of the Local Output Indicators in Table C. There are, at present, no Monitoring Indicators for policies PO6, PO7 and PO14. This is because the adopted Local Plan does not include policies relating to these issues. Indicators will be devised to enable the progress of these policies to be monitored.
**TABLE A:**

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<th>Local Monitoring Indicators</th>
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<th>National Monitoring Indicators</th>
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<td>PO8</td>
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<td>PO9</td>
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</tbody>
</table>
### Local Monitoring Indicators

| PO10 | Protection and Enhancement of the Character of the District | 4c | 8 |
| PO11 | Reducing the Risk of Flooding | 7 |
| PO12 | Renewable Energy Generation |
| PO13 | Renewable Energy in New Developments |
| PO14 | Developer Contributions |

### TABLE B:

<table>
<thead>
<tr>
<th>National Monitoring Indicators</th>
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<td><strong>1a</strong></td>
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### National Monitoring Indicators

<table>
<thead>
<tr>
<th>4c</th>
<th>Percentage of eligible open spaces managed to green flag award standard</th>
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<tr>
<td>7</td>
<td>Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality</td>
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<tr>
<td>8</td>
<td>Change in areas and populations of biodiversity importance, including (i) change in priority habitats and species (by type); (ii) and change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance</td>
</tr>
<tr>
<td>9</td>
<td>Renewable energy capacity installed by type</td>
</tr>
</tbody>
</table>

### Local Monitoring Indicators

<table>
<thead>
<tr>
<th>L1</th>
<th>All sites (by location) completed, committed or under construction for B1a, B1b, B1c, B2 &amp; B8 use 2005/06</th>
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<tbody>
<tr>
<td>L2</td>
<td>Amount &amp; percentage of floorspace completed for B1a, B1b, B1c, B2 &amp; B8 uses on windfall sites. Amount &amp; percentage of floorspace completed for B1a, B1b, B1c, B2 &amp; B8 uses on allocated sites.</td>
</tr>
<tr>
<td>L3</td>
<td>Area of allocated land available for development</td>
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<td>L4</td>
<td>Take-up of allocated employment sites</td>
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<tr>
<td>L5</td>
<td>Completions across the district year since Jan 1995 (the start of the adopted local plan)</td>
</tr>
<tr>
<td>L6</td>
<td>Homes with planning permission</td>
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<tr>
<td>L7</td>
<td>Number of dwellings completed on windfall sites. Number of dwellings completed on allocated sites</td>
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<tr>
<td>L8</td>
<td>Annual completions (by parish) 1995 - date</td>
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<td>L9</td>
<td>Net completions</td>
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<td>L10</td>
<td>Bedroom Breakdown</td>
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<td>L11</td>
<td>Take-up of urban capacity sites</td>
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<td>L12</td>
<td>All sites (by location) completed, committed or under construction for A1, A2, D2 use</td>
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<tr>
<td>L13</td>
<td>Amount &amp; percentage of floorspace completed for A1, A2 &amp; D2 uses on allocated sites. Amount &amp; percentage of floorspace completed for A1, A2 &amp; D2 uses on windfall sites.</td>
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<tr>
<td>L14</td>
<td>Responses where EA objected, Decision Notices received where EA objected, Permission granted despite EA objection, and Percentage of decision notices received where EA objected.</td>
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</tr>
<tr>
<td>L15</td>
<td>Baseline data for Biodiversity indicators: SSSI’s, Natura 2000 sites, CWIs, TPOs, Ancient Woodland, Historic Parks and Gardens</td>
</tr>
</tbody>
</table>
Appendix A Criteria for Local Service Centres

A.1 To define the **Local Service Centres** and **Larger Villages** a list of essential and desirable criteria was used. **Local Service Centres** are defined as having at least 8 of the 9 essential facilities, whilst the **Larger Villages** are defined as having at least 6 of the essential facilities.

The 9 essential facilities are:
- Primary School
- Food shop or local shop
- Village Hall
- Hourly or more frequent bus service
- Church or Chapel
- Doctors (Full or part time)
- Post Office (Full time)
- Public House
- Recreational Open Space

A recent survey (2006) undertaken with Parish Councils has demonstrated that the following villages are **Local Service Centres**:
- Caythorpe & Frieston
- Billingborough & Horbling
- Ancaster
- Long Bennington
- Colsterworth & Woolsthorpe by Colsterworth
- Baston
- Barrowby
- Great Gonerby
- Langtoft
- South Witham
- Allington
- Harlaxton
- Thurlby & Northorpe
- Rippingale
- Barkston & Syston

A recent survey (2006) undertaken with Parish Councils has demonstrated that the following villages are **Larger Villages**:
- Corby Glen
- Morton & Hanthorpe
- Castle Bytham
- Ropsley
- Claypole
- Woolsthorpe by Belvoir
- Folkingham
The Council will continue to use a sustainability matrix to survey the facilities within the villages. An annual questionnaire will be sent to parish councils to monitor the current situation; these results will be published in the Annual Monitoring Report each year and where appropriate amendments to the above lists and/or policy will be considered.
Next Steps and Timetable

Next Steps

The Council will take account of comments received on this Preferred Options Report (and the previous consultation in Summer 2006) in preparing the next stage of the LDF Core Strategy, which is called the Submission Document.

The Submission Document will be submitted to the Secretary of State, and will have a further period of public consultation of 6 weeks for people to make formal comments (called representations). The Submission Document and any representations will then be considered by an independent Inspector appointed by the Government, who will decide whether the document is sound and whether any changes are required. As part of this Examination, the Inspector may wish to hold a public hearing.

Following Examination, the Inspector will prepare a report identifying any changes to be made to the document. The Inspector’s report is binding on the Council.

The Council will then produce and publish a final version of the Core Strategy for formal Adoption as part of the LDF for South Kesteven.

Timetable

- Preferred Options Report – public consultation May-June 07
- Submission Document & public consultation Nov-Dec 07
- Examination by Inspector April-May 08
- Inspector’s report Sept 08
- Adoption and publication of document Nov 08

Further details about this timetable are contained in the revised Local Development Scheme, which can be viewed at www.southkesteven.gov.uk.
**Alternative formats**
South Kesteven has a rich and diverse culture - a community made up of people from different cultures, with differing backgrounds, beliefs and experiences. This diversity is one of the things that make South Kesteven such a great place to live and work.

To ensure all residents of South Kesteven have access to our information material, our information is available in a range of different languages and formats, including large print, Braille, audio tape and computer disc.

To request a document in a specific language or format, you can ring us or email us:

📞 01476 406127  📧 communications@southkesteven.gov.uk

**Large print, Braille, audio tape or computer disc**
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