Issues & Options

For future development in South Kesteven

Produced September 2005

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Planning for the future of South Kesteven

Foreword

A new set of planning policies called a Local Development Framework, or LDF for short, is being prepared for South Kesteven to encourage the development of “sustainable communities” by promoting and controlling development over the next 15 years. This will replace the Local Plan.

This paper is the first stage in the production of the LDF. It sets out the background and looks at the issues which will face South Kesteven over the next 15 years. It also sets out some options for dealing with these issues - there may be others.

Your views are needed to help us to decide which options should be looked at in more detail. There will be further opportunities for you to let us know how you think we should do this.

This consultation on the “Issues and Options” will help us to identify:

- Our vision and objectives for the next 15 years;
- How we can develop our communities sustainably;
- The parts of the district where development should be encouraged or controlled;
- What sort of development should be located in the different parts of the district;
- Sites which can be developed for certain things (for example housing, jobs and shopping);
- Open areas of land and countryside which should be protected;
- How the town centres could be improved;
- How the wider community can benefit from new development.

This document sets out what the District Council considers to be the main issues and options concerning future development in South Kesteven. You may feel that there are other issues of equal importance.

You can make your views known on the issues raised by:

- Completing THE ATTACHED QUESTIONNAIRE and returning it to
  
  Mike Sibthorp
  Head of Planning Policy & Economic Regeneration
  Council Offices
  St Peters Hill
  Grantham
  Lincs
  NG31 6PZ

- completing the online version on our website
  www.southkesteven.gov.uk

- email to planningpolicy@southkesteven.gov.uk

TO BE RECEIVED BY 11 NOVEMBER 2005
Timetable

Adopted Local Plan — Provides current Planning Policies (will be superseded by the LDF)

Consultation on Council's final Policy Documents

Draft Core Principles of Development and Location Strategy (Spring 2006)
Draft Housing and Economic Development DPD (Spring 2006)

First Consultation Stage (Now)

Second Consultation Stage

Core Principles of Development and Location Strategy (Final Version) (Autumn 2006)
Housing and Economic Development DPD (Final Version) (Autumn 2006)
SEA/SA Final Report (Autumn 2006)

South Kesteven Local Development Framework (LDF)

2001–2021

To be adopted Winter 2007/2008
A new Local Development Framework for South Kesteven

The existing South Kesteven Local Plan was prepared and adopted by the Council in April 1995, however a new planning act (The Planning and Compulsory Purchase Act 2004) requires Local Authorities to replace their Local Plan with a Local Development Framework. This will be a folder of all the planning policy documents which cover different issues and locations within South Kesteven. Some of the issues in this paper may not relate to the area where you live and/or work. Please feel free to answer as many or as few questions as you like.

The Council is not, however, totally free to make its own decisions on every issue: Some things have already been decided for us or may be influenced by others. In particular the County Council and the Regional Assembly set out the broad policy framework within which our LDF must fit. All our policies must be in accordance with national policy determined by the Government. The LDF should also reflect the needs and aspirations of the community as set out in the Community Strategy efforts will be made to ensure that the preparation of these two documents dovetail with each other.

What happens next?

We will use the views and comments made at this stage to help us decide which options we could look at in more detail and then identify “preferred options”. You will be given a chance to comment on these early next year. Comments made about the preferred options will be used to help draw up policies and proposals into full plans. There will also be an opportunity for you to make representations about the Council’s final documents at this stage too. All unresolved representations will be considered by an independent Inspector at a Public Examination before the documents can be adopted by the Council. The inspector at the examination will be looking at whether the plan appropriately addresses the needs and objectives of the area.
Vision and Objectives

The LDF will form a spatial plan for the area which should help the Council and the Local Strategic Partnership (LSP) to achieve their vision and objectives for the future. It is essential therefore that the vision and objectives of the new LDF reflect those of both the Council and the LSP.

The different documents which will form the new LDF should be united by a common vision and objectives which all documents should strive to achieve. This will be set out initially in the Core Location Strategy and Development Principles document.

In 2004 the Council adopted a new vision “to ensure that the residents of South Kesteven are proud of their district and their council”. The following five priorities were also established:

- Anti-social Behaviour
- Recycling
- Improving the street scene
- Accessibility to services
- Improving Town Centres (and developing Grantham as a sub-regional centre)

With the help of community involvement the Local Strategic Partnership (LSP) has built upon these and developed a vision and four strategic aims for the new Community Plan. The Community Plan for South Kesteven 2006-2009 has been drafted, subject to final approval the aims of the Community Plan are:

- Housing and related infrastructure
- Improved transport and access
- Improved Town Centres and Economic Development
- Community Health and Safety

The vision for the Community Plan is:

“To ensure that by 2020 our residents live in one of the top ten most desirable location in the country and are proud that they have the skills necessary to participate in sustainable communities which are safe, healthy and economically viable.”
Draft Vision for the LDF

Taking these matters into account, the vision and objectives for the Local Development Framework should be:

“The LDF will help to make South Kesteven a safe, healthy and desirable place in which to live and work by:

- Creating the right balance of jobs, housing and infrastructure whilst maintaining a high quality natural and built environment.
- Addressing the need for and the location and the form of development to develop sustainable and attractive communities where people want to live, learn, work and play, and where they feel safe doing so.
- Addressing the development needs of the district through appropriate and sensitively designed and located development which will ensure that the district continues to prosper both economically and socially.
- Protecting and improving the built and natural environment of the district to encourage local distinctiveness, promote greater biodiversity and provide for healthier lifestyles”.

Issue 1
A) Do you agree with the wording of the vision?
B) How could it be improved?

Draft Objectives for the LDF

1) To facilitate a sustainable pattern of development that meets the diverse economic, social and cultural needs of the whole community in a manner which ensures that development does not irreparably damage the environment or compromise the quality of life of existing and future generations.

2) To contribute towards a more sustainable pattern of development by locating new development mainly in the four towns where public transport is or can be provided.

3) To make effective use of land by maximising the amount of development on previously developed sites in locations which reduce the need to travel.

4) To make provision for an adequate supply and choice of land for new housing, employment and other necessary development to meet the needs of the district to the year 2021, in accordance with the requirements of the Structure Plan and the Regional Spatial Strategy (RSS).

5) To ensure that new housing offers a mix and range of types of housing to meet the variety of housing needs, especially the need for affordable and local needs housing in the district.

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

7) 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.

8) To protect the environment from significant harm and ensure adequate mitigation where appropriate.

9) Promote the conservation and enhancement, sensitive use and management of the districts natural and cultural assets.

10) Ensure that development and its occupiers are neither at risk from flooding and that it does not increase the risk of flooding to other people or property.

11) 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.

Issue 2
A) Do you agree with our objectives?
B) How could they be improved?
Sustainable Development

New Development

Old buildings can be re-used and new buildings can be built by all sorts of different people, businesses, and organisations for lots of different uses. Most new building or changes to the use of an existing building will require planning permission. 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 are used to help decide whether a planning application should be approved or refused.

South Kesteven District Council is committed to promoting and sustaining the economic, social and environmental well-being of the community by creating safe, healthy and vibrant neighbourhoods. In doing this the Council aims to promote sustainable development and create sustainable communities.

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!

One of the biggest environmental problems facing the world today is the effect of pollution. Car journeys are one of the major causes of pollution. An important way to reduce car pollution is by planning the location of new development in a way which reduces the need for people to travel by car.

Issue 3
Should new development be located where people can get to it by walking, cycling and by bus?

Use of Resources

Another important element of sustainability is the efficient use and re-use of natural resources. New development should therefore be encouraged to make the best possible use of land and materials to ensure less wastage. Development should also be encouraged to re-use land and buildings, recycle building materials and promote energy efficient design.

The Government’s policy is that developers should prioritise the development of brownfield sites (that is a site which has already been built on or used for another purpose) in urban areas before allowing the development of greenfield sites. To do this a sequence for site selection has been developed which is particularly relevant to housing development, but should be applied to the consideration of all new development.

In South Kesteven the location of new development would be considered in the following sequence:

1. Brownfield sites in Grantham, Stamford, Bourne and the Deepings;
2. Underused greenfield sites within the four towns;
3. Town extension sites (probably greenfield) in Grantham (and Stamford, Bourne and Deepings if necessary);
4. Brownfield sites within local service centres (Larger villages with a wide range of services);
5. Greenfield sites within local service centres.

Issue 4
Do you agree with this sequence?

Should new development be concentrated on brownfield land in the 4 towns?

When do you think new greenfield sites should be considered for development and why?

Do you think concentrating development of brownfield sites in the town may cause problems?

If so what sort of problems?
Creating Sustainable Communities

Sustainable communities are best described as 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 to these activities by car. These activities are usually available in towns and larger villages, however, they may not be located next to your house or in your neighbourhood, but if you have the opportunity to walk, cycle or catch a bus to them, chances are you live in a sustainable community and you can contribute positively to reducing the impact of your life on the environment.

National policies demand that new development is located in sustainable settlements. In South Kesteven we have four towns which are all deemed to be sustainable. We also have a number of large villages with a number of local services and lots of smaller villages and hamlets with no or very few services.

So what makes a village or town sustainable?

Sustainable settlements should be identified using a standard assessment process, which involves identifying essential and desirable facilities which need to be available to enable residents to meet their daily needs without having to travel by car.

The table below shows the factors which we have identified as being essential or desirable if a village is to be considered sustainable.

<table>
<thead>
<tr>
<th>Factor</th>
</tr>
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<tbody>
<tr>
<td>Primary School</td>
</tr>
<tr>
<td>Food Shop / Local Shop</td>
</tr>
<tr>
<td>Post Office</td>
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<tr>
<td>Bus Service (hourly)</td>
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<td>Public House</td>
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<td>Train Station</td>
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<tr>
<td>Child Care</td>
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<tr>
<td>Children’s play equipment</td>
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<tr>
<td>Village Hall / Meeting Hall /</td>
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<tr>
<td>Memorial Hall</td>
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<tr>
<td>Secondary School</td>
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<tr>
<td>Petrol Garage</td>
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<tr>
<td>Church / Chapel</td>
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<tr>
<td>Bus Service (less frequent than hourly)</td>
</tr>
<tr>
<td>Doctor</td>
</tr>
<tr>
<td>Local Businesses</td>
</tr>
<tr>
<td>Recreation area / open space</td>
</tr>
<tr>
<td>Mobile Library</td>
</tr>
<tr>
<td>Allotments</td>
</tr>
</tbody>
</table>

Issue 5
Do you agree with our criteria?

Can you identify (on the response form) which you think are essential?
Can you suggest others?
Housing Development

South Kesteven is a popular location for house builders and homebuyers. The population of the district has increased by approximately 12% (based on 1991 to 2001 census data) since the local plan (the council’s previous planning policy document) was adopted in 1995. Much of this growth is due to people moving into the area from outside. Many of the district’s residents commute to work in nearby cities such as Peterborough and Nottingham or even further afield to London. Demand for new housing to meet all needs should be addressed if the district is to achieve its objective of a decent home for all. One of the primary roles of the new LDF is to identify sufficient land to meet the predicted demand for new homes in the district.

Affordable Housing

Because South Kesteven is an attractive and popular place for people to live, and because house prices have risen beyond average household incomes, there is an issue about the affordability of housing in the district.

In 2002 a study revealed that more than 140 new “affordable” homes would be needed in the district each year. The Council has tried to address this through the provision of new affordable homes on private market housing sites and through new social housing. Consultants are currently carrying out a new survey to identify what the affordable housing needs of the district are now, and you may have been involved in this survey. The LDF will need to address this issue in detail.

Issue 6
Should affordable homes be built in the towns or villages or both?
Should private developers provide more affordable homes on market housing sites?
Should proposals for affordable homes be subject to the same restrictions in terms of location, brownfield sites, design, etc as market housing?

New Homes

The Lincolnshire Structure Plan (draft April 2004) sets a requirement for 9200 new homes to be provided in South Kesteven between 2001 and 2021. 2440 homes have already been built and another 4535 have planning permission. The new LDF should identify sites on which the remaining 2225 new homes can be built.

The Regional Plan is currently being reviewed and will give new housing requirements to replace those in the Structure Plan. The Council has an opportunity to try to influence the development requirements included within it. Whilst the figure in the new RSS will not be used for the first version of the Housing and Economic Development plan it is helpful to know whether you think we should be seeking to get higher housing requirements for the next plan period.

Issue 7
Do you think more new homes should be planned for the district in the RSS review?

A study has been undertaken which shows that brownfield land may be available for all the new homes required in Stamford, Bourne and the Deepings. This would mean that no new (greenfield) land would need to be used for house building in these areas before 2021. However in Grantham, there does not appear to be enough brownfield land to accommodate all the required new homes and therefore some greenfield land may be required.

Issue 8
Do you think all new homes should be built on brownfield sites if available?
Should new housing development close to the town centres make the best use of land by building flats or smaller houses with no or limited parking?
In the rural parts of the district almost all of the 1900 new dwellings required by the Structure Plan have already been built or have planning permission. There is therefore no need to identify new housing land in the villages.

**Issue 9**
Do you support this?

The Council has recently adopted a new policy to help it consider applications for new housing proposals in villages. The policy restricts new house building in the rural parts of the district so that only proposals for affordable local need housing, conversion of suitable existing buildings and replacement dwellings will be permitted within villages.

Using sustainability criteria the Council has also identified the following settlements as sustainable and therefore fulfilling the role of a “Local Service Centre”.

<table>
<thead>
<tr>
<th>Ancaster</th>
<th>Great Gonerby</th>
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</thead>
<tbody>
<tr>
<td>Barkston &amp; Syston</td>
<td>Harlaxton</td>
</tr>
<tr>
<td>Barrowby</td>
<td>Langtoft</td>
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<tr>
<td>Baston</td>
<td>Long Bennington</td>
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<tr>
<td>Billingborough &amp; Horbling</td>
<td>Morton &amp; Hanthorpe</td>
</tr>
<tr>
<td>Caythorpe &amp; Freiston</td>
<td>Rippingale</td>
</tr>
<tr>
<td>Colsterworth &amp; Woolsthorpe by Colsterworth</td>
<td>Thurlby &amp; Northorpe</td>
</tr>
<tr>
<td>Corby Glen</td>
<td></td>
</tr>
</tbody>
</table>

Within these settlements proposals for new house building on brownfield sites is also considered acceptable.

**Issue 10**
Do you agree with this approach?
In which villages do you feel further housing development should be allowed to take place?
If more housing is allowed in the villages what type of housing do you think should be built?

Housing issues for each of the four towns are considered separately on pages 16,17,18,19,20 and 21.
Employment

Situated alongside important north-south links in the national road and rail system, and close to the major business centres of Nottingham and Peterborough, South Kesteven is better placed than most other parts of Lincolnshire to attract and benefit from new employment development. The district currently has a very low unemployment rate, however average incomes are distorted by very high incomes of those commuting out of the district. Much of the employment within the district is low paid and skill levels tend to be lower than the national average. Unlike house building, the Structure Plan does not set out how much employment land should be identified in the LDF. However to ensure a thriving local economy it is essential that land is identified which is both suitable and available for new and expanding or changing employment generating activities.

Employment development encompasses many different types of business with varying requirements for land and buildings. Employment development might mean a builders merchant or a motor mechanics workshop, or it might mean a factory making dustbins or a factory making micro-chips for computers. Similarly employment opportunities are created by offices, shops, cinemas, swimming pools, hospitals, call centres etc. If we are to ensure a thriving local economy where unemployment remains low, but average incomes for those employed within the district increases in line with the national average and where we have the ability to attract inward investment it is essential that we understand the employment market and have an understanding of the supply and demand for employment land and buildings in the district.

We need to identify sites that are suitable for employment purposes. About 142 hectares of undeveloped land is currently allocated for employment use in the existing Local Plan. Some of these sites show little or no sign of being brought forward for development. It is part of the review process to critically examine these sites and determine whether or not they should continue to be included in the forthcoming Local Development Framework.

**Issue 11**
Where should new employment development take place?

Should we encourage employment development in rural areas where it will enable the rural economy to diversify and help maintain viable and sustainable local communities?

In which village(s) do you feel site(s) for new employment development should be identified?

Why do you feel that these villages are the most appropriate locations for employment development?

**Issue 12**
Should the Council identify sites for specific types of employment development? (E.g. Office development, Industrial or shopping)

**Issue 13**
Should sites which have been allocated for employment purposes be de-allocated if they have not been developed within 5 years?

**Issue 14**
Should the Council make wider use of Compulsory Purchase Orders to achieve its objectives for developing employment land?

Employment issues for each of the four towns are considered separately on pages 16, 17, 18, 19, 20 and 21.
Other Development

Town Centres
The centres of our towns have long been the focus of shopping, entertainment, business and other activities for both their own resident population and that of the surrounding areas. Like many other small town centres throughout the country, they have been subject to changes in commercial practice and consumer behaviour. In this district the towns (and some of the larger villages) have a greater role as service centres for a much wider rural hinterland. It is therefore important that the vitality and viability of these centres are maintained and where possible improved.

It is Government policy to maintain and enhance the traditional commercial role of town centres and defend them from “out of town” developments. The LDF should therefore consider the adequacy of town centre services and facilities and, where appropriate, identify sites for new development. It may also be appropriate to identify areas for retaining or enhancing the provision of particular uses, such as shopping, leisure, entertainment, education, health, employment, business and housing.

Issue 15  Should the LDF identify the limits of the town centres?
Issue 16  Should the LDF identify specific sites for new retail development within the four towns?
Issue 17  What sort of development would you wish to see in the town centres?
Issue 18  Should parts of our town centres remain, for the most part, undisturbed?
Issue 19  Should the LDF identify areas of town centres which will be restricted for certain uses (e.g. shopping, leisure and entertainment areas)?

Recreation Leisure & Tourism
Society as a whole has more leisure time than ever before, and this trend is likely to increase further. Access to open space and recreation facilities is also extremely important to promote healthy lifestyles and to promote social well-being. It is important therefore that there are adequate and appropriately located facilities to cater for this demand.

Issue 20  Is there a need for more recreation, leisure and tourist facilities in the District?
If so what should they be and where should they be located?

Issue 21  Should the council try to protect existing recreation sites from development?
Should the council protect existing allotment sites from development, even where they are no longer in use?
Long standing national and local policies exist to safeguard the open countryside around our towns and villages from development other than that related to agriculture, forestry and other uses which are essential in that location.

The existing Local Plan recognises the quality of the local landscape and designates a large area of our countryside as an “Area of Great Landscape Value”. No such areas are identified in the Structure Plan which makes it clear that designations like this should only be maintained where the general countryside policy framework will not provide the necessary protection.

**Issue 22**
Should we consider ways of conserving the quality of the countryside as a whole and not just those areas with special designations?

Should more emphasis be placed on a local assessment of landscape character aimed at protecting and improving local distinctiveness throughout the District?

The existing Local Plan also identifies a large number of other open areas of land within and on the edge of our towns and villages which should be protected from development. (EN6 sites). This is in recognition of their special local importance, for example, in preventing the merging of towns and villages or because of their particular character and appearance.

**Issue 23**
Should we continue to protect open areas in and around the towns and villages?

Which open areas of land in and around our towns and villages should be protected from development?

**Issue 24**
Should we have additional policies to protect the wider environment from the consequences of development? E.g. Flood risk and attenuation, pollution and contamination?

**Issue 25**
Should we have additional policies to promote renewable energy (e.g. wind power, solar power, biomass etc)?

Should the LDF identify suitable sites for the location of windfarm and/or Biomass developments? If so where?
Character of Settlements

South Kesteven’s towns and villages possess distinctive architectural and historic characteristics made up of a complex mixture of building forms, materials and layouts which help give them their individual identity.

Today the pace of development has led to the introduction of a ‘sameness’ of building styles across the whole country. Too often they take little account of the particular locality in which they are situated.

Issue 26
Should the LDF contain stronger policies to promote good design in new development and help maintain local distinctiveness?

Issue 27
Are there any areas of our towns and villages which you feel require special protection and conservation?

Infrastructure provision by developers

New development often creates a need for additional or improved community services and facilities. Despite extensive development in South Kesteven over recent years, infrastructure has not always kept pace with the demand generated for local facilities.

Issue 28
Should the LDF include policies requiring large developments to make adequate provision for addressing infrastructure demands?

Issue 29
Should all new housing developments make a contribution to infrastructure improvements?

Issue 30
What type of community facilities and services should be sought from developers?
Grantham

Grantham is the largest town in the district with a population of 38,000 and over 60,000 within Grantham’s travel to work area. Almost one third of the total population of South Kesteven lives in Grantham which is the largest town in the county after Lincoln. The town has a large range of shops and services which serve a much wider area than the population of the town itself. For this reason the town is identified in the Regional Plan as a “sub-regional centre”.

Despite concerns about reductions in medical care facilities and slow progress being made to resolve traffic congestion, the town has the best social, community and physical infrastructure of any of the district’s four towns. Situated in a highly accessible location alongside important parts of the national road and rail network, Grantham has the potential to take on a stronger sub-regional role in line with the requirements of the RSS. To fulfil this role it is intended that Grantham should accommodate the major share of additional housing and employment development over the next 15 years and should expand the range of services and opportunities it provides for the wider community.

Housing

The town experienced a large increase in house-building 5-10 years ago. Most new homes in Grantham are now under construction at Londonthorpe Lane and off Springfield Road. The Structure Plan requires that 3800 new homes should be built in Grantham (2001-2021). Since 2001, 670 homes have been built and a further 1172 have planning permission. So land still needs to be identified for some 1958 houses.

In 2004 the Council undertook an Urban Capacity Study to identify the amount of brownfield land which might become available for housing development up to 2021. This study revealed that approximately 1150 new homes could be built on the larger brownfield sites, such as: Impress Metals, Springfield Road and the former tyre depot and house at Welham Street.

If all the houses expected are built, new land would still need to be identified in the town for about 480 homes. There are very few opportunities for large greenfield development within the town without the loss of important open spaces. It is therefore likely that land on the edge of the town will need to be identified for new housing development.

Employment

As would be expected Grantham provides the majority of the district’s employment opportunities. Capitalising upon its location adjacent to the A1 and the East Coast Mainline, the town is an important location for a wide range of employment generating businesses, ranging from manufacturing to commercial and distribution uses. There is however a shortfall in readily available sites on which new and relocating businesses can develop. The LDF must address this issue by providing for a range of sites both within and on the edge of the town to meet the demand. It will be essential to prove that sites are deliverable before being allocated in the LDF.

The location of the town and its identification as a sub-regional centre makes it a suitable location for the development of research and development sectors and makes it ideally placed for a business centre. Whilst there is shortage of employment land generally available in the town, there is a particular shortage of business start-up units and managed workspace, which should be addressed in the LDF.

A number of the sites identified in the Urban Capacity Study for housing are currently in employment use. The Council needs to decide whether these sites should remain available for employment or whether it would be better to redevelop them for housing and identify replacement land for employment uses on the outskirts of the town.

Issue 31
What new use should be made of former employment sites within Grantham?
The District Council believes that a resolution to the problems of east-west movements is the provision of a by-pass therefore to come about as part of a major development scheme which will fund part or all of a new road.

Development of such a road is unlikely to be publicly funded in the near future and is only likely also committed to undertaking a transport study which should recommend how to resolve congestion in the town.

As the Highway Authority for South Kesteven, Lincolnshire County Council is seeking to address these issues and a number of localised highway improvement schemes are already underway within the town. The County Council is also committed to undertaking a transport study which should recommend how to resolve congestion in the town. The District Council believes that a resolution to the problems of east-west movements is the provision of a by-pass or relief road. Development of such a road is unlikely to be publicly funded in the near future and is only likely therefore to come about as part of a major development scheme which will fund part or all of a new road.

**Issue 32**
If sites on the edge of the town are needed for either housing or employment development should we concentrate on:
- One location only?
- More than one location?

Should these sites be for a single use such as housing (and associated facilities) or should they be developed for a mix of uses incorporating housing, employment, commercial and local services?

Please indicate on the attached questionnaire which of the areas shown on the map you think are most suitable for development.

**Infrastructure**
Traffic congestion within the town is a problem which is exacerbated by the restriction of east-west movements (particularly on the A52 Boston-Nottingham route) through the town centre, and through narrow Victorian railway bridges, some of which are height restricted and only allow for one-way traffic.

As the Highway Authority for South Kesteven, Lincolnshire County Council is seeking to address these issues and a number of localised highway improvement schemes are already underway within the town. The County Council is also committed to undertaking a transport study which should recommend how to resolve congestion in the town. The District Council believes that a resolution to the problems of east-west movements is the provision of a by-pass or relief road. Development of such a road is unlikely to be publicly funded in the near future and is only likely therefore to come about as part of a major development scheme which will fund part or all of a new road.

**Issue 33**
Should the Council promote an east-west relief road which will be largely dependent upon private development funding (e.g. housing and employment)?
If so where should this route go?

**Issue 34**
Which parts of the town centre should benefit from redevelopment and which should remain undisturbed?
What sort of development do you wish to see in the town centre?
How could the town centre be improved?

**Issue 35**
Should a special policy designation be made for the shopping area at Gonerby Moor, to focus and strengthen its role as a retail centre?

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**KEY**

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<thead>
<tr>
<th>Number</th>
<th>Description</th>
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<tbody>
<tr>
<td>1</td>
<td>Poplar Farm</td>
</tr>
<tr>
<td>2</td>
<td>Land between Gonerby Hill Foot and Great Gonerby</td>
</tr>
<tr>
<td>3</td>
<td>Land adjacent to Prince William of Gloucester Barracks</td>
</tr>
<tr>
<td>4a</td>
<td>Land East of Spittlegate Level</td>
</tr>
<tr>
<td>4b</td>
<td>Land between Spittlegate Level and the A1</td>
</tr>
<tr>
<td>5</td>
<td>Land West of the A1 off Harlaxton Road</td>
</tr>
<tr>
<td>6</td>
<td>Land between Great Gonerby and Gonerby Moor</td>
</tr>
<tr>
<td>7</td>
<td>Land between Belton Lane and the Manthorpe estate.</td>
</tr>
<tr>
<td>8</td>
<td>The Canal Basin</td>
</tr>
<tr>
<td>9</td>
<td>Land between Barrowby Gate estate and the A1</td>
</tr>
</tbody>
</table>

The map below shows areas around Grantham which may be suitable for both housing and employment development.
Stamford

Stamford is the second largest town in the district, and home to over 19500 people. Situated in the south-western corner of the district alongside the River Welland and the A1 trunk road, the town’s boundaries coincide with the county boundaries of Lincolnshire, Rutland, Northamptonshire and Cambridgeshire.

The old town which straddles the river contains over 600 listed buildings. Its intricate street pattern, steep contours and profusion of 18th and 19th century buildings with their mellow stonework and distinctive Collyweston roofs produces a townscape of exceptional quality. The overall shape of the town has been and still is determined by the river valleys; the road network and the tight administrative boundary, together with land ownership constraints.

To the east development has been constrained by the confluence of the Rivers Gwash and Welland and to the west by the A1 trunk road. The landscape to the north of the town is attractive and undulating, whilst to the Southeast the Burghley Park Estate forms another constraint to development.

The Council is keen to ensure that Stamford maintains its role as a locally important employment and service centre, but at the same time is aware of the need to protect its unique historic character and prevent irreversible damage to its setting.

**Housing**

The Structure Plan groups Stamford with Bourne and the Deepings in terms of housing development. Within the group some 3500 dwellings should be built during the plan period (2001-2021). Much of this is already accounted for by houses built and those with planning permission (particularly within Bourne). Urban capacity (brownfield) sites have been identified for about 500 new homes. Some of this is however currently in use and would only become available if the current owner wished to move or redevelop the site. The availability of affordable homes is of particular concern in Stamford and will need to be addressed in the LDF.

**Issue 36**

Should affordable housing be allowed to be developed on sites which might not normally be acceptable for market housing?

**Employment**

The Council is aware that there is a shortage of readily available employment land within Stamford. Much of that which is allocated is on the east of the town and is constrained by poor access. The identification of employment sites which can be delivered is a priority for the Council if it is to meet its objectives. Stamford is well located in the national road network and is subject to a high level of demand for employment land which is currently largely unmet. This issue must be addressed within the LDF.

**Issue 37**

Should new development be restricted to that which is essential to meet the needs of the town for housing and employment?
The map below shows areas around Stamford which may be suitable for both housing and employment development.

**KEY**

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Land between Tinwell Road and Empingham Road</td>
</tr>
<tr>
<td>2</td>
<td>Land to the east of Little Casterton Road</td>
</tr>
<tr>
<td>3</td>
<td>Land north of former Williamson Cliff brickworks</td>
</tr>
<tr>
<td>4</td>
<td>Land to the east of the town north of Uffington Road</td>
</tr>
<tr>
<td>5</td>
<td>The Welland Quarter</td>
</tr>
</tbody>
</table>

**Issue 38**
Should development be concentrated within the existing built up area of the town on brownfield sites?

**Issue 39**
If the town were to expand outwards where should this be located? (Please indicate on the attached questionnaire which of the areas shown on the map you think are most suitable for development.)

Should development on these extension sites be limited to one use (such as housing or employment development), or should they be used for a mix of uses?

Proposals have been announced by Stamford Chamber of Trade for a new road link which would open up the eastern part of the town and provide improved access from the east onto the A1. This road is unlikely to be publicly funded. Its development will only come forward therefore if sufficient land is identified for development (both housing and employment) to yield the road as a planning gain.

**Issue 40**
Do you support the idea of a new road link for the east of the town to the A1?

Working with Stamford Vision the District Council has also assessed the feasibility of an area of the town north of the River Welland and to the east of the town centre known as the Welland Quarter. This site is considered suitable for a major mixed use redevelopment scheme comprising housing, employment, commercial and recreational uses.

**Issue 41**
Do you support the redevelopment of the Welland Quarter for a mixed use development?

**Issue 42**
Which parts of the town centre need improving if any?
What sort of development would you wish to see in the town centre?

**Issue 43**
Are there any open spaces within the town which you feel should be protected and/or enhanced?
The town of Bourne is situated on the A15 Lincoln to Peterborough road in the eastern part of the district between the rich fenlands and the wooded slopes of the limestone hills.

Bourne has experienced rapid expansion of its population over the last few years. This is due primarily to the development of Elsea Park to the south west of the town. This site has planning permission for in the region of 2000 houses, a primary school, a local service centre and employment development. A new road has also been constructed as part of this development linking the A15 west to the A151 to Grantham / Stamford.

Elsea Park is considered sufficient to meet the needs of the town in terms of housing development for the foreseeable future. However the encouragement of new employment opportunities and development of the town centre are considered vital to meet the needs and demands of the planned growth in population.

Currently employment land is allocated on the eastern side of the town, however much of this land has proved to be either unsuitable or undesirable to modern employers. Demand for land and premises in Bourne is strong, however there is a shortage of suitable and readily available sites. New attractive and deliverable sites must be identified in the LDF if Bourne is to achieve the right balance of homes and jobs to allow it to develop as a self-contained town.

Proposals for the redevelopment of the town centre are underway. The council has approved a redevelopment scheme which incorporates retail and commercial development as well as some housing development within the town centre.

Issue 44
Should new housing development (not sites which have permission already):
- Be limited to affordable housing schemes only
- Be restricted to brownfield urban capacity sites only
- Allow for new development on both brownfield and greenfield sites within the existing built up area only!

Issue 45
Where should new employment land be identified? (Please indicate on the attached questionnaire which of the areas shown on the map you think are most suitable for development.)

Issue 46
How could the town centre be improved?
What sort of development would you wish to see in the town centre?

Issue 47
Are there any open spaces in the town which should be protected and/or improved?

The map below shows areas around Bourne which may be suitable for employment development.

<table>
<thead>
<tr>
<th>KEY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Sites to the east of the town (with improved access)</td>
</tr>
<tr>
<td>2 Land to the east of South Road and south of Cherry Holt Road</td>
</tr>
<tr>
<td>3 Land east and west of North Road</td>
</tr>
</tbody>
</table>
The Deepings

The Deepings is the collective name given to the three settlements of Market Deeping, West Deeping and Deeping St James which lie some 7 miles north of the City of Peterborough on the A15 Lincoln / Peterborough Road. The town has built up on the northern side of the River Welland which also forms the district and County boundary with Peterborough.

The population of the Deepings has grown over the last 10 years to over 13,000. The majority of this growth has been fostered by the major expansion of Peterborough. The high level of in-migration over the last twenty years has resulted in a much younger age structure and momentum for further growth through natural increase.

Despite the size of population of the Deepings it does lack the kind of town centre with the range of commercial and retail activity that is characteristic of many small towns. There have been several major improvements in recent years to the towns facilities including a bypass, a major food store and a health centre. The Deepings has also been highly successful in attracting new high quality employment and there is strong evidence of continuing demand for factory space there. The District Council is keen to meet this demand to promote a better balance of homes and work opportunities and reduce the outward migration or workers that could be attracted to local jobs if the employment opportunities within the town are expanded.

The Regional Plan promotes a restriction of further housing development in the southern part of the district as a means of reducing car travel to Peterborough, this is reflected within the Structure Plan housing requirement for the Deepings (which is included in the “other urban areas” including Bourne and Stamford). Completions and commitments at the end of March 2005 totalled 3315 and urban capacity sites have been identified for about 500 new houses. There is little scope for any additional housing development in the Deepings within the restrictions of the Structure Plan. There is however concern about the affordability of housing in the Deepings which should be addressed in the LDF.

Issue 48
Should new housing development (not sites which already have planning permission):
• Be limited to affordable housing only
• Be restricted to brownfield urban capacity sites only
• Allow for a limited amount of new development on both brownfield and greenfield sites within the existing built up area only?

Issue 49
Where should new employment sites be identified? (Please indicate on the attached questionnaire which of the areas shown on the map you think are most suitable for development.)

Issue 50
How could the town centre be improved?
What sort of development would you wish to see in the town centre?

Issue 51
Are there any open spaces in the town which should be protected and/or improved?

Issue 52
If additional housing and employment development is required in the future, do you think land south of the River Welland should be considered?

The map below shows areas around the Deepings which may be suitable for employment development.
The Planning Policy Team

If you would like to talk to a member of our team regarding any issue raised in this document please call:

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01476 406467

Alternatively email:

planningpolicy@southkesteven.gov.uk
Appointments can take place at any of our District Offices. If you have an issue which you would like to discuss please call 01476 406467 to arrange an appointment. Appointments can take place at any of our District Offices.

**STAMFORD LIBRARY**
Monday 3 & Tuesday 4 October,
9.30am-4.30pm

**MARKET DEEPING LIBRARY**
Tuesday 4 & Wednesday 5 October,
9.30am-1pm & 2pm-4.30pm

**BOURNE TOWN HALL** *(Council Offices)*
Thursday 6 & Friday 7 October,
9.30am-4.30pm

**GRANTHAM ISAAC NEWTON SHOPPING CENTRE**
Monday 10 & Tuesday 11 October,
9.30am-4.30pm

**COSTERWORTH VILLAGE HALL**
Friday 7 October,
2pm-7.30pm

**BILLINGBOROUGH VILLAGE HALL**
Monday 3 October,
3pm-7.30pm

**LONG BENNINGTON VILLAGE HALL**
Tuesday 11 October,
2pm-7.30pm

A public exhibition about the Issues and Options document is being displayed at the locations listed below. Planning Officers will be available to discuss the matters raised in this consultation document by appointment only during office hours for the weeks commencing 17 October and 24 October.
PLEASE DON’T FORGET TO LET US HAVE YOUR VIEWS BY RETURNING THE QUESTIONNAIRE BY 11 NOVEMBER 2005

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