

Local Development Framework for South Kesteven

2nd Annual Monitoring Report

December 2006



South Kesteven District Council

STAMFORD • GRANTHAM • BOURNE • THE DEEPINGS

SKDC ANNUAL MONITORING REPORT

1 April 2005 – 31 March 2006

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1. INTRODUCTION

- 1.1 The Annual Monitoring Report (AMR) forms a part of the new Local Development Framework, which was established by the Planning and Compulsory Purchase Act 2004. The AMR will be published annually and will cover the monitoring period of the previous April to March. This is the second AMR published by South Kesteven District Council and covers the period 1st April 2005 – 31st March 2006.
- 1.2 The purpose of the AMR is two fold:
- 1 To assess progress made in the preparation of documents that will form the LDF, with particular regard to the milestones set out in the Local Development Scheme (April 2005) (LDS), which includes the timetable for preparing the LDF.
 - 2 To monitor the effect and relevance of existing policies contained in the adopted South Kesteven Local Plan (1995), future AMR's will need to assess the impact and performance of policies and proposals included within emerging LDF documents. This is done by reference to a range of core indicators (prescribed by the Government) and local indicators determined by the Council.
- 1.3 Review and monitoring of planning policies should be undertaken on a continuous basis. Reporting the outcome of this monitoring provides an effective mechanism for assessing the overall performance of the Local Development Framework, ensuring that the findings of this monitoring are used directly in the review of policy when necessary, and thus reflecting the concept of "plan, monitor and manage".
- 1.4 South Kesteven District is 365 sq miles (94,535 ha) and has a total population (at April 2001) of 124,788. Two thirds of the districts population live in the four towns of Grantham, Stamford, Bourne and the Deepings, the remainder are spread across rural areas of the district. The rural area includes more than 150 villages ranging from very small hamlets to larger villages with populations over 1500.

2. SOUTH KESTEVEN – DISTRICT PROFILE

Location

- 2.1 South Kesteven is located in the southwest corner of Lincolnshire, incorporating the towns of Grantham, Stamford and Bourne and an area known as the Deepings with over 100 villages and hamlets covering 365 sq miles of countryside. The administrative headquarters are based in Grantham and the area is one of the fastest growing districts in the UK. The population of the area is estimated by the Office for National Statistics to be 129,300 for 2006, which is an increase of over four thousand since the Census 2001. However, housing completions for the area totalled 3,179 (2001-2006), which, at an average household size of 2.4 persons, indicates that the increase in population should be nearer seven thousand plus. Historically, between the Census' 1991 and 2001 there was a 14% increase in population, compared to 4% for the East Midlands and 2.5% nationally. The gender split in 2001 was 49% male and 51% female.

Economy

- 2.2 Whilst Grantham has had a long association with the engineering industry, the manufacturing base in all areas continues to expand and diversify along with food processing, cold storage, distribution, agriculture, local government and the NHS, tourism and the service sectors. The unemployment rate was 1.8% (Oct 2006) as compared to 2.9% for the East Midlands. The number of VAT registered businesses as at the beginning of 2006 was 4,610, which is an increase on the previous year of 2.67% and indeed has increased year on year for the past ten years or more. An analysis of the NNDR list indicated in Sept 2006 that there are 884 industrial units, 466 office units and 1481 retail units and in addition to these there are 370 vacant units.
- 2.3 Some of the main employers in the district are:

Grantham

South Kesteven District Council
Grantham Hospital
MPP Holdings Ltd
Lincolnshire Police
Recipe Dish/Fenland Foods
Asda supermarket
Wm Morrison supermarket
Downtown store and garden centre
Grantham College

Stamford

Newage International
Stamford College
Stamford Hospital
Stamford Endowed Schools
Wm Morrison supermarket

Bourne

Salvesen Food Services
Bourne Salads
Bourne Textiles
Warners Midlands plc
Sainsburys supermarket

The Deepings

Ampy Automation Digilog Ltd
Mitie Scotgate Ltd
Park Air Systems
Tesco supermarket

- 2.4 There are a number of major development plans within the district:
- The development of Grantham into a sub regional centre, which includes major regeneration, plans for the Grantham canal basin area, which is anticipated to be phased in over the next 10 to 15 years and also plans for a pedestrian friendly traffic management scheme for the town centre. There is ongoing expansion of the existing industrial sites and the continued partnership working with housing associations to provide affordable housing.
 - The Stamford Gateway project is a comprehensive public realm improvement scheme that will include pedestrianisation and regeneration of Sheepmarket and Red Lion Square.
 - The Bourne Core Retail area is the proposed expansion and development of the town centre and the Southfields Business Park in Bourne is being developed in conjunction with the building of 2,000 planned new homes on the Elsea Park estate.
 - The Northfields industrial estate in the Deepings is being developed and expanded to attract new businesses into the area and to assist others to expand.

Communications

- 2.5 The area lies approximately 100 miles from London, which is just an hour away by train from Grantham and within easy reach of Nottingham, Lincoln and Peterborough by road and rail. The district is skirted to the west by the main A1 traffic artery with the A15, A16 and A52 main road connections to other parts of Lincolnshire and the East Midlands. Whilst there are bus services between the major settlements and the many rural villages, the frequency of the services leaves the population heavily reliant on their cars for transport. The Census 2001 stated that 37.2% of South Kesteven's households have more than one car as compared to the national figure of 29.4%. In addition, East Midlands airport and Doncaster Sheffield airport are just over one hour's drive away.

Social Profile of the Community

- 2.6 South Kesteven is one of the fastest growing districts in the UK. It is a mix of urban and rural close knit communities and impressive scenery that combine to make South Kesteven an increasingly popular place to live and work. The area is boosted by value for money property prices with the average house price being £179,379 (Sep 2006), an increase of 4.6% over the past year; housing being detached or semi detached family homes in the main.
- 2.7 The employment rate (2004) was 78.8% as compared to 75.6% for the East Midlands with mean average gross weekly earnings of £543.90 and £505.40 respectively. Much of the employment within the district, however, is regarded as low paid with low skill levels as the average incomes are distorted by very high incomes of those commuting out of the district.
- 2.8 There are excellent high achieving schools in the district with 5 secondary schools achieving a 90%+ pass rate for 5 GCSE A*-C grades in 2005 which represented 64% of all pupils. South Kesteven tends to lose many of its young people particularly of college age, when they move away for education and job reasons and then do not necessarily return. We would appear to be starting to attract people of the middle age groups, including families with young children rather than the older residents.
- 2.9 98.4% of the population in 2001 were classified as "white" with the remaining 1.6% from

ethnic groups such as Asian, African, Caribbean and Chinese. There is, more recently, a growing population of residents from EU countries such as Portugal and Eastern Europe, in particular Poland.

- 2.10 There are two hospitals in the area, one in Grantham with an A&E dept. and the other in Stamford without an A&E facility. The census 2001 showed the overall health of the population to be good with 4.1% described as permanently sick or disabled as compared to the national rate of 5.5%. The life expectancy rate (2004) for females is 81.9 years and for males it is 77.4 years, which is higher than that for the East Midlands.
- 2.11 The Indices of Deprivation 2004 shows that only one lower level Super Output Area of 1,397 people or 1.1% of the district's population falls into the bottom 10% of the most deprived areas in the Country. By contrast there are 19 lower level Super Output areas in the top 10% least deprived. The district overall was ranked at 256 out of 354 local authorities in England.

Geography

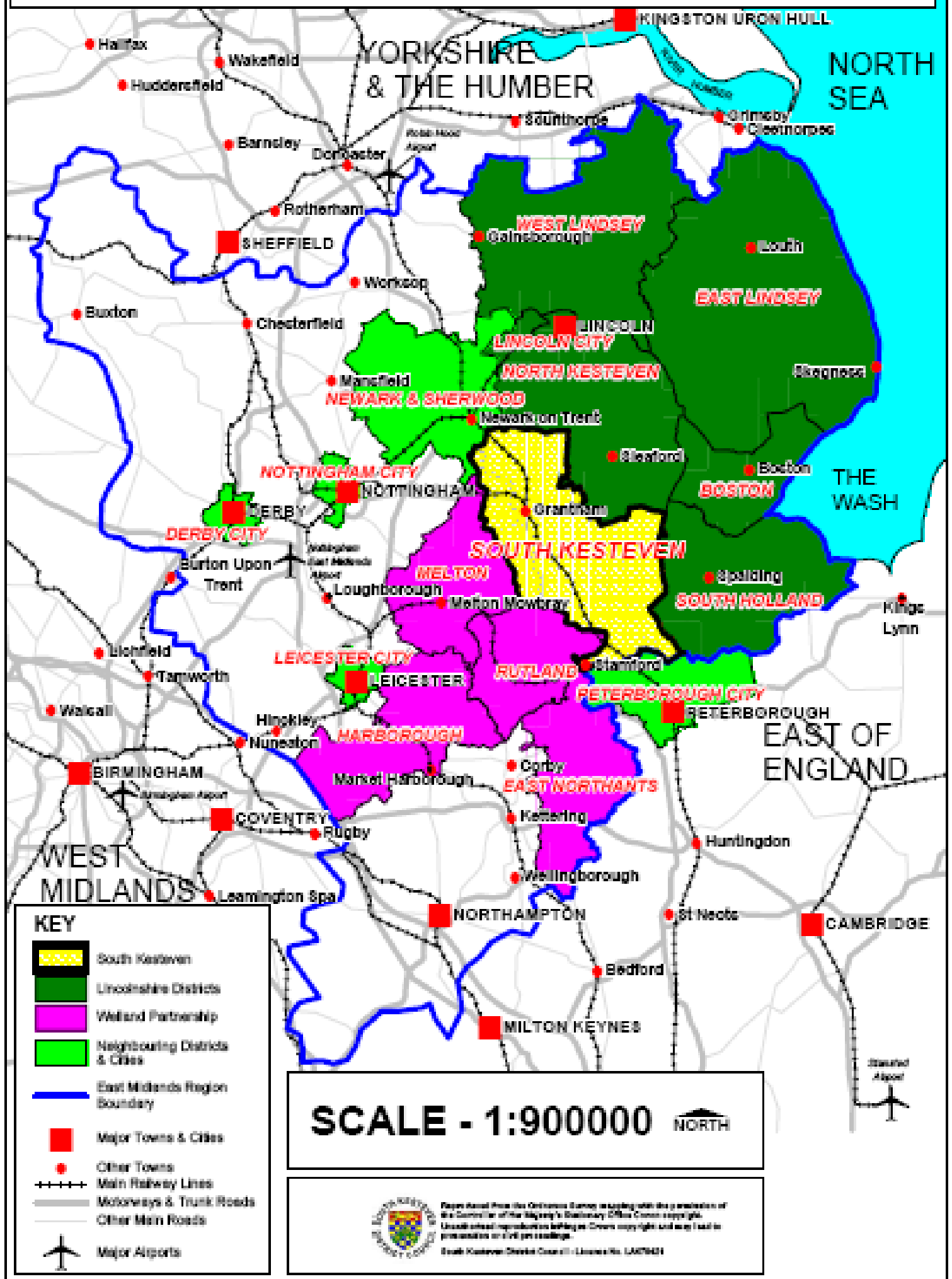
- 2.12 As at Nov 2005 there were 55,510 households within the district with an average of 2.4 persons per unit. Grantham is the largest of the settlements with 14,808 households, followed by Stamford with 8,769, Bourne with 5,637 and the Deepings with 5,446, leaving almost 21,000 households spread over approximately 350 sq miles of the district.
- 2.13 There are four leisure centres and four libraries each based in the main towns with a mobile library to serve the rural community. Grantham and Stamford also have an arts centre with theatres and tourist information centres.
- 2.14 Stamford was the first conservation area to be designated in England and Wales under the Civic Amenities Act 1967. Since that time the whole of the old town and St Martins has been made an outstanding area of architectural or historic interest that is of national importance. Within this area there are over 600 buildings classed as Grade II and 100 of these are Grade II*, being of particular importance.
- 2.15 Grantham has historically always been a market town of strategic importance due to its location on the river Witham, the Great North Road and the rail link with London and the north. It has a number of fine buildings such as St Wulfram's Church and various inns, which date back hundreds of years. It is a flourishing market and shopping town for a population of over 60,000 and the administrative headquarters for South Kesteven District Council.
- 2.16 Bourne is a market town situated where the main roads from Stamford, Sleaford, Spalding and the Deepings converge. This has historically drawn farmers from the surrounding area into the town. The more modern local industries now include light engineering, food processing and printing.
- 2.17 The Deepings is an area to the south of the district incorporating West Deeping, Market Deeping and Deeping St James. It is well placed just to the north of Peterborough for the development of its industrial area and is also a commuter belt for the city.

Crime and Anti Social Behaviour

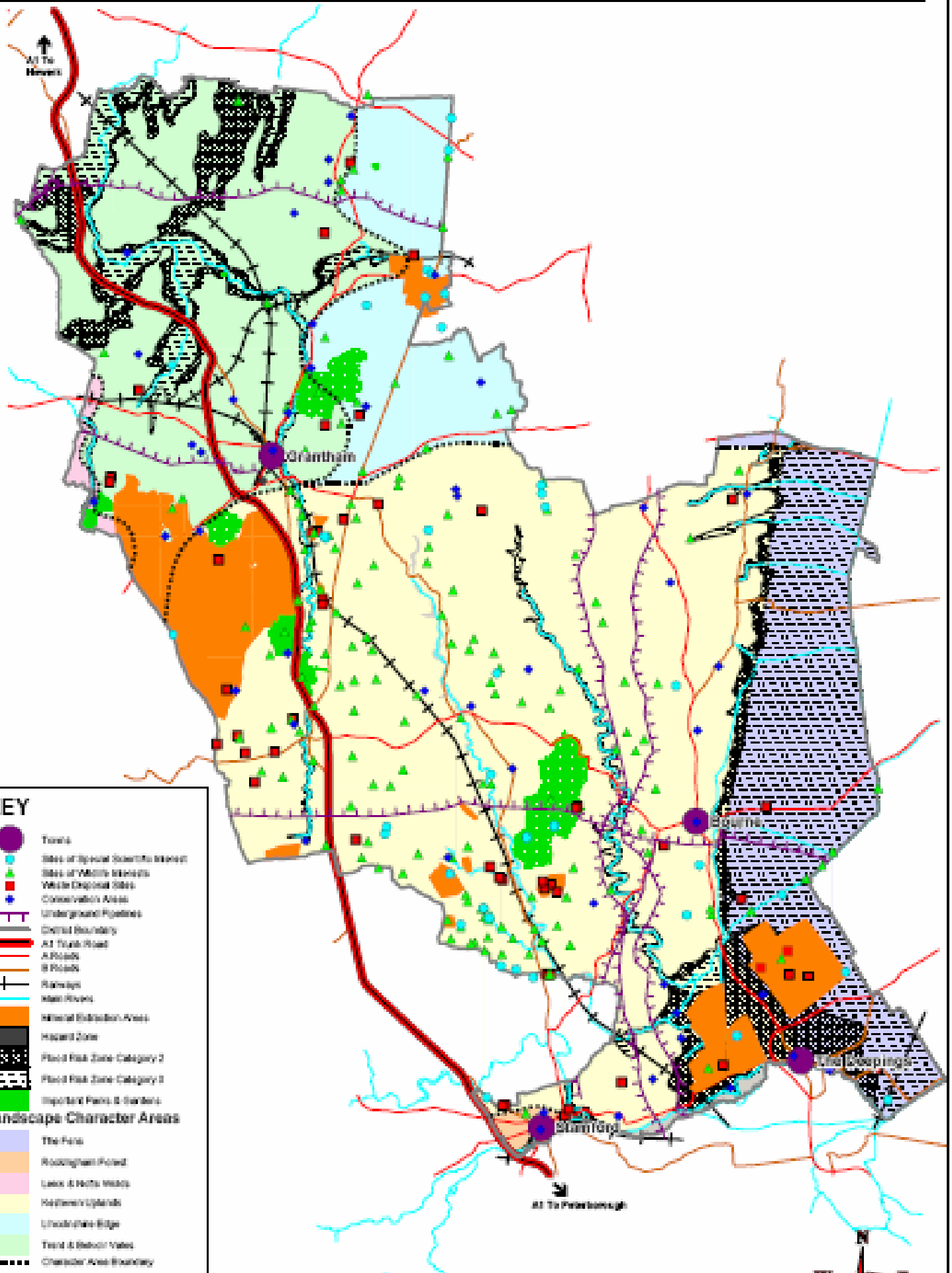
- 2.18 The road casualty figures for 2004 for South Kesteven show that 91 people were killed or seriously injured on the roads, 6 of whom were children. This was the second highest total in the county for that year, but a reduction on the year before.
- 2.19 The area remains statistically one of the safest in the country because the district enjoys a generally low crime rate, which is below the average for the county. The overall crime

rate for 2005/06 per 1,000 population was 78.1 as compared to 86.4 for the county. Criminal damage accounts for 1 in 4 of all crimes and violent crime is just under 1 in 5. The crime that creates most concern to people is domestic burglary but that only accounts for 1 in 20 of all crimes. More than half of all victims are under 34 years old and just 7% of victims are over 65 years old, although this older age group represents 17% of the total population. Young people are therefore more likely to suffer from crime than older people, but older people are disproportionately more fearful of crime. Victims of crime mainly live in the Grantham and Stamford areas and these concentrations of people also correlate with the concentrations of residency of offenders. This implies that most crime (not including business crime) is committed locally and is not the result of travelling criminals. Over the past year there have been 6 ASBO's issued by the courts in South Kesteven.

SOUTH KESTEVEN IN REGIONAL CONTEXT



BUILT & NATURAL ENVIRONMENT



KEY

- Towns
 - Sites of Special Scientific Interest
 - ▲ Sites of Wildlife Interest
 - Waste Deposit Sites
 - Conservation Areas
 - Underground Pipelines
 - District Boundary
 - A1 Trunk Road
 - A Roads
 - B Roads
 - Railway
 - Main Rivers
 - National Substrata Areas
 - Hazard Zone
 - Flood Risk Zone Category 2
 - Flood Risk Zone Category 3
 - Important Parks & Gardens
- ### Landscape Character Areas
- The Fens
 - Rodingham Flood
 - Lakes & Wetlands
 - Northern Uplands
 - Lincolnshire Edge
 - Field & Rural Vales
 - Character Area Boundary



Plans issued by the East of England Development Agency in cooperation with the partners of the East of England Strategic Partnership. This information is provided for informational purposes only and does not constitute an offer of any financial product or service.



3. IMPLEMENTATION OF THE LOCAL DEVELOPMENT SCHEME

- 3.1 The Council submitted its first Local Development Scheme (April 2005) (LDS) to Government Office for the East Midlands (GOEM) in March 2005, after which the LDS came into effect on 11th April 2005. The LDS sets out which policy documents the Council intends to prepare and includes a timetable for the preparation of each document.
- 3.2 Part of the annual monitoring process is to assess the effectiveness of the LDS. In particular the AMR should report on whether the milestones indicated in the LDS have been met or that progress is being made towards meeting them. Where milestones have not been met the AMR should seek to identify the reasons why, and where necessary address issues arising. In some instances it may be necessary to review the timetable included in the LDS.

Adopted South Kesteven Local Plan (1995) – Saved Policies

- 3.3 The South Kesteven Local Plan was adopted in 1995. A review of the Local Plan began in 2000 and a first stage deposit version was published in January 2002. This review was, however, formally withdrawn in December 2004 to enable work on the new Local Development Framework to proceed. The policies and proposals of the adopted plan will therefore be rolled forward and will be “saved” until the policy documents of the LDF are adopted. The LDS sets out that the Council intended to save the entire 1995 Local Plan whilst the Development Plan Documents (DPDs) are under preparation. Appendix A of the LDS sets out which “saved” policies will be replaced by which policy document. The LDS indicated that the two main policy documents would be adopted by September 2007 and that there would be no need to extend the saved period for the policies of the local plan, unless the preparation of one or more the DPD's was delayed.
- 3.4 A number of the policies included within the adopted Local Plan are now somewhat out of date and have been superseded by changes in national, regional and strategic planning policy. In particular housing requirements have changed and many allocated sites have been developed. However a large number of Local Plan policies are still relevant and used regularly by Development Control, supplemented where necessary by reference to national, regional and strategic policies. Close liaison exists between the Development Control and the Planning Policy teams at SKDC. This ensures that when policy gaps arise a joint solution can be formulated to resolve it.
- 3.5 A good example of how plan, monitor and manage has worked at SKDC (which also demonstrates the effectiveness of working closely with Development Control colleagues) is the development of an Interim Housing Policy for the rural areas of the district. The need for this policy arose from the emerging Lincolnshire Structure Plan, which presented a much-reduced housing requirement for the district for the period 2001 - 2021. The adopted Local Plan has a pro-development approach with permissive policies particularly towards housing development. Regular monitoring of housing completions and commitments revealed that by May 2005 the housing requirement for the rural area (of 1900 dwellings 2001 - 2021) had already been met, some 16 years early. To continue with this permissive approach could result in a huge over provision of housing within the rural parts of the district contrary to both the emerging Structure Plan and RSS8.
- 3.6 The Interim Housing Policy (IHP) was prepared in draft early 2005 and a period of public consultation on the document took place during March and April 2005. Initially this policy document covered both the urban and rural areas, however the IHP was amended following consultation to relate only to housing development within rural areas. The revised policy, which was adopted by the Council in June 2005, effectively restricts new housing development within the villages to affordable and agricultural workers housing

and conversions only. However it does also identify that in 15 larger sustainable villages (identified as Local Service Centres) proposals for housing development on brownfield sites will also be considered acceptable in principle.

- 3.7 In adopting this policy the district council acknowledged that the policy did not carry the weight of a policy included within the development plan, but it would be used as an “other material consideration” in the determination of applications for new dwellings within the rural parts of the district. Since it was adopted the council has referred to the policy, with close reference to the Structure Plan and RSS8 policies in decision on all such applications. Inspectors considering appeals against the refusal of planning permission within the rural area have increasingly taken notice of the IHP and a number of decisions have suggested that the IHP should be accorded substantial weight. The effectiveness of this policy will be reviewed and reported upon in the next AMR. The outcome of this monitoring will be used in the formulation of housing policies within the emerging LDF.

Local Development Framework

- 3.8 In terms of the emerging LDF three documents are being prepared which require monitoring during the period of AMR2. These are the Statement of Community Involvement and two Development Plan Documents. The timetable set out in the LDS for these documents is shown on page 14 of this report, together with a clear indication of progress achieved to date on each document.

Statement of Community Involvement

- 3.9 Work on the Statement of Community Involvement (SCI) began in November 2004 and initial, informal consultation was undertaken during January 2005 with key stakeholders. Pre-submission consultation on the SCI was undertaken during April, May and June 2005 in accordance with the timescale set out in the LDS. The final version of the SCI has been prepared and was approved by the Council’s Cabinet for submission to the Secretary of State on 10th October 2005. The Submission Statement of Community Involvement was submitted to the Secretary of State on Thursday 10th November and was published for six weeks formal consultation on Friday 11th November until Friday 23rd December 2005. This represents a slight delay (of about two months) on the timetable anticipated in the LDS. This had a knock on effect on the remainder of the programme for the SCI, delaying the Examination and subsequent adoption of the document by about two months.

- 3.10 The Statement of Community Involvement was adopted by Council, shortly after the period covered by this AMR, on 27 April 2006, following receipt of the Inspector’s report.

Development Plan Documents

- 3.11 Two Development Plan Documents (DPD’s) are set out in the LDS that will form the main set of planning policies. These documents are the *Core Strategy* and the *Housing and Economic Development DPD*. The LDS sets out that these documents will be prepared in tandem.
- 3.12 Work on the background evidence for both was ongoing during 2005 and 2006, the monitoring period that this report covers. This is in accordance with the timetable set out in the LDS.
- 3.13 The Issues and Options for both documents were considered jointly through the production of a single document for consultation in October and November 2005. This consultation was undertaken some four months later than anticipated in the LDS. This early consultation and community involvement continued throughout the early months of 2006 prior to the preparation of a pre-submission consultation document for each DPD.

As a result of the slippage that has already occurred the ongoing timetable for 2006 was also delayed by three to four months.

- 3.14 Consultation commenced on the Preferred Options stage for these two DPD's in late-June 2006. However, the Council has been advised by Government Office and the Planning Inspectorate to re-do this consultation in 2007 using revised documents. The reason for the Council re-consulting on these documents is two-fold. Firstly it brings the LDF into line with the timescale for the Regional Spatial Strategy, which is currently in preparation, and allows alignment with the plan period and housing allocation of the RSS. Secondly, GOEM's advice was received in the light of the first examinations into DPD's nationally, at Lichfield and Stafford, where their documents were found to be "unsound". Following discussions between the Council and GOEM, it has been decided that further consultation is required at the preferred options stage setting out a broader range of options to minimise the risk of South Kesteven's LDF being found "unsound" at examination.

Supplementary Planning Documents

- 3.15 The LDS identified three SPD's to be prepared covering affordable housing, planning agreements, and public open space. Preliminary work has been undertaken as background to the preparation of these documents.
- 3.16 The issue of affordable housing is currently presenting the Council with a number of serious concerns. A new Housing Need Survey was commissioned, the results of which were published in February 2006. The affordable housing policies within the adopted Local Plan do not provide thresholds or targets and are not entirely consistent with the advice of Circular 6/98. With the withdrawal of the first deposit version of the revised Local Plan the Council has had to rely upon the outdated policies within the adopted plan together with the 2005 Interim Housing Policy and evidence of need provided by the 2002 housing need survey. The Council is therefore proposing to focus in the short term on producing this document in advance of SPD for planning agreements or public open space.

Assessment of Progress

- 3.17 It can be seen that the proposed timetable set out in the LDS for all three of the first tranche of documents has slipped by between two and four months. The primary reason for this slippage was the long-term vacancy within the planning policy team of an experienced policy planner to act as team leader. This post was not filled until March 2006.
- 3.18 The policy team now comprises one manager, one part-time senior planner and two planning officers, together with a part-time Conservation Officer, a Planning Technician and a Support Officer. This complement of staff, if retained, will allow the Council to proceed in line with a revised timetable for production of the LDF.
- 3.19 As a means of trying to "plug the gap" in terms of staff resources the Council has out sourced a number of pieces of background evidence, including:
- Landscape Character Assessment
 - Employment Land Review
 - Retail Capacity Study
 - Strategic Flood Risk Assessment
 - Housing Need Survey

It also out-sourced the Strategic Environmental Assessment and Sustainability Appraisal (SEA/SA) for the early stages of DPD preparation, but has now taken this role back in-house.

- 3.20 As a result of the slippage that has already occurred it is evident that the timetable within the LDS will need revising. This revision will need to take account of the delay that has already occurred, but should also take a more realistic view of the timetables of other “consultation” mediums. Like the Council’s own Cabinet cycles the deadline and programmes for these consultation forums and mediums tend only to be available for either six or twelve months ahead. This makes timetabling the period beyond twelve months more difficult.
- 3.21 In Summer 2006 the Council sought to review its Local Development Scheme to reflect the slippage in timetable explained above. A revised Local Development Scheme was produced and formally submitted to the Secretary of State on 12 June 2006, following informal advice from GOEM and the Planning Inspectorate. A letter was received dated 10 July notifying the Council that the SoS did not intend to issue a direction, and that the Council could bring the scheme into effect. However, it was at this time that problems were identified with the Council’s first two DPDs, as explained in para. 3.14, and the Council was advised not to bring this revised LDS into effect.
- 3.22 The Council is now seeking to review its LDS in early 2007 based on a significantly different framework of documents and timescale for their production. This LDS will reflect the re-consultation at Preferred Options stage for the Core Strategy and Housing and Economic DPD (now called Site Specific Allocations and Policies DPD) required by GOEM. It will also seek to prioritise the production of the Core Strategy in advance of all other Development Plan Documents to ensure that this key document is in place and that abortive work does not take place. The new structure and timetable proposed for the LDF is set out in Appendix B of this report.

Local Development Orders

- 3.23 The Government requires local planning authorities to report in their Annual Monitoring Report the extent to which any Local Development Order or Simplified Planning Zone is achieving its purpose and if not, whether it needs adjusting or replacing. Local Development Orders allow local planning authorities to introduce local permitted development rights. No Local Development Orders or Simplified Planning Zones have been adopted in South Kesteven during the monitoring period 1 April 2005 to 31 March 2006.

Implementation of the timetable for the preparation of Local Development Documents (2005 – 2006)

Type of Document	Title of the Document	2005												2006				
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	
SCI	SCI																	
	LDS timetable				Pre-sub				Submit			Exam	Report		Adopt			
	Actual progress					Pre-sub						Submit	Exam		Report	Adopt		
DPD	Core Strategy																	
	LDS Timetable					Issues							Pre-sub					
	Actual progress									Issues								
DPD	Housing and Economic Development DPD																	
	LDS Timetable					Issues							Pre-sub					
	Actual Progress									Issues								

4. POLICY PERFORMANCE INDICATORS

Core Output Indicators

- 4.1 A set of core output indicators has been established in government guidance (Local Development Framework Monitoring: A Good Practice Guide – Table 4.4). A detailed definition of all the Core Output Indicators is available on the website of the Department for Communities and Local Government: www.communities.gov.uk. These Core Output Indicators should ensure that key information is collected on a consistent basis by all local authorities, allowing for meaningful collation and comparison of statistics on a regional level as well as at a local level. This second section of the AMR sets out a detailed analysis of the core indicators for the period 1st April 2005 – 31st March 2006, and where relevant provides some analysis of development trends for that period and an assessment of the significance of the figures.

Local Indicators

- 4.2 Local Authorities are also advised to monitor and analyse a range of locally determined indicators relevant to the locality. It is expected that the nature of local indicators will develop over time, as policy changes. Local Indicators included in this report are prefixed by the letter “L” to aid the reading of the report. It is expected that as the LDF progresses more local indicators will be developed and a framework for monitoring and reporting on them will be included in future versions of the AMR.

BUSINESS DEVELOPMENT

- 4.3 The Adopted Local Plan promotes employment development in the four towns and within a number of the larger villages through allocated sites. Many of these sites have been developed in part or in full. The Council maintains a GIS layer demonstrating which of the allocated sites are developed and which remain available.
- 4.4 The Council is committed to promoting and encouraging economic development in the district. Whilst unemployment within the district is very low (at 2.5% at 2001 Census), the Council is aware that it needs to promote town centre regeneration of all four towns and to develop a successful, competitive and well-balanced business environment. In order that it can achieve this appropriate and realistic employment sites must be identified and if necessary promoted for specific types of employment generating uses.
- 4.5 Since 2004 monitoring of planning approvals, and tracking the progress of development on approved sites has been an ongoing part of the Councils monitoring procedure. The following table demonstrates the amount of land approved, developed and available for employment generating activities within the district over the period April 2005-March 2006:

Indicator	Use Class	Amount
1a Amount of floorspace developed for employment by type.	B1a	136 sqm
	B1b	0 sqm
	B1c	603 sqm
	B2	1234 sqm
	B8	1812 sqm
	MIXED	2493 sqm
Total amount of floorspace developed for employment use.		6278 sqm

1b Amount of floorspace developed for employment, by type, which is in employment and/or regeneration areas defined in the Local Plan.	B1a	0 sqm
	B1b	0 sqm
	B1c	603 sqm
	B2	1234 sqm
	B8	0 sqm
	MIXED	377 sqm
Total amount of floorspace developed for employment use in employment and/or regeneration areas.		2214 sqm

1c Amount & percentage of floorspace developed for employment, by type, which is on previously developed land.	B1a	136 sqm (100%)
	B1b	0 sqm (0%)
	B1c	0 sqm (0%)
	B2	0 sqm (0%)
	B8	1812 sqm (100%)
	MIXED	2493 sqm (100%)
Total amount & percentage of floorspace developed for employment on previously developed land		4441 sqm (71%)

1d Employment land available by type (land with planning permission or allocated in the local plan).	B1a	4.09 ha
	B1b	0 ha
	B1c	20.15 ha
	B2	2.97 ha
	B8	8.74 ha
	MIXED	50.26 ha
	ALLOCATED	84 ha
Total amount of employment land available		170.21 ha

1e Losses of employment land in (i) employment / regeneration areas and (ii) local authority area.	(i)	3.53 ha
	(ii)	15.1 ha
1f Amount of employment land lost to residential development.		12.44 ha

4.6 Commentary

These figures demonstrate that a similar amount of new employment development has occurred in 2005/06 as 2004/05, although significantly more employment development has occurred on previously developed land. Whilst these figures only account for “new” employment development they do imply that greater attention must be given to the obstacles to promoting new employment development within the district. Over 30 hectares of employment land was lost to other development in 2005/06. The Employment

Land Review was completed in October 2005 to guide policy development through the LDF.

4.7 Local Indicators

More detailed information about which sites have been developed (or have planning permission) for which particular use is more useful in tracking the take up of land in different parts of the district. This information is also helpful in informing the calculation of demand for particular sites and for particular uses. This information combined with that provided by the Council's Economic Development team will help inform the selection of sites for allocation for employment development in the emerging LDF.

L1 All sites (by location) completed, committed or under construction for B1a, B1b, B1c, B2 & B8 use 2005/06.

Sites completed 2005/06

App No	Location	UCO	Area (ha)	Floorspace (sqm)
04/0494	Land adj weighbridge office, Normanton Airfield, Long Bennington	B1a	0.025	136
04/0037	Plot 4, Isaac Newton Way, Alma Park Ind Est, Grantham	B1c	0.07	603
03/1741	Turnpike Close, Grantham	B2	0.369	1234
03/1696	Former Witham Contours site, Harlaxton road, Grantham	B8	0.436	1812
03/1549	Roseland Group, Normanton Airfield, Long Bennington	B2, B8	0.729	2116
04/0938	Ellesmere Business Park, Swingbridge Road, Grantham	B1, B8	0.031	377
			1.66	6278

Sites committed 2005/06

App No	Location	UCO	Area (ha)	Floorspace (sqm)
04/1900	Stamford Retail Park, Ryhall Road, Stamford	B1a	0.298	990
04/1873	11a Finkin Street, Grantham	B1a	0.036	350
05/1244	Land south of, Victor Way, Bourne	B1a	0.351	502.93
05/1063	Unit 42, The George Shopping Centre, Grantham	B1a	0.008	N/A
05/0867	Honey Pot Lane, Grantham	B1a	2.249	160
05/0560	Springfield House, Grantham	B1a	1.862	2050
05/1212	Swedeponic Uk Ltd, Spalding Road, Bourne	B1c	6.52	13660
05/1299	Alma Park Industrial Estate, Grantham	B1c	0.035	425
05/1532	Northfields Industrial Estate, Market Deeping	B1c	2.221	9032
06/0116	Newton Business Park, Isaac Newton Way, Grantham	B1c	0.105	867
05/1589	The Arena, Roman Bank, Bourne	B1	0.079	150
05/1051	Northfields, Market Deeping	B1	0.595	1995
04/0382	The Old Quarry, Castle Bytham	B1	6.611	104986.72
00/0812	White Leather Square, Billingborough	B2	0.277	483
05/0214	Withambrook Ind Est, Grantham	B2	0.198	N/A
05/1678	Alma Park Industrial Estate, Grantham	B2	0.349	220

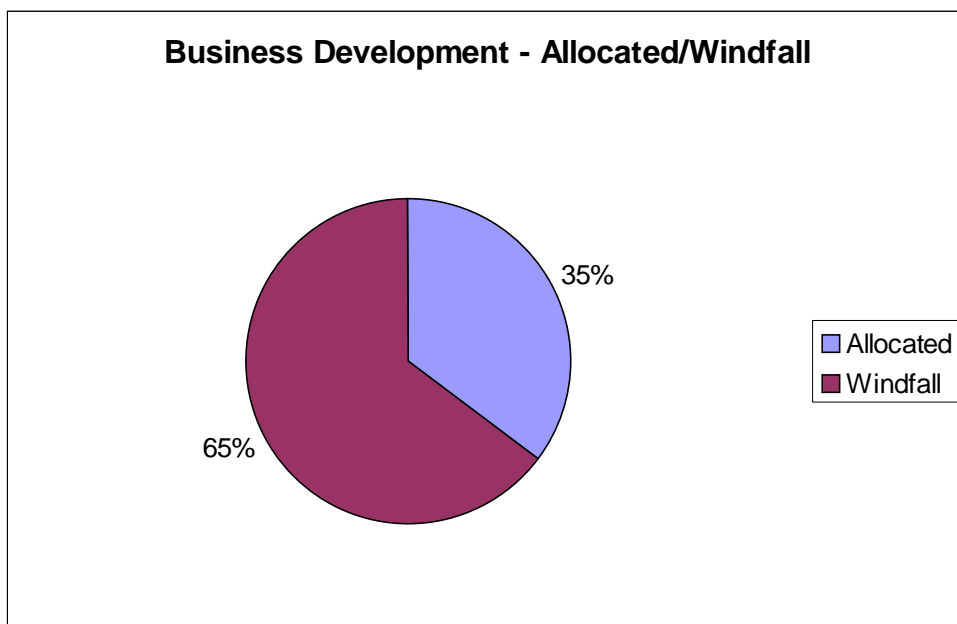
03/0033	Land at Downtown, Gonerby Moor, Grantham	B8	3.983	N/A
02/0805	Honeypot Lane, Grantham	B8	2.114	N/A
05/0669	Part OS 3030, South Fen Road, Bourne	B8	1.527	5934
04/0844	The Old Maltings, Spring Gardens, Grantham	B8	0.176	500
05/1654	Wickets Farm, Doddington Lane, Claypole	B8	0.234	360
05/0894	Northfield Industrial Estate, Market Deeping	MIXED	5.253	N/A
02/1169	Springfield Business Park, Grantham	MIXED	14.597	N/A
02/1645	R/o 28, West Street, Bourne	MIXED	0.046	186
06/0058	Land off, Inner Street, Grantham	MIXED	0.112	599
05/1710	Land east of 63, Willoughby Road, Bourne	MIXED	0.252	502.93
05/0799	South fen Road, Bourne	MIXED	1.884	N/A
04/1776	117 Spalding Road, deeping St James	MIXED	0.254	N/A
05/0458	Tollemache Road, Spittlegate Level, Grantham	MIXED	12.411	N/A
03/0615	Southfields Business Park, Bourne	MIXED	2.814	N/A
03/0854	Occupation Road, South Witham	MIXED	1.883	N/A
04/0089	Land off Great North Rd, Long Bennington	MIXED	1.927	N/A
			71.261	143953.58

Sites under construction 2005/06

App No	Location	UCO	Area (ha)	Floorspace (sqm)
04/1222	Southfields Business Park, South Road, Bourne	B1a	1.014	2025
03/1680	Home Farm, Cringle Lane, Stoke Rochford	B1a	0.131	790
04/1894	Baston Outgang Road, Baston	B1c	0.505	768
05/0810	Spittlegate Level, Grantham	B1c	0.589	1676.2
05/0786	Laundry, The slipe, Bourne	B1c	1.754	3579
04/0145	New Mills, North Witham Road, South Witham	B1c	0.957	1078
05/0261	Stowgate Barn, Deeping St. James	B1c	0.062	132
03/1579	King Street Industrial Estate, Langtoft	B1c	0.12	1308
04/1061	1A, Withambrook Park, Grantham	B2	0.118	413
02/1077	The Maltings, Manor Lane, Bourne	B2	2.03	2955
05/0343	Mareham lane, Pointon	B8	0.703	1888
05/0998	Cherry Holt Road, Bourne	MIXED	0.711	1934
			8.694	18546.2

NB Sites where floorspace is given as N/A. These are sites with outline planning permission only. Floorspace figures are not usually specified until detailed planning permission is granted.

L2 Amount & percentage of floorspace completed for B1a, B1b, B1c, B2 & B8 uses on windfall sites.	4064 sqm (64.73%)
Amount & percentage of floorspace completed for B1a, B1b, B1c, B2 & B8 uses on allocated sites.	2214 sqm (35.27%)



L3 Area of allocated land available for development 31/03/05	128.29 ha
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L4 Take up of allocated employment sites at 31/03/06

	Grantham	Stamford	Bourne	Deepings	Rural	District
Number of sites allocated in adopted local plan	12	5	15	1	9	42
Number of sites still available (whole or partial)	8	4	10	0	6	28
Total area (ha)	90	37	40	4.5	38.5	210
Area developed (ha)	42	1.7	21	3.7	13.4	81.8
Area remaining (ha)	48.1	35.1	19.8	0.8	25	128.8
Average annual take up (ha)	4.2	0.17	2.1	0.37	1.34	8.18
Percentage of total area developed	46.67%	4.59%	52.50%	82.22%	34.81%	38.95%

4.8 The adopted Local Plan reflects the Structure Plan objective to makes provision for industrial development in the towns of Grantham, Stamford, Bourne and The Deepings of a scale, which has regard to their size, population, character and importance. To meet this some 33 sites of various sizes and locations were allocated in the local plan in the four towns. In addition to the land identified in the four towns 9 employment sites were also allocated in five of the larger villages in the district.

4.9 It is clear from this information that a number of site allocated in the adopted local plan have not performed well. Detailed consideration needs to be given to the reasons why these employment sites have not been delivered.

4.10 The adopted Lincolnshire Structure Plan requires Local Authorities to review the sites that remain allocated with a view to de-allocating those which are no longer available or

appropriate for modern employment development. As part of the emerging LDF the Council has made an assessment of existing allocated employment sites with a view to de-allocating those, which are not performing well. This work has been supplemented by the Employment Land Review, which indicates the amount of new employment land needed and in which locations land should be identified to meet this need. The Review also provides an indication of what sort of uses are best suited to these specific locations. This work will be a key part of the site selection process for the Site Allocations DPD.

HOUSING DEVELOPMENT

- 4.11 The adopted Local Plan sets out a very positive approach to housing development in most parts of the district. At the time this plan was adopted the Lincolnshire Structure Plan Alteration No1 set a requirement for 11,800 new houses to be built between 1988 and 2001, which equates to just over 900 houses per year. As a result some 10,800 houses were allocated in the Local Plan on 99 sites across the district.
- 4.12 In April 2004 the County Council published the Deposit draft Structure Plan 2001-2021. This document, due to be adopted in Autumn 2006, includes much lower development rates for the whole of Lincolnshire (reflecting the housing allocation set out in RSS8). This reduced development rate for SKDC is for 9,200 dwellings to be built between 2001-2021. This represents a reduction in the annual build rate from 900 per year to 460 per year (more than 50% reduction).
- 4.13 Local Plan policies that have been used to achieve these objectives are policies H1 – H7. However since June 2005, the Interim Housing Policy, supplemented by the Lincolnshire Structure Plan 2001 - 2021, has been used to determine housing applications within the rural parts of the district. This policy restricts new housing development within the rural villages to affordable and agricultural workers dwellings and conversions only. Within a small number of large “sustainable villages” identified in the IHP, Brownfield redevelopment sites will also be permitted.
- 4.14 Completions figures throughout the plan period have been high, but not as high as the 900 dwellings per annum anticipated by the Structure Plan Alteration No.1. Indeed since the Local Plan was adopted in 1995 the highest annual completion rates have been experienced over the last three years.
- 4.15 This information does however reveal that considerable slow down is needed if the district is to reduce its annual completion rate to that required by the emerging Lincolnshire Structure Plan (460 per annum), as shown by the housing trajectories. The requirement of this Plan is significantly below trend for rural parts of the County reflecting a desire to strengthen Lincoln, and reflecting the fact that the Regional Spatial Strategy reduced the overall housing allocations for Lincolnshire to promote increased development in the large urban areas of the region.
- 4.16 Under the provisions of the 2004 Planning & Compulsory Purchase Act, Structure Plans are to be abolished, and the district’s housing figures will be set down directly through the Regional Spatial Strategy. Initial work and consultation has indicated that the allocation for South Kesteven is likely to be suggested as 630 dwellings per annum over a 25-year period (2001-2026). This new allocation is more in line with current build rates in the district. We have also modelled a housing trajectory based on this scenario.

L5 Completions across the district by year since Jan 1995 (the start date of the adopted local plan)

Annual Completions 1990-2006

Years	Number of Completions
1990(Jan-Dec)	1028
1991(Jan-Dec)	664
1992(Jan-Dec)	743
1993(Jan-Dec)	811
1994(Jan-Dec)	933
1995(Jan-Dec)	705
1996(Jan-Dec)	668
1997(Jan-Dec)	627
1998(Jan-Dec)	688
1999(Jan-Dec)	626
Jan 2000 - Mar 2001	539
Apr 2001 - Mar 2002	484
Apr 2002 - Mar 2003	529
Apr 2003 - Mar 2004	715
Apr 2004 - Mar 2005	712
Apr 2005 - Mar 2006	689
Annual Average	698

4.17 In addition to the sites which have already been built, planning permission has also been granted (at 31st March 2006) for 4435 new dwellings. Assuming that all of these dwellings will be built over the next five years this will yield an even higher annual average build rate of almost 900 dwellings per year. A more realistic approach however, would be to assume that between 60 and 80% of the sites with planning permission will be built over the next five years. This will produce an annual average build rate of between about 550 and 700 dwellings, the latter of which is more in line with the rate of development experienced over the last two years. National household projections (ODPM Interim Household projections and 2003 Population projections) indicate that the annual average for South Kesteven will be 630 dwellings per year.

4.18 It is therefore considered appropriate to estimate a high level of projected completions for the next five years of the trajectory. A much reduced completion level is anticipated for the later years of the Structure Plan period (2021), which more closely reflects the Structure Plan requirement of 460 per annum.

L6 Homes with planning permission at 31st March 2006

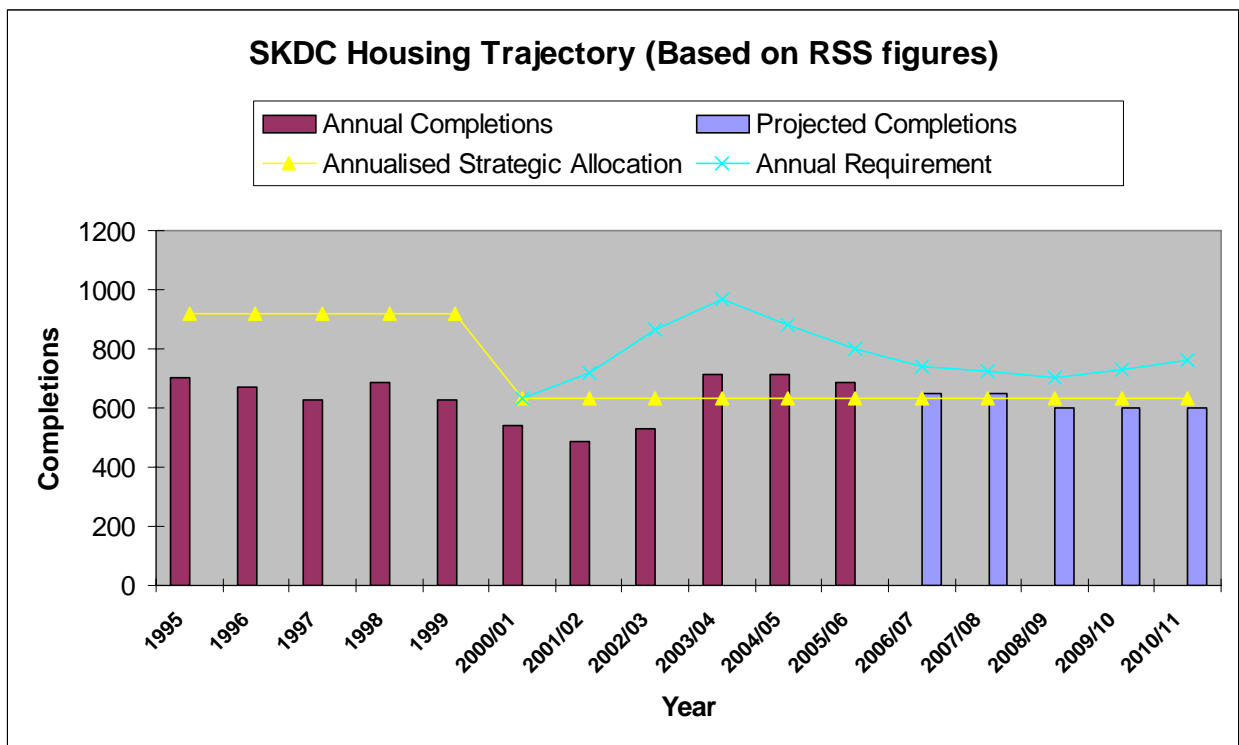
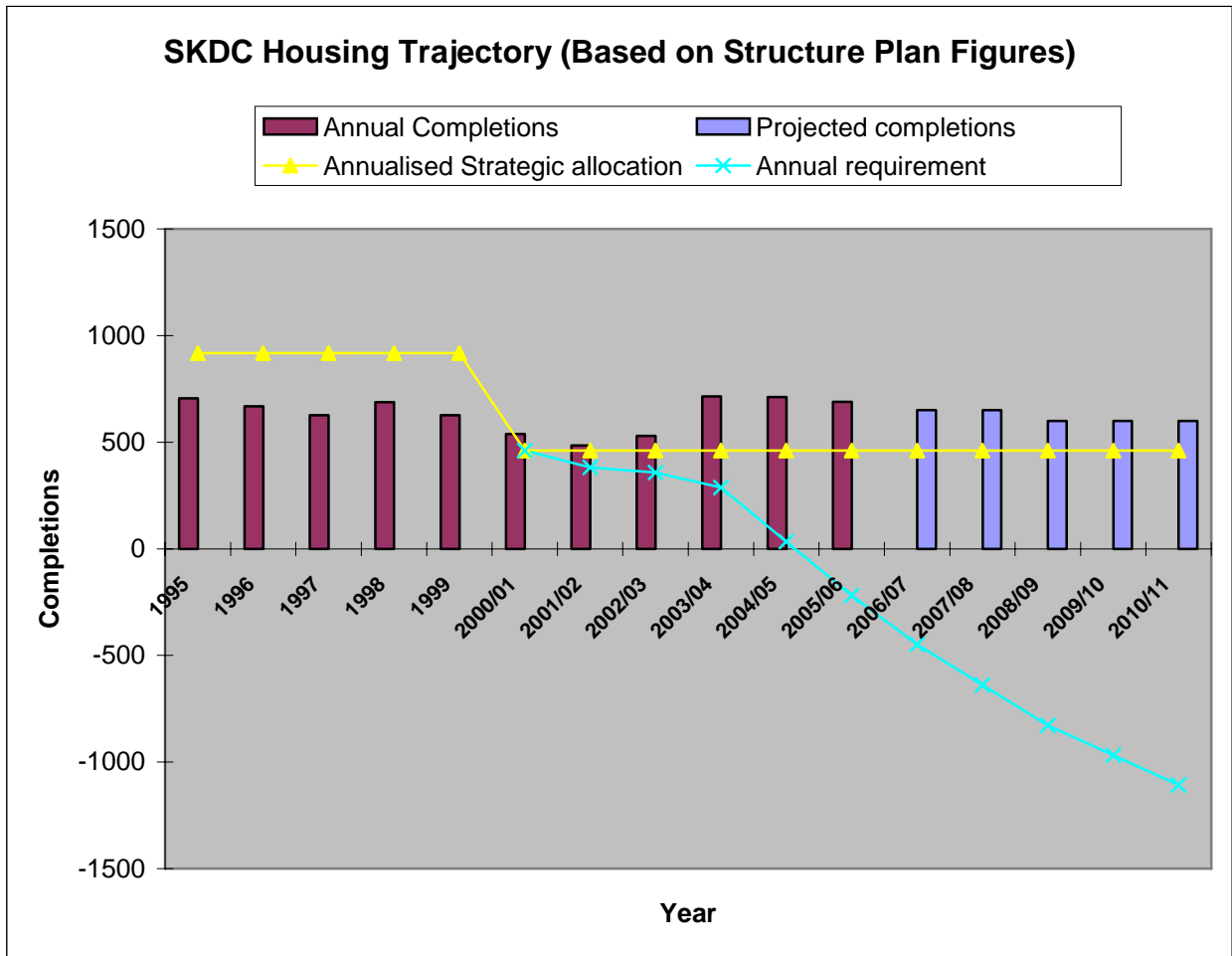
Homes with planning permission or under construction at 31/03/06

	Grantham	Stamford	Bourne	Deepings	Rural	District
Committed	1004	347	1827	31	256	3465
Under Construction	391	99	276	77	127	970
Total	1395	446	2103	108	383	4435

Projected housing completions for the period 2005-2010

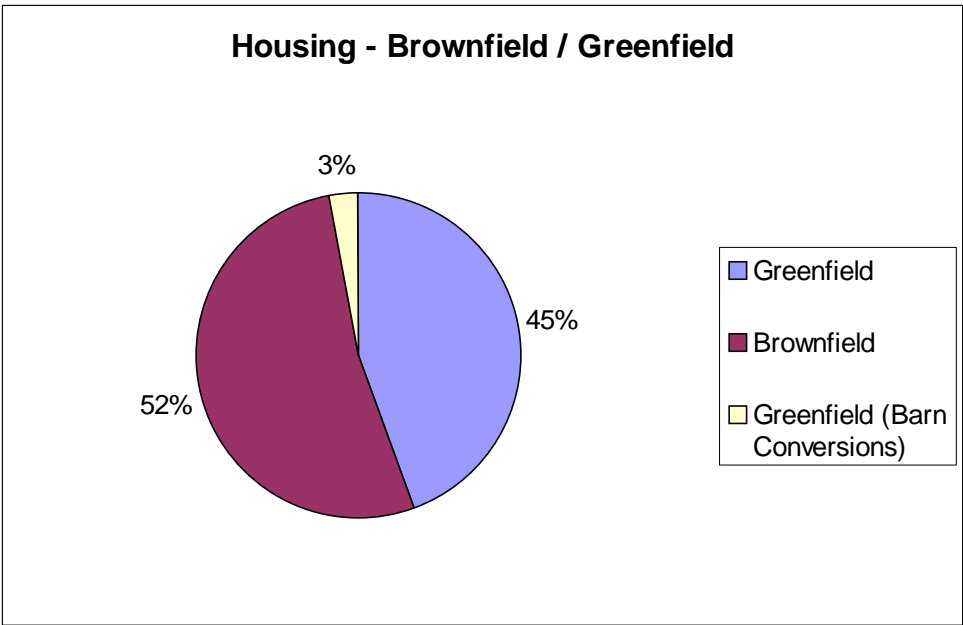
2006/07	2007/08	2008/09	2009/10	2219/11	Total
650	650	600	600	600	3100

2a



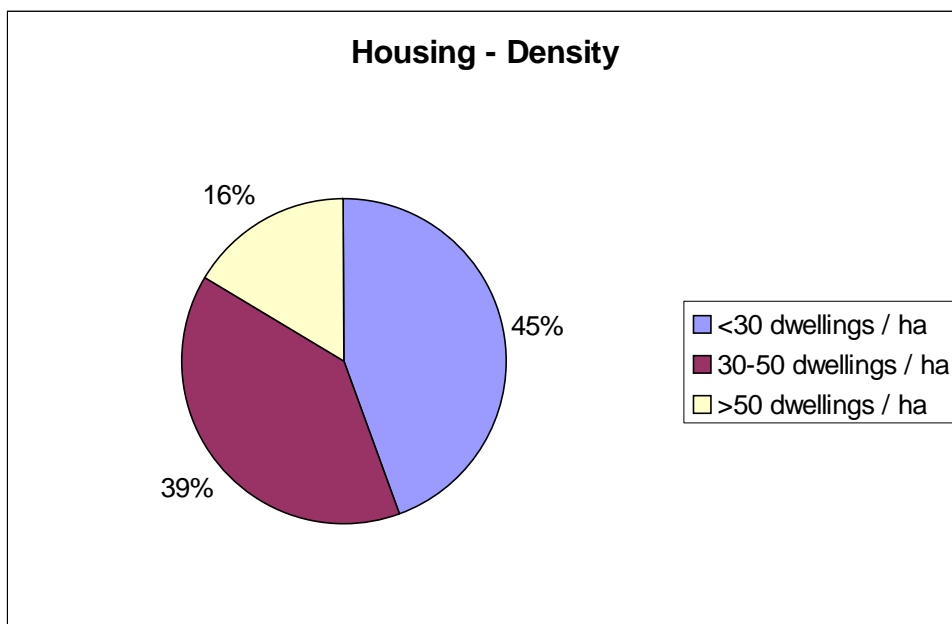
- 4.19 As part of the drive to achieve sustainable forms of development the Government has set a number of national targets for the location and density of new housing development.
- 4.20 For brownfield land development (that is land which has previously been used or developed for another purpose other than agriculture or recreational uses) there are national, regional and strategic targets. The national target is for 60% of all new residential development on brownfield sites by 2008. RSS8 sets a regional target for brownfield development of 60% by 2021 and the emerging Structure Plan sets a requirement of 35% by 2021.

2b % of new & converted dwellings completed on previously developed land	52.69%
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- 4.21 Increasing the density of development results in a lower take up of land. Higher density developments are being promoted by the Government as a means of producing more sustainable communities. As such the Government has set out a national target for new housing development to be no lower than 30 dwellings to a hectare. This target is reinforced through both Regional and Strategic policies which seek to achieve an average density of 30 dwellings to the hectare.

2c Percentage of new dwellings completed at less than 30 dwellings per hectare	44.44%
Percentage of new dwellings completed at between 30 & 50 dwellings per hectare	39.28%
Percentage of new dwellings completed at more than 50 dwellings per hectare	16.28%



- 4.22 The provision of affordable housing is a concern both nationally and locally. South Kesteven has set its own target to increase the provision of affordable housing within the district. In 2002 a housing need survey for the district identified a need for 147 affordable units to be provided within the district each year (between 2002 – 2007). One of the main ways of achieving new affordable housing is through the negotiation of a percentage of affordable housing units on normal market housing sites. Through this mechanism the Council has enabled the delivery of 50 new affordable units over the last monitoring year. In addition it is anticipated that up to 100 new units will be constructed in the next monitoring year. S.106 agreements negotiated to date reveal that in the region of 400 new affordable units will be provided over the forthcoming three to four years.
- 4.23 A new housing needs survey for the district has been undertaken by Fordham Research and published in February 2006. This study has shown that the Council needs to further increase its delivery of affordable housing units to meet need. This increase needs to be significantly greater than the 112 completed this year. The study states that over 600 affordable units are required each year over the next five years if all housing needs are to be met. The Council is seeking to amend its policy on affordable housing through the Local Development Framework and reduce site size thresholds to 15+ units in the towns and 2+ units in smaller settlements, and increase the overall affordable housing target to 50% in order to increase delivery.

2d Number of affordable houses completed	112
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Commentary

- 4.24 South Kesteven has increased the amount of housing developed on brownfield land over recent years. As demonstrated above during the monitoring period over 50% of new housing was built on previously developed land during 2005-2006. The urban capacity study undertaken this year indicates that the level of brownfield development could increase over the coming years in line with the national and regional targets.
- 4.25 Density of new development within the district has improved since AMR1, now with 44% new houses built during 2005-2006 being at less than 30 units to the hectare. Achieving high densities is a challenge, primarily due to the largely rural nature of the district and the need within these areas to more closely reflect the character and density of settlements.

It is also due to a number of historic commitments, which were approved prior to the implementation of the 30 per hectare policy. It is anticipated that the density of development in the district will slowly begin to increase over the coming years as policy changes begin to take effect.

4.26 The Council has been successful over the last year in the negotiation and delivery of affordable housing. Although development rates do not meet the level of need identified in the housing need survey, projections for the future delivery of affordable housing show a sharp increase in provision. The council continues to hold the provision of affordable housing as a priority and intends to utilise the conclusions of the new housing need survey in its endeavours to achieve more affordable housing through the LDF and the Housing Strategy.

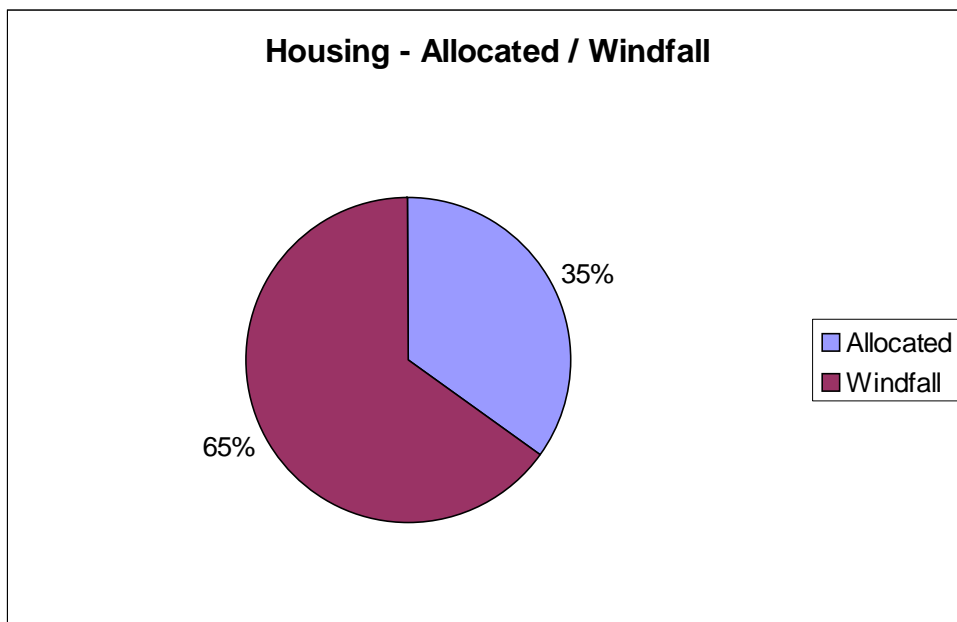
4.27 **Local indicators**

Changes to housing requirements imposed by the strategic plan will be complicated further over the coming year by the emerging revised RSS, which will provide new housing requirements for each district. In the light of these changes it is essential that the Council continually monitors the supply of new housing within the district. A number of local indicators can help us to gain a clearer picture of the current housing market. This includes:

- an indication of the level of windfall development (although this is largely driven by the availability of allocated sites) L5;
- a break down of completions by parish L6;
- the sort of housing which is being built L7
- the size of housing being built (in terms of bedroom numbers) L8.

In addition it is important that consideration is given to the amount of housing land which may be provided in the future on brownfield sites. To this end the council has undertaken an urban capacity study, the results of which are summarised in L9 below.

L7 Number of dwellings completed on windfall sites	448
Number of dwellings completed on allocated sites	241



L8 Annual completions (by parish) 1995 to 2005-06

NUMBER OF COMPLETIONS INCLUDING CONVERSIONS & CHANGE OF USE												
PARISH	1995	1996	1997	1998	1999	2000	2001-02	2002-03	2003-04	2004-05	2005-06	TOTAL
Allington	0	4	1	4	4	2	1	1	1	10	3	31
Ancaster	9	8	1	5	2	11	35	2	9	2	8	92
Aslackby & Laughton	0	0	0	2	3	1	5	0	1	2	1	15
Barholm & Stowe	0	0	0	0	0	0	0	0	0	1	4	5
Barkston	1	0	0	3	10	1	5	1	1	2	0	24
Barrowby	0	1	1	6	0	2	2	3	1	5	8	29
Baston	53	38	18	12	1	2	1	3	4	1	0	133
Belton & Manthorpe	0	0	0	2	10	9	15	0	0	0	0	36
Billingborough	1	2	2	1	2	9	5	15	14	28	26	105
Bitchfield & Bassingthorpe	0	0	0	2	2	1	0	1	0	0	0	6
Boothby Pagnell	0	2	1	0	1	0	0	0	0	0	1	5
Bourne	93	58	84	111	92	53	13	27	70	219	203	1023
Braceborough & Wilsthorpe	0	1	1	1	2	1	1	0	0	9	4	20
Braceby & Sapperton	0	0	0	0	0	0	0	2	0	0	0	2
Burton Coggles	0	0	0	0	0	0	0	0	0	1	0	1
Careby, Aunby & Holywell	0	0	0	0	1	1	0	0	0	0	0	2
Carlby	12	22	13	14	8	5	1	0	1	4	0	80
Carlton Scroop	0	1	1	1	0	1	0	0	0	0	0	4
Castle Bytham	4	6	3	2	1	2	0	2	1	2	2	25
Caythorpe	5	10	8	22	19	6	7	5	17	2	2	103
Claypole	10	3	1	23	32	9	7	7	18	46	5	161
Colsterworth	5	0	2	1	1	4	3	0	1	7	7	31
Corby Glen	2	3	2	3	3	7	37	39	45	5	3	149
Counthorpe & Creeton	0	0	0	0	0	0	0	0	0	0	0	0
Deeping St James	69	65	36	8	4	3	8	16	27	8	8	252
Denton	0	0	0	0	1	0	0	0	0	0	0	1
Dowsby	0	0	0	1	0	0	0	0	0	0	1	2
Dunsby	0	0	0	0	0	0	0	0	0	0	0	0
Easton	0	0	0	0	0	0	0	0	0	0	0	0
Edenham	0	0	0	0	1	0	1	0	0	0	0	2
Fenton	4	2	1	1	3	3	1	0	0	0	0	15
Folkingham	0	8	1	9	7	28	29	1	1	12	29	125
Foston	1	2	3	0	1	0	1	3	3	0	4	18
Fulbeck	1	0	0	3	1	2	4	1	3	0	0	15
Grantham	79	109	101	81	113	110	89	79	181	144	145	1231
Great Gonerby	14	8	21	7	2	25	20	6	2	2	2	109
Great Ponton	0	0	0	0	1	7	2	4	4	1	0	19
Greatford	4	0	0	0	1	1	0	1	1	0	3	11
Gunby & Stainby	0	0	0	0	0	0	0	0	0	0	1	1

NUMBER OF COMPLETIONS INCLUDING CONVERSIONS & CHANGE OF USE												
PARISH	1995	1996	1997	1998	1999	2000	2001-02	2002-03	2003-04	2004-05	2005-06	TOTAL
Haconby	0	5	0	1	2	1	2	3	5	3	7	29
Harlaxton	3	3	0	0	0	0	1	1	0	1	9	
Heydour, Oasby & Aisby	2	0	1	1	0	3	0	4	2	1	1	15
Honington	0	1	3	0	0	1	0	0	1	0	0	6
Horbling	0	0	0	1	1	1	0	1	10	4	2	20
Hough on the Hill	1	0	1	0	0	2	2	2	2	3	0	13
Hougham	0	1	0	2	2	0	0	0	0	0	3	8
Ingoldsby	2	1	1	3	3	1	0	1	1	0	0	13
Irnham	0	0	0	4	4	3	8	1	2	1	0	23
Kirkby Underwood	1	2	1	1	2	0	1	1	2	3	3	17
Langtoft	37	60	83	56	0	15	16	31	2	6	9	315
Lenton, Keisby & Osgodby	1	0	0	0	1	0	1	1	1	0	1	6
Little Bytham	0	0	0	1	0	1	1	2	3	4	0	12
Little Ponton	0	0	0	0	0	2	0	1	2	2	2	9
Londonthorpe, Harrowby	11	15	18	34	59	44	37	39	57	44	64	422
Long Bennington	22	16	6	4	2	2	9	5	35	26	13	138
Market Deeping	40	22	17	15	4	14	25	12	18	4	5	176
Marston	2	1	1	6	2	1	0	1	0	1	0	15
Morton	67	41	30	33	32	9	9	15	9	2	1	248
Normanton	0	0	0	0	0	0	0	0	0	0	0	0
North Witham	0	0	0	0	0	0	0	0	1	0	0	1
Old Somerby	1	0	0	0	1	0	0	0	0	1	0	3
Pickworth	1	1	3	1	0	5	1	0	0	1	0	13
Pointon & Sempringham	1	0	3	0	0	2	8	6	2	8	0	30
Rippingale	1	0	0	19	4	26	4	27	4	6	3	94
Ropsley & Humby	5	1	0	4	15	6	8	1	2	2	1	45
Sedgebrook	4	2	3	1	1	0	1	0	3	0	0	15
Skillington	0	0	0	3	10	12	6	0	1	0	2	34
South Witham	18	9	9	20	20	12	14	17	27	2	3	151
Stamford	100	106	101	103	78	42	19	119	94	63	60	885
Stoke Rochford	0	0	0	0	1	1	0	0	0	0	0	2
Stubton	0	0	0	2	0	0	2	2	4	0	0	10
Swayfield	0	2	3	2	6	4	1	0	3	1	2	24
Swinstead	0	0	0	0	0	0	1	0	0	0	1	2
Syston	0	0	0	0	0	0	1	0	0	0	0	1
Tallington	0	0	1	20	28	2	1	8	8	1	0	69
Thurlby	12	20	35	20	15	12	0	2	5	2	22	145

NUMBER OF COMPLETIONS INCLUDING CONVERSIONS & CHANGE OF USE												
PARISH	1995	1996	1997	1998	1999	2000	2001-02	2002-03	2003-04	2004-05	2005-06	TOTAL
Toft, Lound & Manthorpe	0	0	1	3	1	3	4	3	1	3	1	20
Uffington	3	1	0	0	1	2	1	0	0	1	0	9
Welby	0	0	1	1	0	0	2	0	1	0	0	5
West Deeping	1	0	1	0	0	0	3	1	0	1	1	8
Westborough, Dry Doddington	2	5	2	2	2	3	3	3	0	3	8	33
Witham on the Hill	0	0	0	0	0	1	0	0	0	0	1	2
Woolsthorpe	0	0	0	0	0	0	0	0	0	0	2	2
Wyville cum Hungerton	0	0	0	0	0	0	0	0	0	0	0	0

DISTRICT TOTAL	705	668	627	688	626	539	484	529	715	712	689	6982
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GRANTHAM TOTAL	90	124	119	115	172	154	126	118	238	188	209	1653
STAMFORD TOTAL	100	106	101	103	78	42	19	119	94	63	60	885
BOURNE TOTAL	93	58	84	111	92	53	13	27	70	219	203	1023
DEEPINGS TOTAL	109	87	53	23	8	17	33	28	45	12	13	428
URBAN EXCLUDING GRANTHAM TOTAL	302	251	238	237	178	112	65	174	209	294	276	2336

ALL URBAN TOTAL	392	375	357	352	350	266	191	292	447	482	485	3989
ALL RURAL TOTAL	313	293	270	336	276	273	293	237	268	230	204	2993

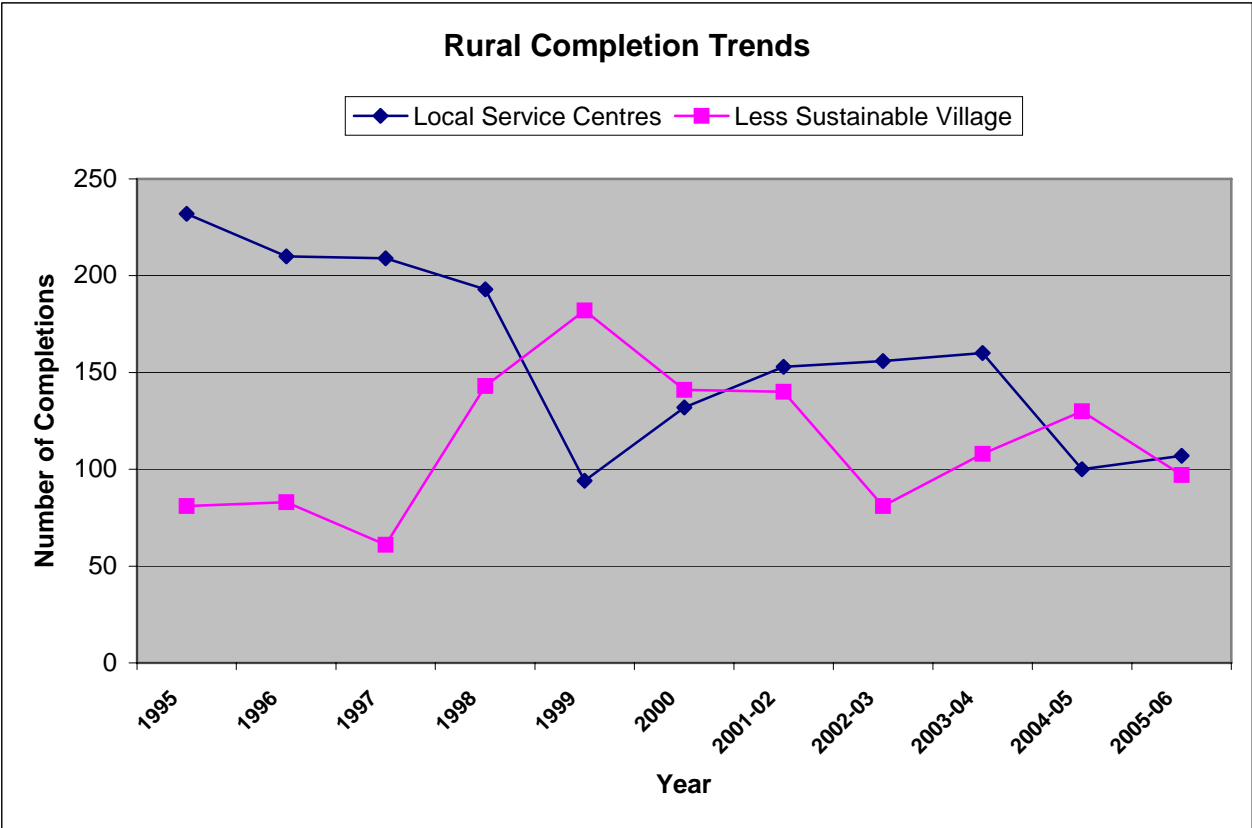
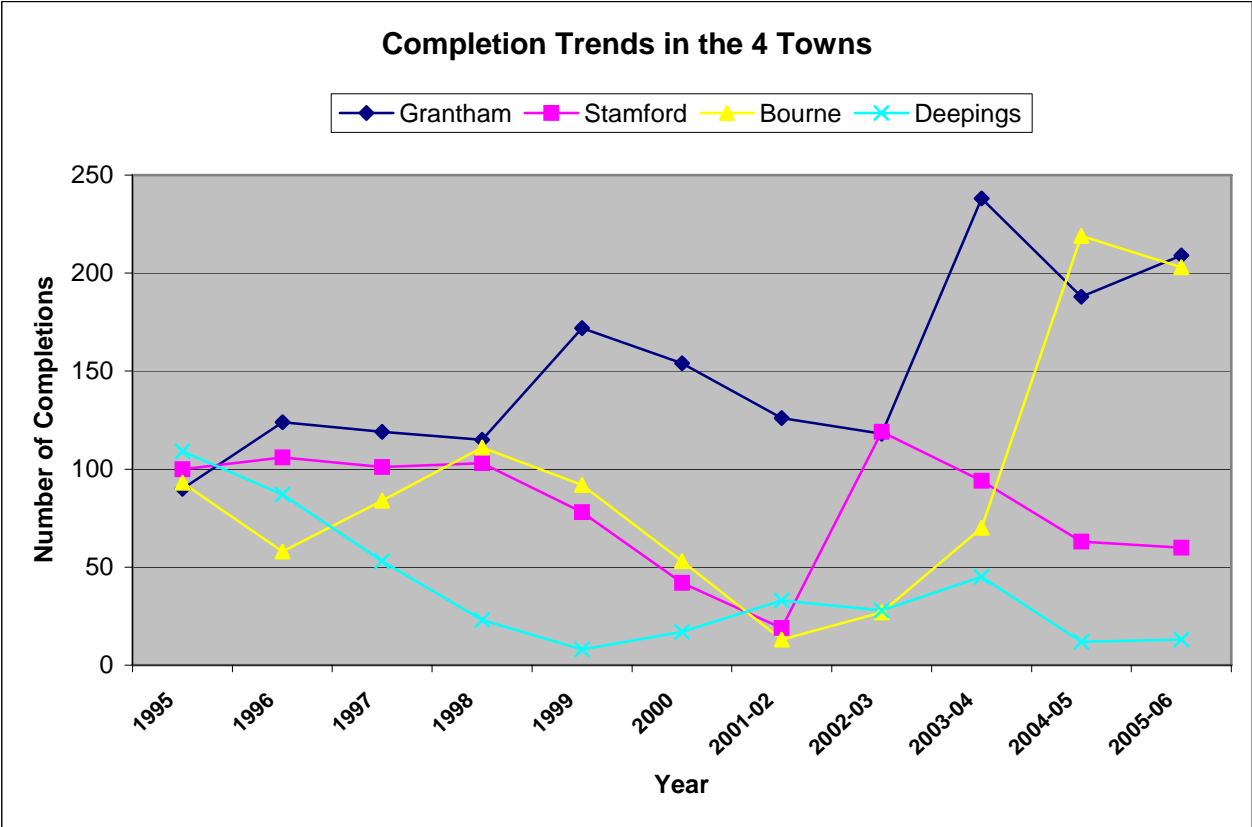
LOCAL SERVICE CENTRE TOTALS	232	210	209	193	94	132	153	156	160	100	107	1744
LESS SUSTAINABLE VILLAGE TOTALS	81	83	61	143	182	141	140	81	108	130	97	1249

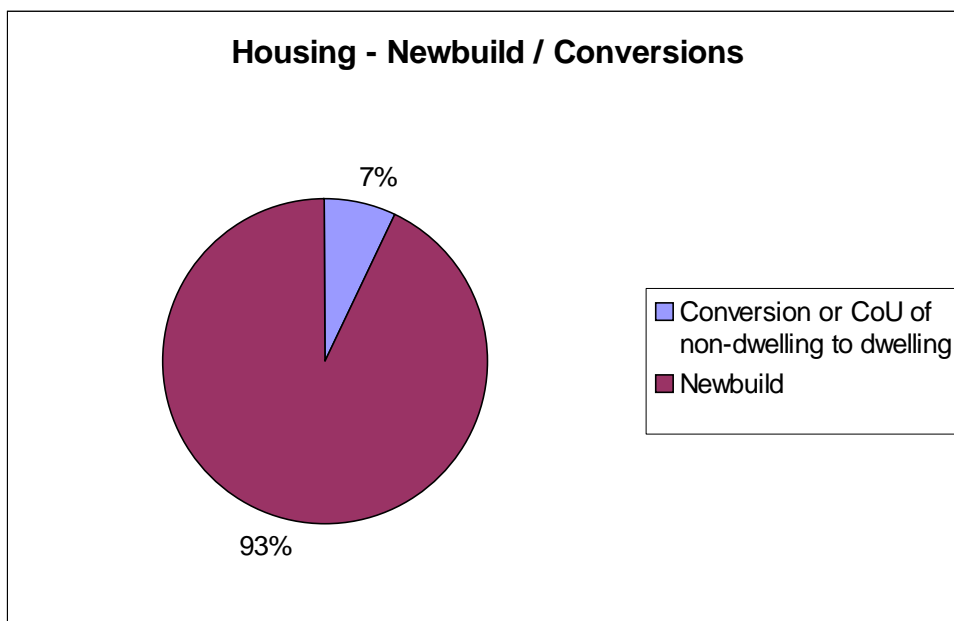
L9 Net Completions 2005-06

Completions - new build	639
Completions - mobile / temporary dwellings	0
Conversions of existing dwellings to multiple dwellings	5
Conversions of non-dwellings to dwellings	45
TOTAL COMPLETIONS	689

Demolitions	11
Conversion / change of use from dwellings to non-dwellings	4
TOTAL LOSSES	15

NET COMPLETIONS	674
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L10 Bedroom Breakdown 2005-06

New houses / bungalows completed with 1 bedroom	0
New houses / bungalows completed with 2 bedrooms	55
New houses / bungalows completed with 3 bedrooms	279
New houses / bungalows completed with 4+ bedrooms	223
New flats / maisonettes completed with 1 bedroom	32
New flats / maisonettes completed with 2 bedrooms	48
New flats / maisonettes completed with 3 bedrooms	2
New flats / maisonettes completed with 4+ bedrooms	0

L11 Urban Capacity Sites

Take up of urban capacity sites at 31/03/06

	Grantham	Stamford	Bourne	Deepings	District
Total Area (ha)	52.01	19.31	5.77	2.78	79.87
Area Committed (ha)	6.09	0.1	0.712	0	6.902
Total Capacity	1081	392	276	102	1851
Number Committed	72	4	45	0	121

* updated and amended December 2006

TRANSPORT

- 4.28 Transport policies for South Kesteven are largely prepared by other bodies. In particular Lincolnshire County Council through the Local Transport Plan (LTP) cover issues relating to highways (except the A1, which is the responsibility of the Highways Agency) and the provision of public transport.
- 4.29 The district benefits from easy access to the A1 north - south and from the high speed rail link to London and the north which stops in Grantham. However transport issues across the district are characterised by concerns over congestion within the towns and a lack of easy access to public transport in the more remote rural areas and an increased reliance upon the private car for all journeys. Both of these issues are considered by and tackled through the LTP, however with a limited budget it is recognised that all issues and

concerns will not be resolved within the immediate future.

- 4.30 In a bid to promote sustainable patterns of development consideration is now being given to the location of new development in terms of access to other services and facilities by foot, cycle and public transport. In this respect planning has a key role to play in promoting sustainable locations for development. During the monitoring period the location of new residential development in relation to essential services has been monitored, with the following results:

3 Amount & percentage of new residential development within 30 min public transport of a GP, hospital, primary school, secondary school, areas of employment and a major retail centre.	391 (57%)
Amount & percentage of new residential development within 30 min public transport of a GP.	630 (91%)
Amount & percentage of new residential development within 30 min public transport of a hospital.	391 (57%)
Amount & percentage of new residential development within 30 min public transport of a primary school.	635 (92%)
Amount & percentage of new residential development within 30 min public transport of a secondary school.	630 (91%)
Amount & percentage of new residential development within 30 min public transport of areas of employment.	621 (90%)
Amount & percentage of new residential development within 30 min public transport of a major retail centre.	621 (90%)

Commentary

- 4.31 Over 90% of new residential development is being built within 30 minutes journey on public transport of a GP, primary and secondary school, area of employment, or retail centre. Due to the size and rural nature of the district, and the fact that there are only two hospitals in the district (Grantham and Stamford), it will be difficult to increase the number of houses built within 30 minutes of a hospital. However, the strategy proposed in the Local Development Framework will focus additional housing growth within the four towns, with a particular emphasis on Grantham, which should improve this indicator.

LOCAL SERVICES

- 4.32 Grantham has been identified in the RSS as a sub-regional centre. This means that it provides the services to a larger hinterland than a local town would normally, it therefore draws shoppers and employees from neighbouring towns as well as the rural villages. In order that this status is bolstered the town is to see the lions share of new housing and employment development during the LDF period. Greater emphasis should be given to promoting Grantham as a retail and economic centre for the District. Alongside this however it should also be recognised that Stamford Bourne and the Deepings also provide shops and services for their own population and that of their rural hinterland. Shops and services within these towns also need to be supported and enhanced where possible.
- 4.33 In terms of retail development, both national and regional planning policy requires a sequential approach to the location of new shopping facilities. In the first instance new retail should be located within town centres. If it can be demonstrated that no suitable site is available within a town centre consideration can be given to an edge of centre site and only after such consideration should out of centre sites be identified.

4a Retail development completed	5040 sqm	4414 sqm
Office development completed	136 sqm	
Leisure development completed	0 sqm	

NB. Office (B1a) development also included in *Business Development* Section.

4b Amount & percentage of retail development completed in town centres	4890 sqm (97%)
Amount & percentage of office development completed in town centres	0 sqm (0%)
Amount & percentage of leisure development completed in town centres	0 sqm (0%)

4c Amount & percentage of eligible open spaces managed to green flag award	0
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Commentary

4.34 These figures demonstrate that SKDC is complying fully with national policy regarding the location of retail development in town centre locations. There has been a marked increase from AMR1 in the amount of retail development completed.

L12 All sites (by location) completed, committed or under construction for A1, A2, D2 use 2005/06

Sites completed 2005/06

App No	Location	UCO	Area (ha)	Floorspace (sqm)
04/1843	Former public toilets, Star Lane, Stamford	A1	0.002	13
04/1083	The Cattle Market, Dysart Road, Grantham	A1	0.924	4877
05/0655	Former McDonalds Building, A1 Northbound, Stoke Rochford	A1	0.921	150
			1.847	5040

Sites committed 31/03/06

App No	Location	UCO	Area (ha)	Floorspace (sqm)
04/1899	Autumn Park, Dysart Road, Grantham	A1	0.881	2143
05/1227	7, All Saints Street, Stamford	A1	0.011	56
05/1289	Former John Lee's Sacks, Old Wharf Road/Dysart Road, Grantham	A1	2.528	2323
05/1664	Skillington Playing Fields, Grantham Road, Skillington	D2	1.528	400
05/1114	Blackstones Sports & social Club Ltd, Lincoln Road, Stamford	D2	1.807	1301.76
			6.755	6223.76

Sites under construction 31/03/06

App No	Location	UCO	Area (ha)	Floorspace (sqm)
04/1906	Former John Lee Sacks site, Old Wharf road, Grantham	A1	2.659	7618
04/0141	Small Holding, Pickworth Road, Folkingham	A1	0.059	65.4
05/0737	64-66, North Street, Bourne	A1	0.106	125
05/0561	Glebe Farm, Casthorpe Road, Denton	A1	0.057	90
04/1258	Kempton Way, Dysart Road, Grantham	D2	0.698	1260
			3.579	9158.4

L13 Amount & percentage of floorspace completed for A1, A2 & D2 uses on allocated sites.	5040 sqm (100%)
Amount & percentage of floorspace completed for A1, A2 & D2 uses on windfall sites.	0 sqm (0%)

MINERALS & WASTE

4.35 **5 & 6** Lincolnshire County Council is responsible for these matters.

FLOOD PROTECTION & WATER QUALITY

4.36 Flood risk is an important consideration in planning decisions within the District, part of which lies within the low lying fens. However the district is reasonably well protect by flood defence schemes. The Council works closely with the support and guidance of the Environment Agency to ensure that this matter is dealt with sensitively in the consideration of planning applications.

7 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	0
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L14

Responses where EA objected	Decision Notices received where EA objected	Permission granted despite EA objection	% of decision notices received where EA objected
			%

Source – Environment Agency

BIODIVERSITY

4.37 National, regional and strategic planning policy promotes the protection and enhancement of biodiversity. The Environment Chapter of the adopted local plan sets out a suite of policies aimed at protecting and enhancing the environment of the district both in terms of the character and appearance of the landscape and settlements within it and specifically

in relation to designated and protect sites and species.

8 Change in areas and populations of biodiversity importance, including	*
(i) change in priority habitats and species (by type)	*
(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	*

*No data currently available for quantifiable changes in biodiversity. Base line data has been collected during 2005 as evidence for the SEA/SA of the LDF. The Council will work with Natural England, the Countryside Agency and Lincolnshire Wildlife Trust over the next year to monitor any changes, for reporting in AMR3.

L15 Baseline data for Biodiversity indicators

	Area in Ha	No. Sites
SSSI's	539 Ha	37
Natura 2000 sites		2
County Wildlife sites	5182 Ha	151
Tree Preservation Orders		360
Ancient Woodland	Not yet known	Not yet known
Historic Parks and Gardens		7

Commentary

- 4.38 Biodiversity indicators have been identified as part of the ongoing SEA process. Over the coming years the amount of information and data relating to biodiversity is likely to increase as more monitoring takes place. The identification of baseline data this year allows us to monitor the increase or decrease in recognised sites and areas of importance for wildlife over the coming years.

RENEWABLE ENERGY

9 Renewable energy capacity installed by type	0
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Commentary

- 4.39 No renewable energy schemes have yet been submitted to the district council. There is no policy within the local plan that relates specifically to renewable energy schemes, however the Council is working towards the inclusion of a policy in the Local Development Framework that requires 10% of on-site energy to be provided by renewable sources.

5. NEED FOR POLICY CHANGES

- 5.1 As set out above the adopted Local Plan was expected to cover the plan period 1991-2001. Changes to the planning system have led to this plan being extended to cover the period to September 2007 as a “saved” plan whilst the LDF is being prepared. It is acknowledged that many policies within the plan are somewhat dated and have been superseded by national, regional and strategic policies. The policies of the Local Plan will be replaced within the next three years by a new LDF.
- 5.2 The Council decided that the situation with regard to housing development in the district needed to be addressed in advance of the emerging LDF and therefore prepared the interim housing policy to give developers and the general public a clear indication of the councils’ approach in the determination of applications for new dwellings. This document combines national, regional and strategic housing policy and relates it to the particular circumstances of SKDC in terms of housing supply.
- 5.3 The preparation of the two initial DPD’s for the LDF will result in much of the Local Plan being replaced with new and updated policies. These documents will be developed further over the next monitoring period.
- 5.4 The Council will continue to monitor the information included within this years AMR, and has also developed additional monitoring systems which will mean that more information will be available for subsequent monitoring periods. The production of a series of AMR’s will also allow for the comparison of development rates and patterns over the next few years.
- 5.5 It is anticipated that over the next three years whilst the LDF is prepared monitoring information contained in the AMR will be used to guide the development of new policies. Once the new policies and proposals are adopted their effectiveness will also be monitored and reported upon. If it becomes apparent from this monitoring that policies are not working or are having a different effect from that intended, this will provide the evidence base for amending parts of the LDF as appropriate.

6. Appendices

The following appendices are intended to be included in the first revision of the South Kesteven Local Development Scheme (LDS), to replace the April 2005 Approved LDS. They reflect amendments to the profile and timetable for production of the Local Development Framework, as detailed in Section 3 of the AMR.

Appendix A indicates the name of each document, the Local Plan policy it is intended to replace and its chain of conformity. Appendix B provides a timeline for the preparation of each LDF document. Note these are indicative and subject to discussions with Government Office for the East Midlands and the Planning Inspectorate.

Appendix A:

Document Title	Status	Subject matter	Saved policies it replaces	Chain of conformity
Statement of Community Involvement		Sets commitment to community involvement in the process. Identifying how, when and why community will be involved	None	Regulations, PPS12 and companion guide
Core Strategy	DPD	Sets vision, objectives and spatial strategy for achieving sustainable development, including policies on Affordable Housing and Development Principles	H5 - H13, E6- E11, S1, S8, S9, EN1 – EN11, AG1 – AG3, C1 – C13, REC1- REC11, T1, T3, T4	PPGs, PPSs, EMRSS
Site Specific Allocations Development Plan Document and Proposals Map	DPD	Identifies strategy for meeting housing, employment and retail development needs, including identification of allocated sites, together with policies protecting the district's built and natural heritage	H1-H10, H13, E1- E13, S1 – S7, EN3 - 5, EN9, AG2, AG3, C9, REC3, REC4, T2	PPGs, PPSs, EMRSS and Core Strategy
General Development Control Policies	DPD	Local planning policies covering more detailed issues such as design, telecommunications, housing conversions and extensions, leisure development and community facilities	H6 – 7, H11, H13, E5 – 6, E9 – 10, E13, EN10 - 11	PPGs, PPSs, EMRSS and Core Strategy
Stamford Area Action Plan	DPD	Detailed policies and proposals aimed at strengthening the town centre as a successful retail, business and leisure destination, whilst protecting its heritage	H2, E2, T1, T2	EMRSS, Core Strategy and Site Specific DPD policies
Grantham Area Action Plan	DPD	Detailed policies and site proposals to strengthen Grantham's position as a sub-regional centre	H1, E1, REC9, T1, T2	EMRSS, Core Strategy and Site Specific DPD policies

Affordable Housing	SPD	Provides guidance on the provision of affordable housing	H8, H9 (through Core Strategy)	Conformity with, and supplementary to, Core Strategy policies
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Appendix B:

Indicative Timetable for South Kesteven Local Development Framework

In early 2007, the Council will be seeking to amend its Local Development Scheme from the version approved in April 2005 to reflect changes to the overall structure of the LDF and the timetable for producing its component documents.

Core Strategy

Preferred Options Consultation (6 weeks)	-	March 2007
Submission Draft Consultation (6 weeks)	-	Summer 2007
Examination	-	Winter 2007
Adoption	-	Summer 2008

Site Specific Allocations Development Plan Document and Proposals Map

Preferred Options Consultation (6 weeks)	-	Sept 2007
Submission Draft Consultation (6 weeks)	-	Spring 2008
Examination	-	Autumn 2008
Adoption	-	Spring 2009

Development Control Policies Development Plan Document

Preferred Options Consultation (6 weeks)	-	Sept 2007
Submission Draft Consultation (6 weeks)	-	Spring 2008
Examination	-	Autumn 2008
Adoption	-	Spring 2009

Grantham Area Action Plan

Preferred Options Consultation (6 weeks)	-	Sept 2007
Submission Draft Consultation (6 weeks)	-	Summer 2008
Examination	-	Winter 2008
Adoption	-	Summer 2009

Stamford Area Action Plan

Preferred Options Consultation (6 weeks)	-	Sept 2007
Submission Draft Consultation (6 weeks)	-	Summer 2008
Examination	-	Winter 2008
Adoption	-	Summer 2009

Affordable Housing Supplementary Planning Document

Consultation on Draft	-	Summer 2007
Consultation on 2 nd Draft	-	Spring 2008
Adoption	-	Summer 2008

If you have any comments or queries relating to this document, please contact us:

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