Local Development Framework for South Kesteven

Housing & Economic DPD Preferred Options

Consultation June 2006
Information & Contacts

What are Preferred Options?

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

What is the Housing & Economic DPD?

The Housing & Economic DPD is a key part of the LDF. It sets out site based housing, employment and retail policies and allocations for the next 15 years. The Council’s Local Development Scheme sets out the details of this and other LDF documents, and is available at www.southkesteven.gov.uk.

Your views

The Council is strongly committed to involving local people and key stakeholders in the development of the LDF for South Kesteven. There is a six week period in which you can submit comments, from 26th June to 7th August 2006.

How to Respond

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

Contacts

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

Mark Harrison
South Kesteven District Council
Council Offices
St. Peter’s Hill
Grantham
NG31 6PZ
Tel:01476 406438
Email: planningpolicy@southkesteven.gov.uk
Web: www.southkesteven.gov.uk
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1 Introduction
1 Introduction

Introduction

1.1 The Housing and Economic Development Plan Document (DPD) forms part of the Council’s emerging Local Development Framework (LDF) and sets out detailed site-based policies, including site specific allocations for housing and employment generating uses.

1.2 The Core Strategy is the overarching policy document of the LDF. It sets out the long-term vision and spatial objectives of the district and includes the strategic policies necessary to deliver the vision. The proposals included within this Housing and Economic DPD are in accordance with the principles established by the Core Strategy, and will apply to specific sites and to specific types of development and uses. The Council is preparing the Core Strategy and the Housing and Economic DPD in tandem, to provide clarity in the preparation process.

1.3 This document is the Preferred Options report for the Housing and Economy DPD. It sets out the Council’s preferred approach to addressing housing, employment, retail, leisure and tourism issues in the district to 2021, including setting out preferred land allocations for these uses. Illustrative maps are included as part of this report to set out the location and site boundaries of these proposed allocations.

Community Involvement

1.4 Local authorities are required to actively involve the community in the process of preparing DPDs. There will be opportunities for public and stakeholder involvement throughout the preparation of each document in accordance with the Council’s adopted Statement of Community Involvement (SCI) (April 2006).

Preferred Options

1.5 Before the Housing and Economic DPD Preferred Options report was prepared the Council considered the responses received about the Issues and Options and took on board the conclusions and recommendations of the Sustainability Appraisal. The Preferred Options have now been agreed for public consultation.

1.6 The Preferred Options are the Council’s preferred sites for land allocations and the specific policy direction for controlling and encouraging development. These options will be used as the basis for preparing detailed policies for inclusion in the Submission Draft document to be produced later this year. This document sets out the reasons for each selection and outlines other options which have been considered.
1.7 The Preferred Options stage is a statutory stage (known as a milestone), in the new LDF process. Consultation on this document will be undertaken for six weeks, allowing people to comment on the sites and policies set out in this document. Alternative proposals should also be submitted as part of this consultation.

Background Evidence

1.8 This DPD sets out the development sites and the detailed policies for delivering and achieving the vision and spatial objectives established in the Core Strategy. These policies are based upon national and regional policies and have been informed by the key strategies of the Council and Local Strategic Partnership. The policies have also been influenced by a series of background documents which were used to help identify and suggest options for addressing some of the key issues facing the district.

1.9 This background evidence has also helped to inform and justify the selection of the preferred options contained within the DPD. Examples of the background evidence used in the preparation of the Housing and Economic DPD are: Strategic Flood Risk Assessment (SFRA); Urban Capacity Study; Housing Needs Survey and an Employment Land Review.

Sustainability Appraisal/Strategic Environmental Assessment

1.10 Sustainability Appraisal is an essential part of the process of preparing DPDs. The purpose of an SA/SEA is to assess the likely social, environmental and economic impacts of policies and proposals, and how these policies meet the objectives of sustainable development. The SA/SEA also looks at how negative impacts may be reduced or compensated for through “mitigation measures”. The first public stage in the SA/SEA process was the publication of the Scoping Report alongside the Issues and Options consultation last September. The Scoping Report identified the sustainability objectives and set out a framework to be used to assess the policies and proposals included in this DPD. The Scoping Report also assessed the LDF objectives against the sustainability framework.

1.11 Specialist consultants have been appointed by the Council to undertake the SA/SEA work. The options included in this Preferred Options report have been assessed using the SEA framework. The SA/SEA Draft Final Report is published as part of the consultation on these Preferred Options. Any changes which may be made to the allocations and policies following this consultation will need to be assessed on the same basis. The SA/SEA will be subject to public examination as part of the DPD examination process.

Context

1.12 The Core Strategy establishes a vision for the LDF which is based upon the Council’s vision and that of the Local Strategic Partnership. The vision set out in the Core Strategy Preferred Options report is as follows:
1.13 To ensure that the residents of South Kesteven are proud of their district by maintaining and improving the towns, villages and countryside of the district to create self-supporting, sustainable communities which are safe, healthy and desirable places in which to live and work. This will be achieved by:

1. Creating the right balance of jobs, housing and infrastructure;
2. Ensuring that development is sustainable in terms of location, use and form;
3. Balancing the development needs of the district with the protection and enhancement of the natural and built environment;
4. Addressing and mitigating, any negative effects of development on the built and natural environment.

1.14 This DPD has been prepared in accordance with the most up-to-date national planning guidance, and to be in general conformity with the Regional Spatial Strategy for the East Midlands (RSS8) and the Revised Draft Lincolnshire Structure Plan. This DPD must also be in conformity with the LDF Core Strategy.

1.15 This DPD covers the following matters:

- Housing development
- Employment development
- Town centres and retail development
- Community facilities
- Other forms of development (including telecommunications and renewable energy)

1.16 The Preferred Options report is set out in a way that clearly states:

- The Preferred Policy or Site Option;
- Which of the Core Strategy Spatial Objectives the policy is likely to meet;
- Reasons for the policy and why it is important;
- In relation to the sites, the report also identifies other options which have been considered and why these alternatives have not been progressed.

**Existing Local Plan Policies**

1.17 The existing saved Local Plan will gradually be replaced by new LDF documents. Many of the principles of the existing plan are still relevant and will be incorporated into the LDF; however, some parts of the plan are out of date and need replacing.

1.18 This DPD will replace many policies which allocate specific sites for development, and will also replace some of the “general development principle” policies of the adopted 1995 Local Plan. The Housing and Economic DPD is being prepared in tandem with the Core Strategy. It is expected that all relevant policies in the Local Plan will be replaced by the Core Strategy and the Housing and Economic DPD at the same time.
2 Housing
2 Housing

2.1 Housing Development

2.2 The Lincolnshire Structure Plan (2001 - 2021) currently establishes the strategic housing requirement for South Kesteven. The district council has a duty to ensure that adequate and appropriate provision is made within the LDF to meet the strategic requirement. The housing element of the RSS8 is currently being reviewed to provide district housing requirements to 2026, once approved the RSS will replace the Structure Plan. The Draft RSS is expected to be published in September 2006. Any revisions to the district housing requirement resulting from the review of the RSS will be incorporated into this DPD at the most appropriate and relevant time, and may result in the DPD being reviewed soon after it is adopted.

2.3 Lincolnshire Structure Plan (2001 – 2021)

2.4 The Lincolnshire Structure Plan establishes a lower development rate for much of Lincolnshire than previous Structure Plans. This reflects a lower housing provision figure included in the Regional Spatial Strategy (March 2005) and the national drive to promote sustainable patterns of development.

2.5 Thus South Kesteven must make provision for a total of 9200 dwellings during the 20-year period 2001-2021. This represents an annual build rate of 460 dwellings per year. The Structure Plan divides this 9200 dwellings between three district sub-areas:

- Grantham - 3800 dwellings;
- other urban areas (Bourne, Stamford and The Deepings) - 3500 dwellings; and
- rural areas – 1900 dwellings.

2.6 Since 2001 some 3,179 homes have been built in the district (representing a build rate of 636 per year) and a further 4,516 have planning permission (as at 31st March 2006). This leaves an outstanding shortfall of only 1,505 homes in the remaining 15 years of the Structure Plan period.
<table>
<thead>
<tr>
<th></th>
<th>Grantham</th>
<th>Other Urban Areas</th>
<th>Rural Area</th>
<th>District Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Structure Plan Requirement</strong></td>
<td>3,800</td>
<td>3,500</td>
<td>1,900</td>
<td>9,200</td>
</tr>
<tr>
<td><strong>Required Annual Build Rate</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>190</td>
<td>175</td>
<td>95</td>
<td>460</td>
</tr>
<tr>
<td><strong>Built between 1st April 2001 and 31st March 2006</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>819</td>
<td>1,018</td>
<td>1,282</td>
<td>3,179</td>
</tr>
<tr>
<td><strong>Actual Annual Build rate (2001-2006)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>176</td>
<td>204</td>
<td>256</td>
<td>636</td>
</tr>
<tr>
<td><strong>With Planning permission at 31st March 2006</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1,387</td>
<td>2,726</td>
<td>403</td>
<td>4,516</td>
</tr>
<tr>
<td><strong>Remaining to be identified</strong></td>
<td>1,534</td>
<td>-244</td>
<td>215</td>
<td>1,505</td>
</tr>
</tbody>
</table>

2.7 This table clearly demonstrates that there is a need to identify land suitable for the development of 1,505 new homes in the district, and that these should be located primarily within Grantham. There is no need to identify land for any additional housing development in Bourne, Stamford, the Deepings above and beyond that which already has planning consent. Within the rural areas there is a small shortfall which is likely to be met during the remaining 15 years of the plan period through small scale development in accordance with the policies of this LDF, there is no need to identify land suitable for market housing within the rural areas.

2.8 In addition the table demonstrates that the annual build rate in the district must be reduced by 37% if the district is to come some way towards meeting the strategic housing requirement. The Council will need to restrict the overall number of new dwellings gaining planning permission during this plan period. This will be achieved by the inclusion of strong and restrictive policies within this document.

2.9 **Regional Spatial Strategy**

2.10 The current Regional Spatial Strategy for the East Midlands (RSS8 March 2005) is not compliant with the new regulations in relation to district housing requirements; it is therefore being reviewed to ensure compliancy. It is expected that new district housing requirements
will be incorporated within the Preferred Option report of the RSS Review which is due to be published for consultation at the end of September 2006. These requirements will be based on an extended plan period to 2026. The publication of regional figures will be an important factor in the development of this section of the DPD. The District Council will therefore maintain a close working relationship with the East Midlands Regional Assembly as it prepares the RSS review. It may be necessary for the Council to revise the land allocations proposed in this document to provide for a greater or lesser number of new homes arising from the RSS Review. Emerging policy options will be incorporated within the next version of this DPD when it is prepared.

2.11 **Urban Capacity Study (January 2006)**

2.12 The Council has prepared an Urban Capacity Study (UCS) which has been updated to reflect the situation at September 2005. This study reveals that there is suitable brownfield land for housing development in all four of the districts towns. Sites identified and considered in the UCS have be subject to the consideration of both development and market constraints. As a result a large number of sites initially considered have been “discounted”. The sites included within the study as having capacity are therefore considered to be robust sites for consideration as allocations.

2.13 **Interim Housing Policy (June 2005)**

2.14 In June 2005 the Council approved an Interim Housing Policy which set out the Council's interpretation of how national, regional and strategic planning policy related to the supply of new housing development in the rural parts of South Kesteven. The objective of the policy is to restrict new housing development in the rural areas. This policy was the subject of public consultation prior to its adoption by the Council and is being used in the determination of planning applications as a “material consideration”.

2.15 In light of the above information (table 1) it is necessary and wholly appropriate to maintain this policy approach as far as it affects the smaller villages and rural areas, and to extend the moratorium on new market housing development created by this policy to the Local Service Centres and the three towns.
H1: Providing for New Housing in the District

The Local Development Framework makes provision for the development of 9200 dwellings in South Kesteven during the period 2001-2021 to meet the requirements of the Lincolnshire Structure Plan (2001-2021).

This level of housing provision will be divided into three district sub-areas as follows:

<table>
<thead>
<tr>
<th>Area</th>
<th>Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grantham</td>
<td>provision of 3,800 dwellings</td>
</tr>
<tr>
<td>Bourne, Stamford and the Deepings</td>
<td>provision of 3,500 dwellings</td>
</tr>
<tr>
<td>Rural Areas</td>
<td>provision of 1,900 dwellings</td>
</tr>
</tbody>
</table>

H2: Delivering New Housing Development

Policy H1 will be delivered by the development of sites which:

1. have been built since 2001 or which are under construction;
2. already have planning permission (renewal of planning permission will be subject to policies H4 and H5 below);
3. are allocated within this DPD for housing and/or mixed use development in accordance with policy H3;
4. are small scale windfall development (i.e. small sites which are not allocated) in accordance with policies H4 and H5.

These Preferred Options meet Spatial Objectives 1, 2, 4, 5 and 6.

The District has a statutory duty to ensure that it enables the delivery of an appropriate number of new homes to meet regional and strategic objectives for this part of Lincolnshire. In making such provision due regard must be given to the amount of development which has already occurred and that which has planning permission. Any shortfall should be provided for by the allocation of suitable sites for development in appropriate locations. In addition a number of small infill sites within the built up part of urban areas may come forward for development which are too small to be identified and allocated in this plan. It is also possible
that within suitable settlements a small number of sites may become available for redevelopment but which were not expected at the time the plan was prepared. For the purposes of this plan these sites are called small scale windfall sites.

2.18 Other Options Considered

2.19 No alternative option was considered for either policy as the Council has a duty to make appropriate housing provision.

Preferred Option 3

H3: Allocated Sites

The sites listed below are allocated for new housing development. These sites should be developed within the three five year phases of the remaining plan period indicated. This phasing recognises that the redevelopment of brownfield sites is a priority, it also reflects the indicative timescales of development shown in the UCS, which has already been subject to consultation.

All sites should provide a mix and balance of dwelling size and type and should include up to 50% of the development as affordable housing units as indicated in the table, in accordance with Core Policy 5.

Affordable housing provision on each site must meet the indicative needs identified in the Housing Need Survey. This survey indicated that there was a particular need for small sized properties (1 and 2 bedroom), however there is also an unmet need for larger affordable housing units of 4 or more bedrooms.

The development of these sites will be expected to make appropriate provision for public open space and recreation either by on site provision or via a financial contribution, secured through a Section 106 obligation.

Other community infrastructure may also be required for the development of specific allocated sites in accordance with Core Policy 16.
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Location</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Phase 1 (2006 - 2011)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H3 (a)</td>
<td>Land South of Barrowby Road, Grantham</td>
<td>30</td>
</tr>
<tr>
<td>H3 (b)</td>
<td>Land to the rear of Shaw Road and Swingbridge Road, Grantham</td>
<td>25</td>
</tr>
<tr>
<td>H3 (c)</td>
<td>Land adjacent to railway line, Harlaxton Road, Grantham</td>
<td>54</td>
</tr>
<tr>
<td>H3 (d)</td>
<td>Between 146 and 152 Alexandra Road, Grantham</td>
<td>10</td>
</tr>
<tr>
<td>H3 (e)</td>
<td>Impress Metal site, Springfield Road, Grantham</td>
<td>170</td>
</tr>
<tr>
<td>H3 (f)</td>
<td>Albion House off Stonebridge Road, Grantham</td>
<td>20</td>
</tr>
<tr>
<td>H3 (g)</td>
<td>Rear of Tennyson Avenue, Grantham</td>
<td>20</td>
</tr>
<tr>
<td>MU3</td>
<td>Bourne Core Area</td>
<td>80</td>
</tr>
<tr>
<td><strong>Phase 2 (2011 - 2016)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H3 (h)</td>
<td>Vacu-lug site, Gonerby Hill Foot, Grantham</td>
<td>95</td>
</tr>
<tr>
<td>H3 (i)</td>
<td>Land between Harlaxton Road and Springfield Road, Grantham</td>
<td>75</td>
</tr>
<tr>
<td>H3 (j)</td>
<td>Former bus depot, Huntingtower Road, Grantham</td>
<td>15</td>
</tr>
<tr>
<td>H3 (k)</td>
<td>Part of Wordsworth Holdings - Social club, Grantham</td>
<td>100</td>
</tr>
<tr>
<td>H3 (l)</td>
<td>Former tennis and cricket centre, Dysart Park, Grantham</td>
<td>20</td>
</tr>
<tr>
<td>H3 (m)</td>
<td>Stonebridge House, Stonebridge Road, Grantham</td>
<td>25</td>
</tr>
</tbody>
</table>
## Site Ref | Site Location | Capacity
--- | --- | ---
H3 (n) | Conservative club, Castlegate, Grantham | 10
H3 (o) | Belton Lane industrial Estate, Grantham | 60

### Phase 3 (2016 - 2021)

| Site Ref | Site Location | Capacity |
--- | --- | --- |
H3 (p) | Former school on Launder Terrace, Grantham | 25
H3 (q) | Timer yard, Brewery Hill, Grantham | 20
H3 (r) | Land between East Street and Castlegate, Grantham | 30
H3 (s) | Rear of 98/99 Westgate, Grantham | 27
H3 (t) | Conduit Lane Car Park, Grantham | 25
H3 (u) | Factory at northern end of Trent Road, Grantham | 65
H3 (v) | Land and buildings off St Catherines Road, Grantham | 10
MU1 | Former Canal Basin (mixed use), Grantham | 100
MU2 | Wordsworth Holdings and land to south of the town, Grantham | 50
MU4 | Welland Quarter, Stamford (mixed use scheme) | 100

### Reserved Housing allocations:

Where evidenced by annual monitoring, the following sites will be considered for release for mixed use development which will include a high proportion of housing development. Sites will only be considered for release if justified by the process for managing the supply of housing land.
Development of these sites should be undertaken in a comprehensive manner, the details of which will be included in the Grantham Area Action Plan and development briefs prepared as Supplementary Planning Documents.

Development must include an appropriate mix of uses, and incorporate the provision of new distributor roads which will meet the wider needs of the town by providing relief to the town centre. Development of these sites will also be required to create a sustainable community by providing for key community infrastructure such as education and health facilities.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Location</th>
<th>Site Area (ha)</th>
<th>Proposed Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>RMU1</td>
<td>Poplar Farm, Grantham</td>
<td>133.96</td>
<td>Housing and Employment</td>
</tr>
<tr>
<td>RMU2</td>
<td>Land between Spittlegate Levels and Somerby Hill, Grantham</td>
<td>101.05</td>
<td>Housing and Employment</td>
</tr>
</tbody>
</table>

2.20 This Preferred Option meets Spatial Objectives 1- 7 and 10.

2.21 Housing allocations included in policy H3 have been identified primarily through the urban capacity study. These sites are brownfield and located within the built up parts of Grantham. The policy indicates 3 five-year phases. Planning permission will not be forthcoming on sites included in a latter phase until all sites within an earlier phase have been granted consent and the consent implemented. Unless it can be demonstrated that those sites are not delivering the necessary level of housing supply.

2.22 The sites identified recognise the primacy of Grantham as a Sub-regional Centre, as well as the statistical evidence that new housing development must be located within Grantham.

2.23 This DPD makes provision to meet the housing requirements of Grantham for at least the first ten years of the plan period, by the allocation of brownfield sites within the built up parts of the town. It is recognised that additional greenfield sites will also need to be identified to meet the housing requirements for the whole plan period, this DPD therefore also identifies two additional urban extension sites, which include a large proportion of greenfield land. These two sites will only be released for development if and when it is demonstrated that the brownfield allocations are not delivering the required level of housing supply. The development
of either of these reserved sites must only be undertaken in a comprehensive manner which leads to the development of mixed and balanced sustainable communities. The sites will be expected to provide both housing and employment development as well as community facilities and infrastructure. Development of both sites is also dependant upon the provision of new relief road access from and to the A52, designed to relieve traffic in Grantham town centre. Such routes will need to be designed and constructed to the required standards of the highway authority.

2.24 In addition to the brownfield sites identified in Grantham two additional sites (one in Bourne and one in Stamford) have been allocated. These sites are two “opportunity areas” identified by the Council together with the Town Centre Partnerships as Opportunity Areas. The housing element of the redevelopment of these sites is only one of a number of uses anticipated for the sites.

2.25 Other Options Considered

2.26 In arriving at the sites proposed in this preferred option, the Council has had regard to the sequence for development set out in Core Policy 1 and the requirement for new homes in Grantham only. Any alternative to this approach would set this DPD out of conformity with both the Regional and Council’s own spatial strategy.

2.27 The identification of allocated sites has been derived from the consideration of sites included in the Urban Capacity Study and the Issues and Options consultation as well as alternative sites and proposals put forward by developers and landowners in relation to the (now withdrawn) First Deposit Local Plan Review (2001-2016), the Urban Capacity Study (consultation March 2005) and the Issues and Options Paper (September 2005).
Preferred Option 4

**H4: Housing Development within Grantham**

Within Grantham planning permission will be granted for new housing development on the sites allocated above and on small scale infill sites and previously developed sites (in accordance with the definition in PPG3 Housing) which subsequently become available.

All proposals should demonstrate how the following criteria will be met by the scheme:

i. Makes the best and most efficient use of land by promoting a density of greater than 30 dwellings to the hectare;
ii. Respects the existing character of the site and its immediate neighbourhood;
iii. Does not represent over-development of the site within the context of its surroundings;
iv. Maximises the opportunity for a mix and balance of housing types and where appropriate promotes the opportunity for mix-use development;
v. Promotes a high quality environment and townscape through the design, layout and landscaping in accordance with Core Policy 7;
vi. Maximises the opportunity to promote access for pedestrians, cyclists and the use of public transport, as well as proving appropriate vehicular access in accordance with Core Policy 2;
vii. Makes appropriate provision for meeting the affordability needs of the district in accordance with Core Policy 5;
viii. Makes appropriate provision for open space and recreation use (in accordance with policy H13 below).

In accordance with Core Policy 16 proposals may be required to contribute towards the improvement of infrastructure and community facilities within the town, unless it is demonstrated that the site or local circumstances do not justify such provision.

2.28 This Preferred Option meets Spatial Objectives 1-7 and 10-12.

2.29 It is important that where additional housing development is considered acceptable in principle (both allocated sites and windfall sites) that the layout, density and design of the development makes a positive contribution to its immediate surroundings. New development can also bring with it negative impacts of increase traffic, greater pressure on local facilities and services. It is therefore also important that new development makes an appropriate contribution to the provision and maintenance of new and existing social and physical infrastructure.
2.30 Other Options Considered

2.31 An alternative policy option considered was to omit this preferred option and rely upon Core Policies and national and regional policy. Core Policies 5, 6, 7, 8 and 16 do provide guidance relating to design and providing for community infrastructure, however for the sake of clarity the local authority considers it appropriate to include a specific policy relating to the detailed requirements for new housing development in the district.

Preferred Option 5

H5: Restricting Future Housing Development within the District

In all parts of the district except Grantham, the Council will refuse applications for new housing development, other than those falling within the following types of development:

- Affordable Housing (in accordance with policy H6)
- Dwellings which are essential to agriculture and/or forestry uses (subject to policy H7)
- Like for like replacement dwelling (subject to policy H8)
- Development which delivers significant regeneration and / or wider public benefits (subject to policy H9)
- Re-development of existing buildings (subject to policy H10)
- Extended Family accommodation (e.g. granny annexes) (subject to policy H11)

This policy applies to all proposals regardless of size; location; whether greenfield or brownfield development, new-build or conversion.

2.32 This Preferred Option meets Spatial Objectives 5, 6 and 7.

2.33 The housing figures included in table 1 clearly demonstrate the need to restrict housing development in all parts of the district except Grantham. To ensure that the rate of development in the district reduces in accordance with the strategic requirement, other than the sites allocated in policy H3 or which meet the exceptions indication in Policy H5 the Council will refuse planning permission for new housing development in all parts of the district except Grantham.

2.34 Other Options Considered

2.35 The alternative policy option considered was to continue to permit new housing development across the whole district in the same way in which it has been permitted for the last 10 years. In view of existing housing provision figures set out in table 1 this would lead
to a gross over provision of homes in relation to the strategic requirement, particularly in Stamford, Bourne and the Deepings. This alternative approach would set this DPD out of conformity with both the Regional and Council’s own spatial strategy.

2.36 Restricting all development which includes housing in all parts of the district except Grantham has been considered as an option, however it is clearly not practical or appropriate to enforce such draconian measures. Within the overall objective of restricting new housing development certain exceptions must be allowed in order that other wider objectives of the LDF, for example economic prosperity and sustainable development, can be met. For the sake of clarity the exceptions considered appropriate by the Council are included within this policy. Policies H6 - H11 below set out the detailed criteria against which proposals, which fall within these exceptions categories, will be considered.
Preferred Option 6

**H6: Affordable Housing to Meet Local Needs**

Development solely for affordable housing will be permitted where there is a proven local need provided that it is:

- Located within the built-up confines of Grantham, Stamford, Bourne and the Deepings; or
- Located within or adjoining another settlement of the district which has the appropriate physical and social infrastructure to support the development and its residents; or
- Involves the re-use of a rural building within a settlement, subject to policy H10 below.

Such development will only be permitted if it meets an identified local need for affordable housing that cannot be accommodated in any other way.

Homes provided should be, and should remain, available in the long term for local needs. In permitting such development the local planning authority will ensure that there are adequate occupancy controls to meet local needs in perpetuity by imposing conditions on any planning permission, or will seek to negotiate a planning obligation under Section 106 of the Town and Country Planning Act 1990.

Planning permission will be granted only where the type of housing to be provided reflects the evidence of need in terms of tenure, affordability and accommodation.

Proposals to construct dwellings offering a discounted initial purchase price only, or proposals for individual dwellings will not be permitted under this policy.

2.37 This Preferred Option meets Spatial Objectives 1 and 7.

2.38 Policy H5 restricts housing development in all parts of the district except Grantham. This is against a background in which the Council knows more and more households in the district cannot afford to enter the housing market. The Housing Needs Survey (2005) indicated that 643 new affordable housing units would be required each year to meet needs for the period to 2010. This is 200 dwellings per year more than the strategic housing requirement allows the district to build. The Council recognises that the problem of affordability will not be addressed through the delivery of market housing and that restricting new market housing development in both the towns and the villages will exacerbate the existing problem. In particular it recognises the very real difficulties for people who want, or need, to live in the area in which they have been born or brought up or have found employment but for whom the local market precludes access to affordable housing.
2.39 It is therefore appropriate to allow for a limited number of dwellings specifically to meet local needs as detailed in the Housing Needs Survey (HNS). Such development should be on land that would not normally be released for housing development within or adjoining existing settlements and should be located where it is considered “sustainable” in terms of existing infrastructure and social structure. Due regard will be given to normal development control considerations including access; design; layout and impact of the character of the area. Proposed sites will need to limit or avoid the adverse effects of scattered development, impact on agriculture, impact on the rural landscape, demand for further development and completely new demands for services outside the existing framework of provision.

2.40 Local need housing schemes will only be permitted as 100% affordable schemes. The appropriateness of the size, type and tenure of housing provided in this way must be demonstrated to meet the need identified. Details relating to the terms of sale and factors such as nomination rights and limits on resale will be secured through agreements under Section 106 of the Town and Country Planning Act 1990. Availability to local people in the longer term will be ensured through conditions on the permission.

2.41 As part of the Council’s commitment to addressing affordable housing in the district consideration will be given to the identification and allocation of specific sites within Stamford, Bourne and the Deepings and in the larger sustainable settlements specifically for affordable housing development. If it is considered appropriate and realistic to identify specific sites this will be done jointly by the Planning and Housing services. Any such allocations will be made within a separate document in the LDF, and will therefore be subject to the statutory requirements of the LDF process.

2.42 Other Options Considered

2.43 Two alternative policy options have been considered. Firstly to allow for more market housing across the district and require that part of this is provided as affordable. This approach is set out in policy H4 for Grantham and has been operating under the current Local Plan system. To continue this approach would however be contrary to the regional and strategic housing provision.

The second alternative considered is to make no provision in the LDF specifically for affordable housing, however in light of the established level of need for affordable housing in the district it is essential that the Council addresses this issue. The Spatial Strategy set out in the Core Strategy provides a clear sequence within which development proposals should be considered. In relation to housing development policies H3, 4 and 5 establish the locations for new market housing. The affordable housing needs of the district will not be met by these policies. It is essential therefore that the DPD makes provision for allowing affordable housing in those areas where market housing is restricted.
Preferred Option 7

H7: Essential New Dwellings in the Countryside

Outside settlements new dwellings will only be permitted where it is demonstrated that the dwelling is essential to the operation of agriculture, forestry or another rural based activity. The applicant must also demonstrate:

- No suitable accommodation exists on the site or in a locality nearby;
- The need to the dwelling is justified in terms of both the functional and financial tests given in PPS7;
- The size of the dwelling is appropriate to the needs of the activity; and
- The dwelling is well related to existing buildings associated with the activity.

Where the dwelling is required to support a new farming activity on either a new or established agricultural unit permission will only be granted for a temporary dwelling. If, after three years, the authority remains satisfied that a dwelling is justified permission may be granted for a permanent dwelling. Successive temporary permissions will not be granted.

Conditions will be imposed limiting occupation of the dwelling to a person solely or mainly employed (or last employed) in the locality in agriculture or forestry. Dependents of such persons may also live there with them, or the widow or widower of such a person.

The local planning authority will impose conditions on any planning permission and seek to negotiate a planning obligation under Section 106 of the Town and Country Planning Act 1990 to prevent the sale of the dwelling separate from the sale of the holding which justified its provision, and vice versa.

2.44  This Preferred Option meets Spatial Objectives 1, 4 and 11.

2.45  The Countryside of the district is an important part of the “rural character” of the area. New housing development in the open countryside is not normally appropriate or acceptable. However in certain instances it is essential that a new house is permitted to allow those working in agriculture, forestry, or other rural based enterprise to be able to live at or very close to the site of their work. If planning permission is to be granted it will be an exception to normal planning policy, and will only be permitted where it has clearly been demonstrate that a new home is essential.

2.46  Where a new dwelling for occupation for agriculture or forestry is granted planning permission, it is important to ensure that it is kept available to meet the needs of the undertaking which justified its being built. This will normally be done by means of an occupancy
condition attached to any planning permission. Prior to permission being granted the applicant will generally be expected to enter into a planning obligation with the local planning authority to ensure that the ownership of the dwelling is tied to the holding which justified its being built.

2.47 Other Options Considered

2.48 PPS7 allows for such development as an exception. The Council could decide not to include a policy which specifically deals with such development, however for the sake of clarity it is considered appropriate to include this policy within the DPD.

Preferred Option 8

H8: One-for-one Replacement Dwellings

Planning permission will be granted for the replacement of existing dwellings in the district provided that the replacement:

- Is in keeping with the character of the site and its surroundings;
- The scale or number of dwelling units is not increased;
- Repair or renovation of the original building is not a more appropriate alternative;
- The proposal demonstrates a better form of development which is “sustainable” in terms of its design, building material and energy efficiency.

Where appropriate the Council will require the re-use of building materials from the demolished structure.

2.49 This Preferred Option meets Spatial Objectives 1 and 5.

2.50 Some houses within the district have fallen into disuse or disrepair, or are too small or not up to modern standards. The range of works required to bring such property up to the required standard is very wide. In some cases all that may be necessary is minor repairs and alterations to render the dwelling suitable for modern living. Alternatively such extensive repairs and alterations may be required that a new dwelling is created on the site. In some cases permission may be sought for a new house to replace an existing property which is unfit, derelict or unsuited in its present form for the needs of the applicant.

2.51 In most cases it would be unfair and inappropriate not to allow the owner of a property to reinvest in improvements to that dwelling. A one for one replacement dwelling makes no contribution to the overall level of housing supply within the district. However it is necessary
to control the way a site is redeveloped to ensure that the replacement dwelling contributes positively to the character of the landscape and to the objective of ensuring sustainable development.

2.52 Other Options Considered

2.53 The Council could decide not to include a policy that specifically deals with such development, however for the sake of clarity it is considered appropriate to include this policy within the DPD.

Preferred Option 9

**H9: Development which delivers significant regeneration and / or wider public benefits**

Within Stamford, Bourne and the Deepings re-development proposals which include an element of new housing development may be acceptable where the redevelopment scheme provides significant regeneration and/or community benefit to the town.

Any such proposal must demonstrate:

- That the site is brownfield and appropriate for development in light of all other policies in the LDF;
- How the town will benefit positively from the re-development scheme;
- That an appropriate mix of uses are proposed within the scheme;
- That the redevelopment site is of an appropriate scale and location to deliver wider community benefits;
- That the scheme is designed to a high specification;
- The scheme compliments the aims and objectives of the relevant Town Centre Management Partnerships and the requirements of the appropriate Area Action Plan (when prepared).

Where a proposal requires the relocation of an existing use a replacement site and proposal should be considered as part of the same proposal.

2.54 This Preferred Option meets Spatial Objectives 1 – 4.

2.55 Whilst the strategic housing requirement for Stamford, Bourne and the Deepings has been met, the Council recognises that there are a number of brownfield sites within the towns, (for example those identified in the urban capacity study) which may be suitable for housing development. However the need to restrict new housing will prevent these sites being redeveloped for housing during this plan period. The Council does not wish this restrictive
policy to stifle economic development and regeneration in the towns which could bring with it significant community benefit. Therefore appropriate redevelopment schemes which include an element of housing development and which will deliver significant benefit to the wider community, and / or which deliver elements of the appropriate Area Action Plan will be considered acceptable.

2.56 Examples of community benefit include: provision of affordable housing; creation or protection of a significant number of local jobs; provision of new or additional healthcare facilities; provision of new or improved recreation / leisure facilities.

2.57 Other Options Considered

2.58 Restricting all housing development which includes housing in all parts of the district except Grantham has been considered as an option, however, within the overall objective of restricting new housing development certain exceptions must be allowed in order that other wider objectives of economic prosperity and sustainable development can be met.

Preferred Option 10

H10: Re-using and Adapting Existing Buildings

Proposals for the conversion of existing buildings to form new housing will only be permitted where:

i) the building(s) contribute to the character & appearance of the local area by virtue of their historic, traditional or vernacular form;

ii) the building(s) are in sound structural condition;

iii) the building(s) are suitable for conversion without substantial alteration, extension or rebuilding;

iv) the works to be undertaken do not detract from the character of the building(s) or their setting;

v) it can be demonstrated that all other alternative uses have been considered.

2.59 This Preferred Option meets Spatial Objectives 1, 11 and 12.

2.60 Within the district there are a number of existing buildings which might be suitable for conversion and adaptation for housing. In many cases this will count as brownfield development and represents an efficient use of land and materials. However in light of the strategic housing requirement and the desire to promote economic development and rural diversification in the district, other commercial and/or tourism related uses may be better was
of re-using an existing building. It must be accepted however that it may not always be possible or appropriate to re-use existing buildings for other uses. In such circumstances the Council will view proposals for the conversion of existing buildings in light of the criteria included in policy H10.

2.61 Other Options Considered

2.62 PPS7 makes it clear that existing buildings within the countryside can make a positive contribution to economic prosperity in rural areas, and that where a commercial or employment use for a building cannot be found, residential use may be acceptable.

2.63 In preparing the Interim Housing Policy in 2005 the Council initially proposed that only the conversion to housing of listed buildings only, would be permitted. However as a result of public consultation this was broadened out to include other existing buildings which merited retention. It is considered appropriate to maintain this broader approach, however it is also necessary that criteria is established against which the suitability of proposals can be assessed.

Preferred Option 11

H11: Extended Family Accommodation

Proposals for accommodating dependent relative will be permitted provided that:

- The scale of the unit is commensurate with the needs of the person(s) occupying it, and with the scale of the original building;
- It would not result in a significant loss of privacy or amenity for residents of neighbouring properties.

Where the unit is not an extension to an existing dwelling it should be reasonably related to the original dwelling to be considered an annex rather than a separate dwelling.

In such cases the Council will require that the annexe remains part of the same planning unit as the original dwelling for future use and occupancy.

2.64 This Preferred Option meets Spatial Objectives 1, 3 and 7

2.65 Additional accommodation is sometimes required for a dependant person who wishes or needs to live alongside a carer or relative. This type of accommodation may be in the form of an extension to the existing house, or as a separate “annexe” or through the conversion of an existing outbuilding.
2.66 Such proposals must be of a scale which is not only appropriate to the existing building but also to the needs of the dependant person. Proposals, which are of a size and scale that would allow them to be, occupied independently form the main dwelling will not be permitted.

2.67 Other Options Considered

2.68 An alternative approach would be to not include such accommodation as an exception, however in some cases such accommodation is essential, and does not add an additional housing unit, does not contribute to the overall level of housing supply. It is however important that clear criteria are provided to householders about how any such proposals will be assessed.

Preferred Option 12

H12: Providing for Gypsy and Traveller Accommodation

The Council will seek to identify an appropriate site(s) for the accommodation of gypsies and travellers within the district. To meet the identified need in the 2005 survey permission will be granted for 20 permanent pitches and 5 transit pitches.

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

- The site is appropriately located to the main travelling routes used;
- The proposed site provides an acceptable living environment for its residents;
- The site is sufficiently close to existing schools, shops and other facilities likely to be required by residents;
- The site is not within or adjoining a residential area;
- The site would not materially harm the character of the landscape.

Where a proposal is considered likely to cause material harm to nearby uses, a temporary permission may be granted to assess its actual impact.

2.69 This Preferred Option meets Spatial Objectives 1, 5 and 7.

2.70 In 2005 the Council had a Gypsy and Travellers study prepared. This study revealed that in addition to the existing permanent and transit sites in the district there was an outstanding need for 20 permanent pitches and 5 transit pitches. The Council is under a statutory duty to make appropriate provision for gypsies and travellers within the district, and where there are know needs should identify sites for both permanent and transit sites.
2.71 In light of the known need in South Kesteven the Council will seek to identify two or more appropriate sites which it will allocate within the Local Development Framework. At this stage no sites have been identified, however the criteria included in policy H12 above should ensure that an appropriate site can be identified and allocated in the next version of this plan. (Public consultation about gypsy site options will be undertaken prior to the allocation of any site in the DPD). In addition the policy will allow for the proper consideration of any speculative planning application made for a site for gypsies and travellers.

2.72 Other Options Considered

2.73 No other option has been considered. Circular 1/2006 clearly established a duty upon the Council to make appropriate provision for sites for Gypsies and Travellers where there is a known need. In the absence of allocated sites the Council must include a clear criteria based policy against which speculative proposals can be assessed. This policy is required to meet this circular.

Preferred Option 13

H13: Providing for Open Space in Housing Developments

Planning permission for sites of 0.4 ha or more will only be permitted where the layout includes an appropriate amount of outdoor play space. Where it is not considered feasible to provide the required space on site the Council will seek to negotiate a financial contribution towards the provision of new or improved play space in the locality.

The Council will secure such provision by imposing a condition of the planning permission or by entering into a Section 106 obligation.

2.74 This Preferred Option meets Spatial Objectives 10 and 12.

2.75 An important element in the layout of any new housing development is the consideration of open space, landscaping and the proximity to recreation and play space. The Council has undertaken an assessment of existing open space and recreation land within the district which reveals a shortfall of open space per 1000 population in many parts of the district. New development should not exacerbate this existing shortfall and will be required to make appropriate provision for open space needs of the development. Wherever possible provision should be made within the development, however in many smaller developments this will not be feasible. In such cases a financial contribution towards off site provision will be secured through a Section 106 obligation.
2.76 The National Playing Field Association standard of 2.4 ha per 1000 population is considered the most appropriate basis upon which to calculate levels of open space provision. Where open space is required the precise level of provision will be dependant upon the size, location and density of the proposed development.

2.77 Where open space is provided on site the Council will require it to form an integral part of the layout of the site. A contribution towards the future maintenance of the open space may also be required.

2.78 Consideration of planning applications for new housing will involve officers from the Council’s Recreation and Leisure Service to ensure that provision is made in accordance with the requirements of this service.

2.79 Other Options Considered

2.80 The Council could rely upon national guidance set out in PPS17 in relation to the provision of open space, however it is recommend that a local standard and policy is included within the LDF to ensure clarity and to aid negotiation with developers.

**Preferred Option 14**

**H14: Extensions to Dwellings**

Planning permission will be granted for the extension of existing dwellings provided that the extension is:

- no greater than 40% of the original building;
- of a scale and design which is in keeping with the current scale and character of the dwelling and its surroundings; and
- will not result in the identity of the original dwelling being lost.

In considering extending their homes applicants, will be encouraged to consider how they can minimise the impact of their home on the environment by re-using materials and increasing the energy efficiency of the dwelling.

2.81 This Preferred Option meets Spatial Objectives 11 and 12.

2.82 A large and unsympathetic extension to an existing dwelling can be intrusive in the landscape and can result in the loss of the identity of the original dwelling, amounting to development which is not appropriate in the countryside. However, minor and modest extensions to existing dwellings, which may be necessary to modernise a property or to provide an increased level of accommodation, will generally be acceptable, provided that the extension is of a scale and design appropriate to the original dwelling and its surroundings.
2.83 Other Options Considered

2.84 No other option has been considered. People will always want to extend and change their homes it is essential that the Council establish clear criteria against which proposals can be assessed.

Preferred Option 15

H15: Monitoring and Managing Housing Supply

Planning Permission will be granted for housing proposals in strict accordance with the phasing identified in policy H3.

The delivery of new housing development in the district will be regularly monitored. The outcome of this monitoring will be included in the Annual Monitoring Report. Depending upon the result of this monitoring it may be necessary to adjust the pace of development by bringing forward or holding back new development. In particular it will be necessary to review the housing supply in light of the emerging Regional Spatial Strategy.

2.85 This Preferred Option meets Spatial Objective 5.

2.86 Monitoring and Managing Housing Supply

2.87 An essential element of the new approach to housing land supply is to continually monitor and review delivery of new homes and the supply of land. The allocations included in this document are phased into three five year periods. However it is recognised that within these phases a number of sites may not be delivered. Through the continual monitoring of delivery and supply the Council will be able to respond to a changing situation by reviewing this element of the Local Development Framework.

2.88 The outcome of monitoring housing completions and commitments is reported annually in the Annual Monitoring Report which is published in November or December each year. By using this information the Council will determine whether the housing supply set out in policy H3 of this DPD is delivering, and if not which sites are failing. In this way the Council will identify when and where any problems in supply can be addressed, whether by the release of addition land identified as a reserve or by holding back supply in the later phases.

2.89 Other Options Considered

2.90 No other option has been considered as the Council is required to monitor housing land supply and the delivery of new homes on an annual basis. National policy advice establishes that as a result of this monitoring the Council must ensure that sufficient land is genuinely available to meet housing needs for at least five years.
3 Opportunity Areas
3 Opportunity Areas

Opportunity Areas

3.1 Within the towns of Grantham, Bourne and Stamford the Council has identified regeneration areas within and on the edge of town centres where mixed use development could provide important facilities and activities to raise the offer of these centres to both local residents and visitors.

3.2 The redevelopment of these areas must contribute to the vitality and viability of the town centres and work towards a strategy that benefits the centre as a whole, they must not be developed in isolation. Where the opportunity area is on the edge of a town centre it must not operate as a separate destination that competes with the town centre, it must have high quality links to other parts of the centre.

3.3 The opportunity areas all have substantial potential but in many instances are complex and likely to involve a number of different property owners. Delivering development will not be easy and is likely to occur over the medium to longer term. The Council will work closely in partnership with developers and landowners, and will consider using its land assembly powers to achieve the successful regeneration of these areas in accordance with Plan policies.

3.4 Grantham, Bourne and Stamford will all have Area Action Plans prepared for them as part of the LDF. These Area Action Plans (AAPs) will be informed by town centre masterplans that are currently being prepared for the three towns. The AAPs will set out detailed site-based policies and allocations to help facilitate the appropriate regeneration of these opportunity areas. The Town Centre Management Partnerships for the three towns will have a key role in implementing the regeneration proposals.

Grantham

3.5 Within Grantham there are two opportunity areas identified: the town centre itself and the Canal Basin area, which abuts the town centre to the South West.

3.6 The Town Centre opportunity area is at the heart of Grantham town, and includes within it the core retail area (as defined by Preferred Option E6) and primary shopping streets (as defined by Preferred Option E7). A Masterplan is currently in preparation, which will inform the Submission Draft version of this DPD and the Area Action Plan (AAP) for Grantham. Within the overall opportunity area the Masterplan has identified a number of development sites and public realm projects, which may become Supplementary Planning Documents underneath the AAP. These include sites at St. Catherine’s Road, Conduit Road, East Street, Watergate and Greenwoods Row. Key public realm opportunities have also been identified for the Market Place, St. Wulfram’s Gateway area, and the railway station approaches into the town centre.
Preferred Option 16

OA1: Grantham Town Centre

Within Grantham Town Centre planning permission will be granted for development or reuse of vacant buildings for a range and mixture of uses including retail, leisure, office, food and drink establishments, cultural, and residential uses.

Within this large opportunity area, the Council will identify a number of smaller redevelopment opportunities that can contribute to the wider town centre. Any development should accord with the overall principles for the Town Centre Opportunity Area:

- The primary focus of ground floor usage within the town centre should be retail, and any proposals which in isolation or cumulatively threaten to undermine the retail function of Grantham town centre will not be permitted;
- Development should be of a high quality design and the scale, massing, height, design, external appearance and materials used must complement the architectural style and townscape character of this historic town centre;
- Development must not conflict with aspirations to improve linkages within the area and links to other parts of Grantham, and where appropriate, should contribute to these linkages.

3.7 The Canal Basin has been recognised as significant regeneration opportunity that can complement and assist regeneration of the core town centre area. It is a substantial tract of under-utilised, largely brownfield land offering significant redevelopment and regeneration opportunities. There are a number of employment and commercial uses within the area, but large parts of the site are vacant, derelict or relatively underused.

3.8 The site is approximately 22 hectares in area, bounded by Dysart Road to the north, Earlesfield Lane to the south, the East Coast Main Line railway to the east, and Derwent Road to the west. The Grantham Canal as a water body presently stops at Earlesfield Lane. North of Earlesfield Lane the canal formerly continued a further 500m, terminating at a canal basin adjacent to Old Wharf Road. This section of the canal was filled in over 40 years ago. Restoration of the canal basin is a key catalyst to regeneration and redevelopment of this area. British Waterways are a key partner, as this project is included as one of nine Priority B projects within their vision document, “Waterways 2025”. A Masterplan has been commissioned to unlock the development potential of this key strategic site.
Preferred Option 17

OA2: Grantham Canal Basin

Comprehensive redevelopment of the Grantham Canal Basin will be permitted for a mixed use scheme including retail, leisure, business, office, and cultural facilities, with residential at upper floor level. Any redevelopment scheme should:

i. Restore the canal basin as a focal water feature;
ii. Be of a high quality design and appearance, commensurate with the site’s prominence as a key gateway into the town centre;
iii. Offer a balance of commercial uses that does not undermine the vitality and viability of the town centre; and
iv. Improve pedestrian linkages within the site, maximising the waterfront amenity, and between this area and the town centre.

Bourne

3.9 The Bourne Core Area is identified as an opportunity area. This is an underused area of land situated between North Street, Burghley Street and the Burghley Street public car park. This area of land is situated in the heart of the town centre, but is largely underused. The Town Centre Partnership has progressed a number of background studies to test the viability of redevelopment of the area, and develop proposals for appropriate use types.
Preferred Option 18

OA3: Bourne Core Area

Within the Bourne Core Area as shown on the map following page 23, planning permission will be granted for a comprehensive mixed use redevelopment including retail, leisure, business, office, and cultural facilities, with residential at upper floor level. Any scheme should:

i. Be of a high quality design and appearance, commensurate with the site’s prominence as a key part of the town centre;

ii. Ensure that the area is well integrated with the rest of the town centre by improving existing connections and creating new routes to improve North-South and East-West pedestrian permeability through the area; and

iii. Improve and extend the existing public car parking facilities as part of redevelopment of the area, and incorporate a new public open space within the area.

Stamford

3.10 The opportunity area in Stamford is the Welland Quarter. This is a very large area of about 12 hectares situated between Wharf Road and the River Welland, extending eastward from The Bridge almost as far as The Priory. The area currently contains a large number of uses including a public car park and various commercial businesses, utility services, allotments, pasture land and housing, some of which is of recent construction. Clearly, some of these will need to be retained, but the relocation of others may be necessary in order to achieve a comprehensive development in place of the somewhat unco-ordinated piecemeal approach that is currently taking place and failing to deliver the necessary integration with the rest of the site or a unified scheme.

3.11 The close proximity of the area to the main town centre shopping area offers an excellent opportunity for a high quality mixed use development containing quality new retail floorspace, leisure facilities, housing and enhanced public car parking.

3.12 Despite its prominent location, little advantage is taken of the area’s riverside setting. Although recent housing development has taken place right up to the river’s edge, the creation of a route for pedestrians and cyclists along the length of the new river frontage will be required as part of any scheme to create an attractive recreational feature. This should be achieved in a way that protects and enhances the riverside and provide links between the centre, The Bridge and The Priory, through to Morrisons superstore.
Preferred Option 19

OA4: Welland Quarter

Within the Welland Quarter opportunity area at Stamford as shown on the map following page 23, planning permission will be granted for a comprehensive mixed-use redevelopment to include retail, leisure, housing and employment uses and together with enhanced public parking provision. Any scheme of redevelopment should:

i. Make provision for the retention and enhancement of public car parking facilities within the area;

ii. Incorporate a safe and attractive route for pedestrians and cyclists alongside the river between the bridge and the priory;

iii. Incorporate appropriate measures to secure safe and convenient pedestrian and cycle link between the area and the main town centre shopping area; and

iv. Maximise the advantages of the areas riverside setting and be of a high design quality.
4 Economy
4 Economy

4.1 Economy

4.2 A key requirement of development plans is to provide for appropriate sustainable employment opportunities for the residents of the district and to support the growth of indigenous businesses and attract inward investment. This is achieved through the allocation of land that offers a choice and range for the different types of employment: offices, light industry, manufacturing, storage and distribution, and the service sector.

4.3 Neither the Regional Spatial Strategy for the East Midlands to 2021 (RSS8), nor the Revised Deposit Draft Structure Plan for Lincolnshire set an employment land target figure for the District. RSS8 instead sets out a requirement to ensure that through the allocation and de-allocation of employment land there is an adequate supply of good quality land for office and industrial uses in sustainable locations. This supply should be regularly reviewed to ensure it is coming forward for development, and long term vacant sites should be considered for re-allocation to other beneficial uses. As part of the RSS review it is expected that district-level employment land figures will be set out. However, these figures will not be published in time to inform this Preferred Options report, but will inform the Submission Draft version of this DPD.

4.4 The Revised Draft Structure Plan sets out a criteria-based approach for local authorities to follow in allocating sites based on quality of land and sustainability factors. National guidance set out in PPG4: Industrial, Commercial Development and Small Firms requires local authorities to provide for a choice and range of sites that are sustainably located in development plans.
Preferred Option 20

E1: New Employment Allocations in South Kesteven

Significant new land allocations for employment purposes: offices, industry and manufacturing, and storage and distribution (Use Classes B1, B2 and B8) will only be focused within, and adjacent to, the four main towns in the district: Grantham, Stamford, Bourne and the Deepings, as listed below. These allocations total 243 hectares to 2021, apportioned as follows:

- Grantham and Gonerby Moor – about 125 hectares
- Stamford – about 32 hectares
- Bourne – about 63 hectares
- Market Deeping – about 23 hectares

In addition, a further three “reserved sites for employment” have been identified, one in Grantham and two in Bourne, which can be brought forward for development towards the end of the LDF period to 2021, if a demand is proven under the “plan, monitor, manage” approach. These sites total a further 61 hectares, broken down as follows:

- Grantham – about 45 hectares
- Bourne – about 16 hectares

Please refer to the draft allocations maps at the end of this document.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Location</th>
<th>Area (ha)</th>
<th>Proposed Use*</th>
</tr>
</thead>
<tbody>
<tr>
<td>E1(a)</td>
<td>Land south of Barrowby Road &amp; east of A1, Grantham</td>
<td>22.6</td>
<td>B1</td>
</tr>
<tr>
<td>E1(b)</td>
<td>Land north of Harlaxton Road &amp; west of A1, Grantham</td>
<td>33.3</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>E1(c)</td>
<td>Old Quarry, Spittlegate Level, Grantham</td>
<td>14.5</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>Site Ref</td>
<td>Site Location</td>
<td>Area (ha)</td>
<td>Proposed Use*</td>
</tr>
<tr>
<td>---------</td>
<td>---------------------------------------------------</td>
<td>-----------</td>
<td>---------------</td>
</tr>
<tr>
<td>E1(d)</td>
<td>Land east of A1 &amp; south of Empingham Road, Stamford</td>
<td>7.9</td>
<td>B1</td>
</tr>
<tr>
<td>E1(e)</td>
<td>Land east of Ryhall Road, Stamford</td>
<td>16.1</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>E1(f)</td>
<td>Land off Barnack Road, Stamford</td>
<td>8.1</td>
<td>B1 (17,500 m²)</td>
</tr>
<tr>
<td>E1(g)</td>
<td>Land off West Road, Bourne</td>
<td>8.0</td>
<td>B1</td>
</tr>
<tr>
<td>E1(h)</td>
<td>Land south of Tunnel Bank, Bourne</td>
<td>21.7</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>E1(i)</td>
<td>Land north of Bourne Eau &amp; east of Carr Dyke, Bourne</td>
<td>3.5</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>E1(j)</td>
<td>Land between Spalding Road &amp; Bourne Eau, Bourne</td>
<td>8.5</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>E1(k)</td>
<td>Land between Carr Dyke &amp; Meadow Drove, Bourne</td>
<td>22.2</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>E1(l)</td>
<td>Land south of Northfields Road, The Deepings</td>
<td>6.7</td>
<td>B1</td>
</tr>
<tr>
<td>E1(m)</td>
<td>Land east of Northfields Industrial Estate, The Deepings</td>
<td>16.7</td>
<td>B1, B2</td>
</tr>
<tr>
<td>E1(n)</td>
<td></td>
<td>9.1</td>
<td>B1, B8</td>
</tr>
</tbody>
</table>
### Proposed Use Area (ha)

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Location</th>
<th>Area (ha)</th>
<th>Proposed Use*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gonerby Moor (west), Grantham</td>
<td>45.4</td>
<td>B8</td>
<td></td>
</tr>
<tr>
<td>E1(o)</td>
<td>Gonerby Moor (east), Grantham</td>
<td>45.2</td>
<td>Reserved for B1, B2, B8</td>
</tr>
<tr>
<td>RE1</td>
<td>Land between A1 &amp; Spittlegate Level, Grantham</td>
<td>45.2</td>
<td>Reserved for B1, B2, B8</td>
</tr>
<tr>
<td>RE2</td>
<td>Land between The Slipe and Tunnel Bank, Bourne</td>
<td>15.6</td>
<td>Reserved for B1, B2, B8</td>
</tr>
</tbody>
</table>

* B1= Business, B2= General Industry, & B8= Storage and Distribution

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

4.6 The sites proposed for allocation as part of this preferred option have been selected to help achieve the aims and objectives of the Economic & Community Development Strategy for South Kesteven (July 2005 – July 2008) by providing for an appropriate range and choice of land for offices, industry and warehousing. The range of sites should allow for diversification of employment opportunities within the district and increase the skills base and retain employees in the district. FDP Savilles was commissioned by the Council to undertake an Employment Land Review for the district. The findings of this report have informed the employment policies and allocations in this Preferred Options report.

4.7 Other Options Considered

4.8 In arriving at the sites put forward in this Preferred Option, the Council has considered alternative sites and proposals put forward by developers and landowners. The Employment Land Study has acted as the evidence base for preferred allocations by suggesting a range of appropriate sites.
Preferred Option 21

E2: Existing Employment Areas

Within established employment areas in Grantham, Bourne, Stamford and the Deepings appropriate extensions to existing businesses and new employment development within use classes B1, B2 and B8 will be allowed subject to the following criteria:

- In the case of extensions and new development, these will normally only be permitted within the curtilage or boundaries of existing sites. Extensions beyond the limits of existing sites will not normally be permitted;
- Extensions to, or new, B2 uses can be accommodated without harming the amenities of neighbouring land uses and the wider environment, through any forms of pollution or visual intrusion;
- In the case of B1 office development, that any extension or new development is not detrimental to the vitality and viability of the town centres of Grantham, Bourne, Stamford and the Deepings.

There are particular sites in the district allocated for employment land that the Council believes are essential to retain in employment use due to their strategic importance. These sites are listed below, and if necessary, the Council will seek to use Compulsory Purchase powers to bring about their development for appropriate employment uses:

- Land at Spitalgate Level to the South of Gorse Land between the A1 and the B1174 Old Great North Road
- Land at Gonerby Hill Foot Between the B1174 Gonerby Road and the Railway

For all other existing employment sites and employment land allocations, the local planning authority will monitor take-up of land, and where a site allocated for employment purposes has not come forward for development in a reasonable timescale (i.e. between 5 and 10 years) the local authority will consider re-allocating the land for other appropriate uses.

4.9 This Preferred Option meets Spatial Objectives 5 and 8.

4.10 The approach set out in this Preferred Option is based on the need established in the update to PPG3: Supporting the Delivery of New Housing for local planning authorities to undertake regular reviews of employment land supply and take up. However, within Grantham there are two strategic employment allocations that were allocated in the 1995
Local Plan that are still yet to be developed, which the Council considers should be protected for employment use, and will use its Compulsory Purchase powers if necessary to ensure development occurs within the LDF plan period.

4.11 Additionally, there are a number of employment areas within the district that are either fully or partially developed. This Preferred Option allows for expansion of successful employers and development of vacant land within those areas without allowing extensions to these areas or development which negatively impacts on neighbouring uses.

4.12 Other Options Considered

4.13 Alternative options considered were to either omit this Preferred Policy Option and rely on guidance set out in national policy, or to not identify particular sites for retention as employment land throughout the LDF plan period. However, the local authority considers that it is appropriate to include policy within the LDF that applies national guidance to the local circumstances of the district. The two sites identified at Grantham are key strategic employment allocations that date back to the 1995 Local Plan. Barriers have been identified that have prevented these sites coming forward for development, and the Council believes that Compulsory Purchase powers might be required to unlock the development potential of these sites.

Preferred Option 22

E3: Small Businesses and Employment in Rural Areas

Planning permission will normally be granted for the development of small businesses in locations other than those allocations identified in Policy E1 within Grantham, Bourne, Stamford and the Deepings, provided that it is of an appropriate scale and nature that accords with neighbouring land uses.

Within identified sustainable villages, new employment development of an appropriate scale, and extensions to existing businesses and small scale industrial uses, will be acceptable providing that the proposals will not have an adverse impact on the character and setting of the village, or negatively impact on neighbouring land uses through visual, noise, traffic or pollution impacts.

Planning permission will not normally be granted for employment development outside of Grantham, Bourne, Stamford and the Deepings or sustainable villages, unless it is directly related to agriculture, horticulture, forestry, the extraction of minerals, or the expansion of an established business, subject to there being no detrimental visual, noise, traffic or pollution impacts.

4.14 This Preferred Option meets Spatial Objectives 1 and 8.
4.15 Whilst the Council is committed to focusing employment growth and job creation within the four towns, and primarily Grantham as a sub-regional centre, in order to facilitate a sustainable pattern of employment provision across the district, we also need to respond to proposed expansion of existing areas of employment and potential applications for new employment development outside the four towns.

4.16 In order to allow for diversification of the economic base within the district, this Preferred Option sets out a hierarchical approach to planning applications for small businesses, which in the first instance directs them to the four towns, but also allows for small-scale employment development within identified sustainable settlements. Outside of the four towns and sustainable settlements, i.e. in villages identified as less sustainable based on their level of services, or in the open countryside, only a very limited range of employment will be allowed.

4.17 Other Options Considered

4.18 In interpreting national guidance for the creation of sustainable communities as set out in PPS1, business development as set out in PPG4 and the rural economy highlighted in PPS7, the Council does not believe that there are any alternative options for addressing the issues of small businesses and the rural economy that are sustainable. A preferred option to address this issue is required to apply this national guidance to the local context for the district.

Preferred Option 23

E4: Locational Criteria for Types of Employment

Wherever possible the Local Planning Authority will seek to ensure that new developments of higher density employment generators* locate within or adjacent to the town centres of Grantham, Bourne, Stamford and the Deepings and the centres of identified local service centres, whilst directing lower density employers** to appropriate edge and out-of centre sites either through the allocation of land or through the development control process.

*High density employers are those uses identified in PPS6: Town Centres that usually create a number of new jobs on smaller sites: retail, offices visited by the public, leisure uses, offices and light industry, and tourist-related development.

**Lower density employers generally tend to be industrial and manufacturing and storage and distribution uses, which require larger sites and therefore generally create fewer jobs per hectare than high density employers.

4.19 This Preferred Option meets Spatial Objectives 1, 2, 3, 4 and 8.
4.20 Other Options Considered

4.21 The only alternative to the Preferred Policy Option set out above would be to not have a criteria-based approach to the location of types of employment. However, this could potentially result in the creation of a less sustainable pattern of development for the district, with offices, which are high density employers with a number of jobs created on smaller sites, locating on the edge or outside of settlements and B8 distribution industries locating in centre, i.e. lower density employers often taking up large areas of land whilst providing limited job opportunities.
### Preferred Option 24

**E5: Retail Hierarchy for South Kesteven**

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

<table>
<thead>
<tr>
<th>Sub-Regional Centre for Lincolnshire</th>
<th>Grantham</th>
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</thead>
<tbody>
<tr>
<td><strong>Main Towns</strong></td>
<td></td>
</tr>
<tr>
<td>Stamford</td>
<td></td>
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<tr>
<td>Bourne</td>
<td></td>
</tr>
<tr>
<td>The Deepings</td>
<td></td>
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<tr>
<td><strong>Local Service Centres</strong></td>
<td></td>
</tr>
<tr>
<td>Ancaster</td>
<td></td>
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<tr>
<td>Barkston &amp; Syston</td>
<td></td>
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<tr>
<td>Barrowby</td>
<td></td>
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<tr>
<td>Baston</td>
<td></td>
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<tr>
<td>Billingborough &amp; Horbling</td>
<td></td>
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<tr>
<td>Caythorpe &amp; Frieston</td>
<td></td>
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<tr>
<td>Colsterworth &amp; Woolsthorpe by Colsterworth</td>
<td></td>
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<tr>
<td>Corby Glen</td>
<td></td>
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<tr>
<td>Great Gonerby</td>
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<tr>
<td>Harlaxton</td>
<td></td>
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<tr>
<td>Langtoft</td>
<td></td>
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<tr>
<td>Long Bennington</td>
<td></td>
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<tr>
<td>Morton &amp; Hapthorpe</td>
<td></td>
</tr>
<tr>
<td>Rippingale</td>
<td></td>
</tr>
<tr>
<td>Thurlby &amp; Northorpe</td>
<td></td>
</tr>
</tbody>
</table>
Accordingly, proposals for district-wide retail and other town centre uses will be promoted and permitted within and adjacent to the defined town centres of the four main towns, particularly Grantham as Sub-Regional Centre. The Local Service Centres can accommodate small-scale local shopping facilities to serve the everyday needs of local residents.

4.22 This Preferred Option meets Spatial Objectives 1, 3, 6 and 9.

4.23 National guidance for retail and town centres set out in PPS6 requires local authorities to base their policies for town centre uses on a defined hierarchy of centres. The hierarchy identified as part of this preferred option identifies Grantham as the primary retail and service centre for the district. Grantham has been identified as the primary centre in the hierarchy because it is designated as a Sub-Regional Centre in the town centre hierarchy set out in RSS8 and the Structure Plan. Bourne, Stamford and the Deepings are the main towns in the district, not of the scale of Grantham but able to accommodate retail and town centre uses that appeal to a reasonably wide catchment area within the district. The 15 local service centres have been identified based on an audit of community facilities within all other centres and villages in the district.

4.24 Other Options Considered

4.25 Given the guidance set out in both the Regional Spatial Strategy for the East Midlands and the Structure Plan which defines Grantham as a Sub-Regional Centre for the Eastern part of the East Midlands, and the prominent role of Bourne, Stamford and the Deepings as service centres for the district the Council does not feel there are any appropriate alternative hierarchies of centre for the district.
Preferred Option 25

E6: Town Centre Development

Retail development and other town centre uses defined in PPS6 (offices, leisure and tourism-related uses) will be concentrated within the town centre boundaries for Grantham, Bourne, Stamford and the Deepings as defined in the draft proposals maps. Where a retail, office, leisure or tourism proposal cannot reasonably be accommodated within the defined boundaries, appropriate sites immediately adjacent to the boundary will be considered.

Area Action Plans will be prepared for the towns of Grantham, Bourne and Stamford. These will identify specific sites and proposals for retail and other town centre uses within the town centre boundaries.

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

4.26 This Preferred Option meets Spatial Objectives 1, 2, 3, 6 and 9.

4.27 In addition to identifying a hierarchy of centres, national planning guidance in PPS6: Town Centres places a requirement on local authorities to define boundaries for town centres in development plans in order that a plan-led approach to enhancing the vitality and viability of these areas and assessing planning applications can be adopted. The town centre boundaries have been defined based on appropriate walking distances for shoppers set out in PPS6.

4.28 The Retail Study for the South Kesteven (June 2004) which forms part of the evidence base for the LDF identifies the demand for further retail facilities in the four towns to 2016. The Council believes that this demand can, in the main, be accommodated within the defined town centre boundaries and is therefore not proposing to identify any town centre extension sites. The Preferred Option does allow for new floorspace adjacent to the town centre if an applicant can demonstrate that their proposal cannot reasonably be accommodated within the town centre. Applications for town centre retail and services will not be encouraged in other areas, and will be assessed against the guidance set out in PPS6.

4.29 It is likely that retail-led regeneration will be a catalyst for redevelopment through Area Action Plans for Grantham, Bourne and Stamford. Specific sites for retail or retail-led mixed-use development will be allocated through the Area Action Plans.

4.30 Other Options Considered
4.31 PPS6 requires local authorities to define a town centre boundary for their main settlements to assist with applying the sequential test to planning applications for retail and town centre services. However, PPS6 also requires local authorities to actively plan for extensions to town centres where evidence suggests that floorspace demand cannot be accommodated within the town centre. The Council has not adopted this option, as it believes that there is appropriate land, vacant units and opportunities for redevelopment within town centres. The Preferred Option allows for a degree of flexibility where development adjacent to the boundary can be considered, providing that a sequential approach to site selection has been undertaken by the applicant.

Area Action Plans are being prepared as part of this LDF of the towns of Grantham, Bourne and Stamford, and these will identify any specific proposals and sites for retail and town centre development.

Preferred Option 26

**E7: Shopping Streets**

Within identified Primary Shopping Streets in Grantham, Bourne, Stamford and the Deepings defined in the draft proposals maps the Council will seek to maintain a minimum of 75% of the ground floor frontage within each street as Use Class A1 (Shops), and ensure that non-A1 uses are not grouped in such a way that would undermine the retail role of these streets.

Within other defined shopping streets, permission will be granted for retail, food and drink outlets, financial and professional services, and other leisure and tourist-related uses at a ground floor level.

4.32 This Preferred Option meets Spatial Objectives 1, 6 and 9.

4.33 This aim of this option is to protect the retail primacy of the main shopping streets in the towns of Grantham, Stamford, Bourne and the Deepings. Without a target-based approach the character of primary shopping streets can be incrementally eroded over time through a number of changes of use from A1 retail to other uses, particularly food and drink. This approach would require applicants to demonstrate that any non-A1 proposal would not either in isolation, or cumulatively, reduce the overall levels of A1 retail frontage at the ground floor level of that street to less than 75%.

4.34 Other Options Considered

An alternative approach would be to not set a threshold for retail frontage protection as the preferred option. However, the Council believes that it is appropriate to set a threshold target in order that the primary shopping street maintains its retail function and non-retail uses are
not grouped in a way that harms the range of destinations for shoppers. The target level of 75% average A1 frontage on primary shopping streets in the four towns is realistic based on monitoring trends over the past five years – a higher target figure would be impractical.

Preferred Option 27

**E8: Convenience Retailing**

Proposals for the development of convenience goods floorspace will normally only be permitted within or immediately adjacent to the town centres of Grantham, Bourne, Stamford and the Deepings as identified in Preferred Option E6, provided that the proposal is of an appropriate scale to the character and context of the locality.

4.35 This Preferred Option meets Spatial Objectives 1,2,5,6 and 9.

4.36 The objective of this preferred option is to ensure that major food retailers locate in sustainable accessible locations offering people the opportunity to access these facilities by the widest possible choice of transport options. The development proposed would need to be appropriate to the town centre in which it is locating. The scale, massing, design and materials of the scheme need to be appropriate to the local character and context, and the Council will need to be satisfied that associated levels of car parking are appropriate and will not lead to congestion problems.

4.37 Other Options Considered

4.38 Any other approach to addressing large supermarkets and superstores would run contrary to national guidance. PPS6 requires all forms of retailing to locate in as sustainable and accessible a location as possible - it does not make any allowances for convenience retailing to locate on edge or out of centre sites. The Retail Study for South Kesteven (June 2004) identifies that the district is already well served in terms of large scale convenience retailing destinations, and estimates there will be limited demand for additional floorspace during the LDF plan period.
Preferred Option 28

E9: Retail Warehousing

Planning permission will only be granted for bulky goods retailing within defined retail parks (proposals to significantly extend the boundary of these sites will not be permitted) in Grantham and Stamford and within and adjoining the defined town centres of Grantham, Bourne, Stamford and the Deepings, where it is of an appropriate scale and design to the character and context of the locality.

4.39 This Preferred Option meets Spatial Objectives 1,2,5,6 and 9.

4.40 Bulky goods retailing and retail parks in edge and out of centre locations has been a significant retailing trend in Britain for the past three decades. Retailers selling bulky “white” goods, such as furniture, electrical appliances and do it yourself products have moved out of town centres into large format buildings in most towns and cities. However, there is evidence that this trend is slowing, and national planning guidance in PPS6 requires that a sequential approach be taken to the location of all types of retail. The Preferred Option proposed reflects this approach by not allocating any further sites for retail warehousing, but offers a balanced approach by potentially allowing for reuse, redevelopment, and limited extension of existing retail parks in Grantham and Stamford.

4.41 The Retail Study does identify a likely demand for new bulky goods floorspace in Grantham, and to a lesser degree Stamford and Bourne, through the plan period. Therefore, the Council still needs to plan and offer sites for this format of retailing. However, PPS6 makes no distinction for bulky goods – it should locate as centrally and sustainably as other types of retail. For that reason, no further specific edge or out of centre sites will be identified for allocation in any of the four towns.

4.42 Other Options Considered

4.43 Other approaches considered were to either not have a policy option specifically addressing bulky goods retailing or to adopt a criteria-based approach to determining planning applications for this type of retail development.
E10: District and Local Service Centres

Within Grantham, Bourne, Stamford and the Deepings there are a number of satellite service centres which are a key part of the retail and service hierarchy of the district by supporting the core town centres and providing for the needs of local residents (see draft proposals maps at the end of this document). The Council will endeavour to maintain the vitality and viability of these local centres, and will permit the development of the following uses at ground floor level, providing they do undermine the primacy of the town centres:

- Shops (Use Class A1) not exceeding a unit size of 200 square metres gross floor area;
- Small convenience supermarkets not exceeding a unit size of 500 square metres gross floor area;
- Financial and professional services (Use Class A2);
- Food and drink (Use Classes A3, A4 and A5);
- Community facilities appropriate to the local centre (within Use Classes D1 and D2);
- Launderettes.

4.44 This Preferred Option meets Spatial Objectives 1, 2, 3, 4 and 9.

4.45 Within the overall retail hierarchy set out in Preferred Option E5, there are retail sub-hierarchies within the towns of Grantham, Bourne, Stamford and the Deepings. Due to the size of these settlements, the town centre requires support from local centres that can provide local services and retail for communities. This Preferred Option seeks to ensure that these local service centres maintain their viability and serve their local community, whilst not undermining the primary retail core of the town centre. The Option therefore indicates the type and scale of uses that will be appropriate in these local centres.

4.46 Other Options Considered

4.47 The Council has identified the local service centres in Grantham, Bourne, Stamford and the Deepings based on survey work and considers that the range of uses permitted is appropriate to these centres.
Preferred Option 30

E11: Shops and Services in Villages

Proposals in villages for local-scale shopping development and services catering for local needs, including conversion of appropriate buildings or extensions for existing shops, will be permitted. Planning permission for change of use from shops and services to other uses in villages will only be granted if there are adequate alternative facilities locally and the existing use is proved to be no longer viable.

4.48 This Preferred Option meets Spatial Objectives 1, 4 and 9.

4.49 Village shops and services play an important role in rural areas both economically and socially. This Policy Option seeks to sustain economic activity in these areas, so that villages remain viable communities. Some villages are lacking the services and local shops that would make them sustainable communities, and this option allows for the development of new facilities and extensions to existing services.

4.50 Other Options Considered

4.51 The only alternative would be to not have a Policy Option seeking to protect local shops and services in villages. However, evidence suggests that these facilities have been under threat in recent years, and the Council believes that protective measures are required to retain local services in villages as far as practicable in order to maintain the sustainability of these settlements.
Preferred Option 31

E12: Cafes, Restaurants, Public Houses and Hot Food Take-aways

Proposals for new cafes, restaurants, public houses and hot food take-aways, or extensions to those uses, will generally only be permitted within the four town centres, as defined in Preferred Option E6, or in identified local service centres, except in the following instances:

- In the case of public houses, where the development of such a facility might help an identified less sustainable village become more sustainable through the addition of this community facility, providing it is in keeping with the character of the village and does not detrimentally impact on neighbouring uses;
- The extension of an existing café, restaurant or public house outside of the defined centres will be allowed providing there will be no detrimental impacts on neighbouring uses or the character and setting of the village or countryside.

4.52 This Preferred Option meets Spatial Objectives 1, 2, 4 and 9.

4.53 The Council believes that it is important to include a Policy Option that applies national planning guidance for food and drink establishments to the local level. This Option is based on the sequential approach to town centre uses set out in PPS6, as in the first instance it directs development of new food and drink facilities to town centres. However, in rural areas a public house or local restaurant/café can provide a focal point for the community, therefore the policy option allows for appropriate development or extension of these facilities to support the local community.

4.54 Other Options Considered

4.55 National planning guidance includes food and drink use classes within those uses that should be subject to sequential testing and directed towards town centres. Therefore, an alternative option considered was to not include a preferred option as part of this document. However, the Council considers that because of the predominantly rural nature of the district, and due to the role that a public house or café can play in knitting together a village community, a Policy Option is required that allows for appropriate development or extension of these facilities to support the local community.
Preferred Option 32

E13: Visitor Management

Planning permission for tourist camping and caravan sites will normally only be granted where the development is closely associated with existing or proposed recreational and tourist attractions, and providing that the proposal is appropriately landscaped, does not conflict with agriculture and forestry interests, and includes satisfactory access, parking and servicing arrangements.

The Council’s first preference for any new hotel development in the district will be within or adjoining Grantham Town Centre. However, due to the differing needs of hotels operators, proposals on the edge of Grantham adjoining the A1, within Stamford, and countryside retreats (such as health spas or attached to golf courses) will also be viewed favourably providing they are of an appropriate scale and character to their location.

Proposals for new outdoor leisure facilities in the countryside, such as golf courses or leisure associated with waterways, will be permitted, providing that the proposal is appropriately landscaped, does not conflict with agriculture and forestry interests, and includes satisfactory access, parking and servicing arrangements.

4.56  This Preferred Option meets Spatial Objective 1.

4.57  A recent study into hotel provision for Lincolnshire (Hotel Futures Draft October 2005) indicates that Grantham has an unmet demand for additional hotel rooms for tourists. This Preferred Option seeks to promote the centre of Grantham as the preferred location for new hotels, as the most sustainable location. However, it also offers flexibility to accommodate the differing needs of specialist hotel operators.

4.58  This option also seeks to promote and allow for outdoor leisure uses related to the countryside (formal leisure provision, such as leisure centres and sports pitches will be addressed in a later DPD), providing it is appropriate to the location and through landscaping and access arrangements can minimise its impact. The interests of agriculture and forestry are also protected through this policy approach.

4.59  Other Options Considered

4.60  The Council also considered not including a policy option addressing visitor management issues and to determine any applications for such uses using guidance in national planning documents. However, based on evidence in the study into hotel provision in Lincolnshire the Council feels it is necessary to promote the identified need for a new hotel in Grantham, and highlight a sequential approach, as a hotel in the town centre could be a
catalyst for regeneration activity promoted by the Area Action Plan. The Council is not actively planning for any further camping and caravan sites in the district during the plan period, but feels that a policy is required setting out expectations should any developers consider pursuing a proposal.
5 Community and Infrastructure
5 Community and Infrastructure

5.1 Community Facilities and Infrastructure

5.2 Protecting existing community facilities

5.3 During recent years medical facilities within the district have been closed or have been under threat of closure. The Council is concerned that the loss of such vital facilities will be of detriment to the residents of the district. Whilst the Council is not able to influence the business case for the maintenance of existing establishments it is concerned that the growing pressure for the redevelopment of brownfield sites, makes such facilities attractive to developers. The Council is keen to demonstrate the importance of such facilities to its residents and will therefore protect existing medical facilities from speculative development proposals.

Preferred Option 33

C1: Protecting existing community facilities

Existing public medical and health care facilities as identified on the proposals map should be retained for the benefit of the local community.

The loss or redevelopment of such premises will only be permitted where:

a. it is demonstrated that the existing (or former) community use is being relocated to premises more suited to its function, and where the new site is at least as easily accessible to the community it serves; or
b. it is demonstrated that the existing (or former) use is no longer functionally and financially viable and that the current service provided by that facility can continue to be provided through alternative provision.

Applications for the re-use of an identified site will only be permitted where it is demonstrated that consideration has been given to using the premises for alternative “community” services or facilities first. If it is determined that the site is not suitable for other community uses or that there is no need or demand for such uses in that locality consideration may be given to the re-use of the site for alternative commercial uses.

5.4 Telecommunication Development

5.5 Communication technology is expanding rapidly to meet the growing demands for better communication at work and at home. The government’s policy is to facilitate the growth of this sector of the economy. PPG8: Telecommunications provides detailed guidance for
the consideration of proposals for new telecommunication installations which will be followed in the consideration of such proposals. However criteria based policy advice is considered appropriate in this instance.

Preferred Option 34

C2: Telecommunication Infrastructure

Proposals for new telecommunication infrastructure will only be permitted where:

- There is an operational need for the development and;
- The proposal cannot be located on an existing building, mast or other structure and;
- The siting and external appearance of the apparatus and any ancillary buildings or equipment do not have an adverse impact on the character of the surroundings.

The Council will impose conditions requiring the removal of telecommunication apparatus and ancillary buildings or equipment in the vent that it is no longer required for its original purpose.
1 Indicative Allocations Maps
1 Indicative Allocations Maps

Map 1: Grantham Proposed Housing Allocations
Map 2: Grantham Mixed Use Opportunity Areas
Map 3: Stamford Mixed Use Opportunity Area
Map 4: Bourne Mixed Use Opportunity Area
Map 5: Grantham Proposed Employment Allocations
Map 6: Stamford Proposed Employment Allocations
Map 7: Bourne Proposed Employment Allocations
Map 8: The Deepings Proposed Employment Allocations
Map 9: Gonerby Moor Proposed Employment Allocations
Map 10: Grantham Proposed Retail Allocations
Map 11: Stamford Proposed Retail Allocations
Map 12: Bourne Proposed Retail Allocations
Map 13: The Deepings Proposed Retail Allocations
Map 14: Grantham Hospital Site
Map 15: Stamford Hospital Site
KEY

SITES PROPOSED FOR ALLOCATION

| Housing Areas | Mixed Use Including Housing | Reserved Sites for Mixed Use Including Housing |

SCALE - 1:25000

Reserved Sites for Mixed Use Including Housing

Mixed Use Including Housing

Housing Areas

GRANTHAM
KEY
AREAS PROPOSED FOR MAJOR CHANGE

Opportunity Areas

SCALE - 1:15000
KEY

AREAS PROPOSED FOR MAJOR CHANGE

Opportunity Areas

SCALE - 1:5000
KEY
SITES PROPOSED FOR ALLOCATION

- Employment Areas
- Reserved Sites for Employment

SCALE - 1:25000
KEY

SITES PROPOSED FOR ALLOCATION

Employment Areas

SCALE - 1:25000
KEY

SITES PROPOSED FOR ALLOCATION

- Employment Areas
- Reserved Sites for Employment

SCALE - 1:15000
KEY
SITES CONSIDERED FOR ALLOCATION

- Employment Areas

SCALE - 1:10000
KEY
SITES CONSIDERED FOR ALLOCATION

<table>
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<tr>
<th>Color</th>
<th>Employment Areas</th>
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SCALE - 1:10000
Next Steps and Timetable

Next Steps

The Council will take account of comments received on this Preferred Options Report in preparing the next stage of the LDF Housing & Economic DPD, which is called the Submission Document.

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

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

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

Timetable

- Preferred Options Report – public consultation June-Aug 06
- Submission Document & public consultation Nov/Dec 06
- Examination by Inspector June/July 07
- Inspector’s report Oct/Nov 07
- Adoption and publication of document Feb 08

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

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

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

01476 406127                                      communications@southkesteven.gov.uk

Large print, Braille, audio tape or computer disc
This information can be made available in large print, Braille, on audio tape or computer disc. If you, or someone you know, might benefit from this service, please contact us.

繁体中文
本資料有繁體中文版，若你本人或你認識的甚麼人會得益於此版本，敬請聯絡我們。

Česky
Tato informace může být dostupná i v češtině. Pokud byste Vy, a nebo někdo koho znáte, mohli využít tohoto servisu, obratě se prosím na nás.

Magyar
Ezeket az információkat magyar nyelven is tudjuk biztosítani. Ha Ön, vagy valaki, akit Ön ismer igényt tart erre a szolgáltatásra, kérem, keressen fel minket.

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Šo informāciju var iegūt arī latviešu valodā. Ja Jums vai kādai no Jūsu paziņai šādi pakalpojumi nāktu par labu, lūdzu kontaktējiet mūs.

Lietuviškai
Šią informaciją galite gauti lietuvių kalba. Prašome kreiptis į mus, jei jums arba jūsų pažįstamiešs ši paslauga galėtų būti naudinga.

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Informacja ta może być dostępna w języku polskim. Jeżeli Państwo albo ktoś z Państwa znają, może z tej usługi skorzystać, proszę nas kontaktować.

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Esta informação pode ser disponibilizada em português. Se você, ou alguém que conhecer, beneficiar com este serviço, por favor contacte-nos.

 Русский
Данная информация может быть предоставлена на русском языке. Если Вы или Ваши знакомые посчитаете такую услугу необходимой, пожалуйста, свяжитесь с нами.

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Bu bilgiler Türkçe dilinde mevcuttur. Siz veya bir tanıldığıınız bu hizmetden faydalananacağını düşününürsünüz lütfen bizi arayınız.