

# Agenda Item 4

## REPORT TO CABINET

REPORT OF: ECONOMIC PORTFOLIO HOLDER

REPORT NO.: PLA 723

DATE: 6<sup>th</sup> October 2008

<b>TITLE:</b>	<b>LOCAL DEVELOPMENT FRAMEWORK: SUMMARY OF PREFERRED OPTIONS FOR CORE STRATEGY MAY 2007 – CONSULTATION RESPONSES ( Policies PO3, PO4 and PO5 only) relating to housing issues</b>
<b>FORWARD PLAN ITEM:</b>	YES
<b>DATE WHEN FIRST APPEARED IN FORWARD PLAN:</b>	17 AUGUST 2005
<b>KEY DECISION OR POLICY FRAMEWORK PROPOSAL:</b>	KEY DECISION

<b>COUNCIL AIMS/PORTFOLIO HOLDER NAME AND DESIGNATION:</b>	Cllr Frances Cartwright Economic Development Portfolio
<b>CORPORATE PRIORITY:</b>	Key Priority: Bourne Town Centre and Grantham Growth Point Other Priorities: Local Neighbourhoods and Climate Change Business as usual : Planning Policy
<b>CRIME AND DISORDER IMPLICATIONS:</b>	Minor
<b>FREEDOM OF INFORMATION ACT IMPLICATIONS:</b>	All LDF documents are made available on the Council's web site when published, and are made available for public inspection at the District Council's offices and the local libraries in the district

<b>INITIAL EQUALITY IMPACT ASSESSMENT</b>	<b>Carried out and appended to report?</b>	<b>Full impact assessment required?</b>
<b>BACKGROUND PAPERS:</b>	No	Planning and Compulsory Purchase Act 2004 PPS12: Local Development Frameworks Lincolnshire Structure Plan (Revised Deposit Draft) RSS8: Regional Spatial Strategy for the East Midlands to 2021 Letter from GOEM 11 <sup>th</sup> April 2005 Letter from PINs 13 <sup>th</sup> April 2005 Letter from DCLG 11 <sup>th</sup> August 2006 Cabinet reports and minutes dated 24 <sup>th</sup> November 2004, 7 <sup>th</sup> February 2005, 4 <sup>th</sup> April 2005, 9 <sup>th</sup> May 2005, 6 <sup>th</sup> June 2005, 5 <sup>th</sup> September 2005, 10 <sup>th</sup> October 2005, 6 <sup>th</sup> January 2006, 3 <sup>rd</sup> April 2006, 6 <sup>th</sup> November 2006 and 4 <sup>th</sup> December 2006

## **1. INTRODUCTION**

- 1.1 The Core Strategy is the first of a suite of policy documents which will form the South Kesteven Local Development Framework (LDF). It should provide the overarching planning policy framework for the district, guiding the broad scale of, and location for development and establish key strategic guidance for the delivery of the Council's objectives, including the delivery of new homes and Grantham Growth Point.
- 1.2 Public consultation about the revised Core Strategy Preferred Options took place between 4<sup>th</sup> May and 12<sup>th</sup> June 2007. On 2nd June 2008 Cabinet considered a report (reference PLA704) on the representations received about that document together with officer's recommendations for key changes arising from the comments received. However at that time, the Secretary of State's Proposed Changes to the East Midlands Regional Plan (Regional Spatial Strategy) were expected but had not yet been published, therefore, representations relating to housing issues (PO3, PO4 and PO5) were excluded from that report.
- 1.3 The Secretary of State's Proposed Changes to the East Midlands Regional Plan (Regional Spatial Strategy) were published at the end of July and as expected, result in the need for the housing policies to be revised. The relevant elements of these changes

are considered within this report together with consideration of those representations not reported in June 2008. These issues relate to the three housing policies: PO3 Residential Development; PO4 Urban Extension Sites (Grantham); and PO5 Affordable Housing. Each of the representations made about these policy options are summarised and responded to within the attached schedule at Appendix 1.

## **2. RECOMMENDATIONS**

### **2.1 That Members:**

- **Consider the implications of the Secretary of State's Proposed Changes to the East Midlands Regional Plan (Regional Spatial Strategy) relating to the District housing requirement and distribution and affordable housing which are summarised within this report**
- **Consider the Schedule of Officer's Responses to Representations Received about PO3; PO4 and PO5 which is attached to this report as Appendix 1.**
- **Agree the Officer's responses and principle changes to policies PO3; PO4 and PO5 established by this report and the attached schedule**
- **Delegate the correction of any typographical errors within the schedule to the Strategic Head of Sustainable Communities.**

## **DETAILS OF REPORT**

### **3.1 Background**

3.1.1 Public consultation on the first stage in the process of preparing the LDF began with publication of "Issues and Options for Future Development in South Kesteven" which took place in late 2005. The responses to this consultation helped to shape the development of preferred options for addressing key issues facing the district for the next two decades.

3.1.2 Two preferred options reports were published for public consultation in June 2006; the Core Strategy; and the Housing

and Economic Development Plan Document. However, the Council subsequently amended the timetable for preparing the LDF documents to allow the Core Strategy to be prepared and adopted prior to the preparation and adoption of the Site Allocations DPD. This necessitated a further round of Preferred Options consultation for each document. The revised Core Strategy was prepared and published for consultation in May 2007.

### **3.2 Results of revised Preferred Options Consultation (May – June 2007)**

3.2.1 As reported in June a total of 1203 individual representations were made about the Preferred Options consultation document. Of these 256 related to policies PO3; PO4 and PO5. All representations on these three policies are summarised in Appendix 1 to this report which also includes an officer response for each representation. Consideration of many representations, particularly those in respect of the level and distribution of housing across the district must now be considered in light of the proposed changes to the Regional Plan. Each of the three policies will be considered in section four below.

### **3.3 Proposed changes to the East Midlands Regional Plan**

3.3.1 The Proposed Changes were published by the Secretary of State for Communities and Local Government on 17th July 2008. The changes have picked up many of the recommendations of the Panel Report published last December, however, in respect of the amount of new housing proposed for the region and its distribution the Secretary of State has made an overall increase in the number of new homes required. The Proposed Changes also provides a district by district breakdown of the housing requirement. In addition, each district requirement is broken down into three five year and one 10 year bands.

3.3.2 The implications for South Kesteven of the new housing requirements are shown in the table below. It should be noted that the overall district requirement has increased from 630 new homes per annum included in the draft Regional Plan published in 2006 to an average of 670 homes per year. This increase is largely in recognition of Grantham being identified as a "Growth Point" and the amount of new housing development expected to be delivered within Grantham over the plan period. It should also be noted that these figures are considered to be a minimum which must be deliver, but which

can be exceeded.

3.3.3 The Proposed Changes do however make it clear that significant parts of the Regional Plan (including housing requirement and distribution) will be the subject of an early review. Therefore, although the figures show five year phases it is likely that these will change before the third five year phase is reached. It is essential therefore that this District's Core Strategy is flexible enough to continue to provide an effective local policy framework when this review is complete. To this end, it is suggested that the Core Strategy include a very clear spatial approach to the distribution of future housing requirements. Such an approach should be formulated as a means of ensuring a spatial framework is established to deal with any future housing growth which may arise from a review of the Regional Plan.

Table 1: Proposed Changes to East Midlands Regional Plan Housing Requirement

	2001-2006	2006-2011	2011-2016	2016-2026	Total Provision
South Kesteven	640	650	670	700	16800
Peterborough Partial HMA	1480	1350	1310	1080	31500

3.3.4 In relation to affordable housing, the revised Regional Plan sets a numerical target of 11,000 affordable homes for the Peterborough Housing Market Area (HMA). This is effectively 35% of the overall HMA housing requirement of 16800. The proposed changes also include: a new policy aimed at delivering more rural affordable housing, including the promotion of rural exception sites; the allocation of affordable housing sites; and a series of measures to increase the availability of small numbers of affordable units in rural communities.

#### **4. Consideration of Policy Options and Representations**

##### **4.1 Policy PO3 Residential Development**

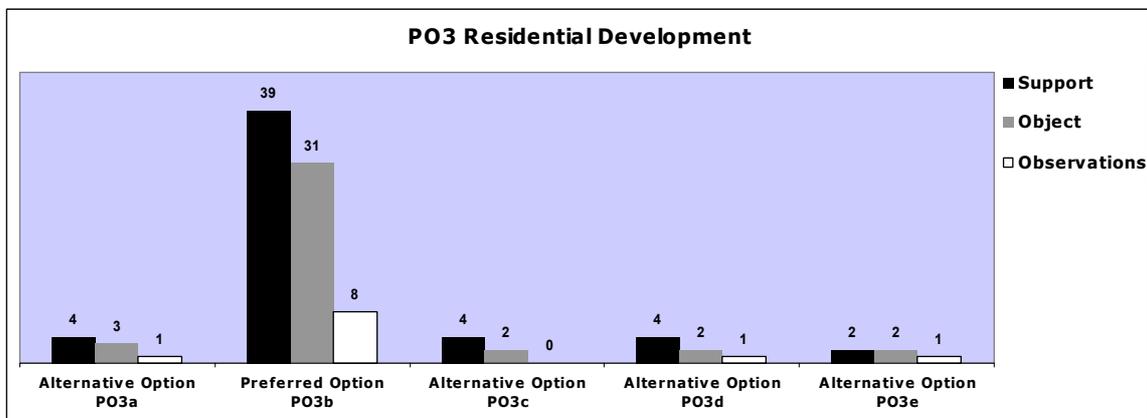
4.1.1 Five alternative options for the distribution of the draft Regional Plan housing requirement were presented in the consultation document. 104 representations were received about these options; the breakdown of these responses is shown on the graph below. Clearly most of those responding commented on the preferred option, although preferred options PO3a, PO3c, and PO3d received some comment too.

4.1.2 Two of the five options, PO3a and PO3b were based upon the same assumptions with the same level of distribution to each area. However PO3b (the preferred option) had an additional requirement for Grantham which would add 1260 more homes to the draft Regional Plan figure of 15750 homes. The Proposed Changes to the Regional Plan increases the District housing requirement by 1050 homes. This is a clear acceptance of the Council's case (at the EIP) for additional housing to recognise Grantham's Growth Point status; therefore this increase should be apportioned to Grantham.

4.1.3 Many of those commenting felt it was inappropriate to distribute the housing requirement until it was clear what the requirement would be in the emerging regional plan. There was also some concern about the way the housing requirement

options were set out and calculated, in particular that the inclusion of urban capacity sites within the calculation of the residual figure was confusing and misleading. The revised policy will need to ensure that urban capacity sites are not included and that a more detailed breakdown of the figures is provided.

4.1.4 Many representations supported the approach of the preferred option to concentrate growth in Grantham. However, some people felt that a combination of alternatives would be more appropriate. In respect of the preferred option a number of people felt that the distribution to the villages (including Local Service Centres (LSCs), larger villages and rural villages) was too high, whilst some supported it and felt there should be more scope for development in the smaller villages. Some representations felt that the approach to restrict development in Stamford was sound whilst others felt there was scope for greater development in the town, particularly where this might also deliver a relief road. The approach to allow development in the Deepings was supported (however, it should be noted that the actual figures for the Deepings provided very little additional housing). Very little reference was made to development needs in Bourne.



4.1.5 In light of the varying responses received and the different figures included within the proposed changes to the Regional Plan, the amount of housing development and its distribution across the district should be reconsidered.

4.1.6 The broad parameters established by Preferred Option PO3b are still considered largely appropriate. This option sought to:

- concentrate the largest proportion of new homes within Grantham to reflect its growth point status
- restrict growth in Bourne to that already committed

- allow modest development in the Deepings to maintain its vitality and viability
- allow some growth in villages identified as LSCs and larger villages to maintain their vitality and viability
- restrict development in Stamford.

4.1.7 The final objective of PO3b to restrict development in Stamford was largely based on the assumption that there were limited opportunities for development in and around the town and the restrictions of the road network limited capacity. However early consideration of sites suggested as part of the Strategic Housing Land Availability Assessment (SHLAA) indicates that there may be greater development potential in both Stamford and the Deepings than first considered. The identification of strategic areas of land for development in both these locations could also bring forward significant community infrastructure benefits if planned and phased as comprehensive mixed use schemes. Such schemes would need to be phased towards the later part of the plan period and beyond. The housing distribution set out in the Core Strategy should, therefore, make provision for an increase in housing development in both towns particularly in the last 10 years of the plan period to recognise the availability of development land in these locations. This will allow the full feasibility of sites and associated infrastructure requirements to be considered and ensure a comprehensive approach to development.

4.1.8 In light of representations received it is felt that the number of homes suggested for the LSC and larger villages should be reduced. The current completion rate in the LSCs is 131 dwellings per annum. If development continued at this level throughout the remainder of the plan period, over 2300 new homes could be built in 16 LSCs, which could mean almost 150 new homes in each village. It is considered that this is too high a development rate and that the Core Strategy should seek to reduce it to an average of 65 per annum. This would deliver about 1150 new homes, an average of 70 in each village.

4.1.9 In the smaller villages the current build rate is 121 per annum. Again this level of development is much too high and cannot continue to be supported. Some 323 homes are already committed in the smaller villages by planning consents. If all of these were to be built over the lifetime of the plan it would equate to 18 homes per year. In addition to those which are committed, provision should also be made for a very small amount of new development arising from affordable local need housing schemes, agricultural and/or forestry workers

accommodation and conversions as would be allowed by the Spatial Strategy policy. It is suggested that an average of 10 such units might be developed each year across the District. This would give an average annual build rate of 28 units per year for the smaller villages. Reducing the rural areas housing requirement in this way will allow for an additional amount of growth to be targeted towards Stamford and the Deepings.

4.1.10 Changing the proportions of the distribution of development for the rural areas will bring the housing policy more in line with the distribution pattern set out in the Structure Plan (which was alternative option PO3e). The Structure Plan apportioned the majority of development to Grantham (41%) and the "other urban areas" (of Stamford, Bourne and the Deepings) at 38% with a lower proportion of development allocated to the rural area (21%).

4.1.11 It is, therefore, suggested that the revised Housing Policy should establish a spatial strategy for the distribution of the increase housing requirement of 16800 homes. This strategy should be based upon the following parameters:

- Concentrate at least half of the annual housing requirement within Grantham to reflect the aspirations of the Grantham Growth partnership (51%);
- Restrict new development in Bourne to that already committed via planning approval (17%);
- Gradually increase the rate of development in and around Stamford and the Deepings, to maintain the vitality and viability of each settlement and, through the strategic allocation of land during the later part of the plan period, plan for mixed use development which will bring forward increased community infrastructure as part of a comprehensive programme of development (15%);
- Plan for a modest level of development within the Local Service Centres to enable them to continue to function as sustainable local centres (10%);
- Restrict new housing development in the other villages to affordable local need schemes, agricultural and/or forestry workers accommodation and conversions, in line with the Spatial Strategy Policy (7%).

4.1.12 The following table shows how this framework would affect the distribution of the housing requirement for each area. It also shows how much development has already occurred and what has planning consent. The final line in the table indicates how many additional houses would be needed to fulfil the housing requirement by 2026.

	District	Grantham	Stamford	Bourne	Deepings	LSCs	Small villages
	<b>100%</b>	<b>51%</b>	<b>9%</b>	<b>17%</b>	<b>6%</b>	<b>10%</b>	<b>7%</b>
<b>RSS requirement</b>	<b>16800</b>	<b>8568</b>	<b>1500</b>	<b>2850</b>	<b>1008</b>	<b>1680</b>	<b>1180</b>
<b>Annual build rate</b>	672	356	60	114	40	68	47
<b>Completed (@ 31/3/08)</b>	4986	1567	220	1058	501	913	727
<b>Residual 2008-2026</b>	11814	7001	1280	1792	507	767	453
<b>Annual rate for remaining 18 years</b>	656	407	71	100	28	43	25
<b>Committed (@31/3/08)</b>	4335	1143	411	1734	224	500	323
<b>To be identified</b>	<b>7479</b>	<b>5858</b>	<b>869</b>	<b>58</b>	<b>283</b>	<b>267</b>	<b>130</b>

4.1.13 The housing trajectory below shows how the rate of development which has already occurred over the period 2001-2008 affects the required development rate to achieve the Regional Plan requirement. Interestingly, because the development rate in recent years has been higher than that required by the Regional Plan there is scope over the next few years to allow a reduction in the rate of development. This may be particularly helpful in dealing with the current downturn in the housing market.



4.1.14 The following table provides some indication of how the total figures included above could be disaggregated over the five

year bands of the plan period. This reflects the need to demonstrate a steady increase in the building rate for Grantham and Stamford, but to slow down the rate of development in Bourne, the Deepings and the villages, where completions and current commitments are already much higher than required.

	%	2001-2006	2006-2011	2011-2016	2016-2026	Total
<b>RSS District requirement</b>	16800	3200	3250	3350	7000	
	100%	640	650	670	700	672
<b>Grantham</b>	51%	260	300	355	400	
	<b>8568</b>	<b>1300</b>	<b>1500</b>	<b>1775</b>	<b>4000</b>	<b>8575</b>
<b>Stamford</b>	9%	36	60	60	80	
	<b>1500</b>	<b>180</b>	<b>300</b>	<b>300</b>	<b>800</b>	<b>1580</b>
<b>Bourne</b>	17%	175	150	120	70	
	<b>2850</b>	<b>875</b>	<b>750</b>	<b>600</b>	<b>700</b>	<b>2925</b>
<b>Deepings</b>	6%	85	35	40	30	
	<b>1008</b>	<b>425</b>	<b>175</b>	<b>200</b>	<b>300</b>	<b>1100</b>
<b>LSC</b>	10%	150	65	50	35	
	<b>1680</b>	<b>750</b>	<b>325</b>	<b>250</b>	<b>350</b>	<b>1675</b>
<b>Small villages</b>	7%	120	40	40	10	
	<b>1180</b>	<b>600</b>	<b>200</b>	<b>200</b>	<b>100</b>	<b>1100</b>
<b>Total delivered</b>		<b>4130</b>	<b>3250</b>	<b>3325</b>	<b>6250</b>	<b>16955</b>

4.1.15 The Grantham Growth Point Programme of Development (POD) is currently being revised and should be finalised and submitted to central government at the beginning of October, before this Cabinet meeting. The housing distribution and trajectories included within the POD will be changed and updated as part of this review. It is essential that the Core Strategy is in alignment with the POD and, therefore, the figures included in the above tables for Grantham may be subject to change when the POD refresh is completed. This will be tabled and reported to Cabinet as an update to this report as soon as it is available.

## 4.2 PO4 Urban Extension Sites (Grantham)

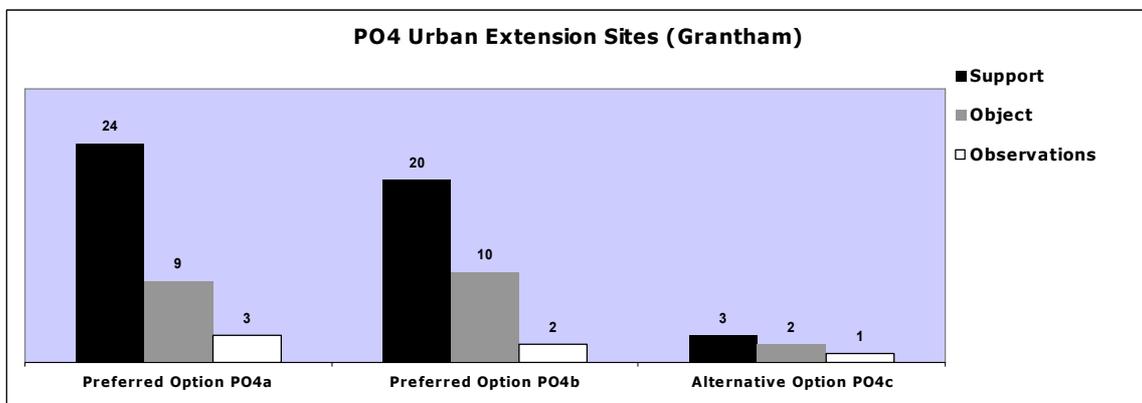
4.2.1 As the table above demonstrates Grantham is to be the focus for the majority of the District's housing development over the next 20 years. This reflects the ambitions of the Grantham Growth Point Strategic Partnership to deliver more than 4500

new homes by 2016 and a further 4500 by 2026, together with the necessary strategic infrastructure and community facilities to support both the new and existing population. To deliver these ambitious objectives it will be necessary to increase the annual completion rate for the town such that by 2016 the building rate will have increased to 450 new houses each year. To achieve this it will be necessary to plan major new urban extensions on the edge of the town.

4.2.2 The Preferred Options consultation document identified three possible urban extensions of which two (Poplar Farm and the Southern Quadrant) were identified as the Council’s preferred options. It should be noted that volume house builders tend to build on average 40 new homes per year (in normal market circumstances) in a single location. Therefore, to achieve 400+ new homes per year, at least eight or nine major developers would need to be building homes across the town at any one time.

4.2.3 74 representations were made about the three Urban Extension site options. As demonstrated in the table below, most of the comments were about the two preferred options, which received a good level of support.

4.2.4 A recurring theme of the comments is that the Core Strategy is not an appropriate place for site allocations. However good practice supports the inclusion in Core Strategies of strategic allocations as means of delivering key aspects of the strategy particularly where they are fundamental to growth in an area. The delivery of the amount of housing required to meet the growth agenda in Grantham makes the identification of urban extensions a fundamental element of the Core Strategy and should, therefore, be included within this document.



4.2.4 Poplar Farm is considered the most advanced site. Part of the

site is allocated in the current Local Plan and the land-owner is currently preparing for the submission of a new planning application for that part of the site. Such an application would be considered in light of this current allocation. This part of the site could yield about 2000 new dwellings as well as providing the link road from Barrowby Gate to Pennine Way. A further extension of this site towards the A1 could provide in the region of 1500 additional homes. This site was PO4a in the Preferred Options consultation document

4.2.5 The Southern Quadrant flanks the town's southern boundary and would provide part of an East-West relief road. (The other part of which adjoins the A1 and could be delivered as part of commercial and business development not included within the area originally identified in the Preferred Options consultation). This urban extension provides the opportunity to integrate a major area of new development through the town via existing parks and open spaces and the River Witham, as well as deliver significant benefits in terms of traffic relief to the town centre. It also provides the opportunity to redevelop a major brownfield site on the edge of the town (Wordsworth Holdings). The infrastructure requirements for this option still need to be resolved and a planning application for the development is some way off. However, the site has a potential capacity of about 3500 homes, development of which could commence in 2010.

4.2.6 The third option considered in the consultation document was land to the north east of the town between Manthorpe Road and Belton Lane. Whilst there are concerns about increased traffic congestion on Manthorpe Road and the impact development of this site could have on the setting of Belton House and the Manthorpe conservation area, the site is available for development and the landowners have informed us that they are preparing to submit a planning application for the site which addresses these issues and demonstrates that the site is deliverable before the other two options. This site could deliver about 1000 - 1500 new homes.

4.2.7 In addition to the urban extensions it is necessary to consider the remaining capacity within the town for delivering new homes. This includes redevelopment sites which also form part of the Grantham Growth POD, including the canal basin, as well as other sites within the built up area. Again early consideration of sites identified in the SHLAA reveals that there is potential capacity for some 3000 new homes to be delivered on non-urban extension sites over the plan period. As the

above demonstrate the three urban extension sites could have a combined potential capacity to provide in the region of 8500 new homes. Together with potential SHLAA sites these would provide in the region of 11,000 new homes – far in excess of the target of 8580 (of which only 6200 still need to be identified) over the 25 years. It is clear from these figures that only two urban extension sites are required to meet the growth requirements for the town. The Growth Point POD clearly expresses a preference for the two preferred options which both received a measure of support through the consultation processes already undertaken. It is not, therefore, considered appropriate to move away from the preferred approach set out in the consultation documents.

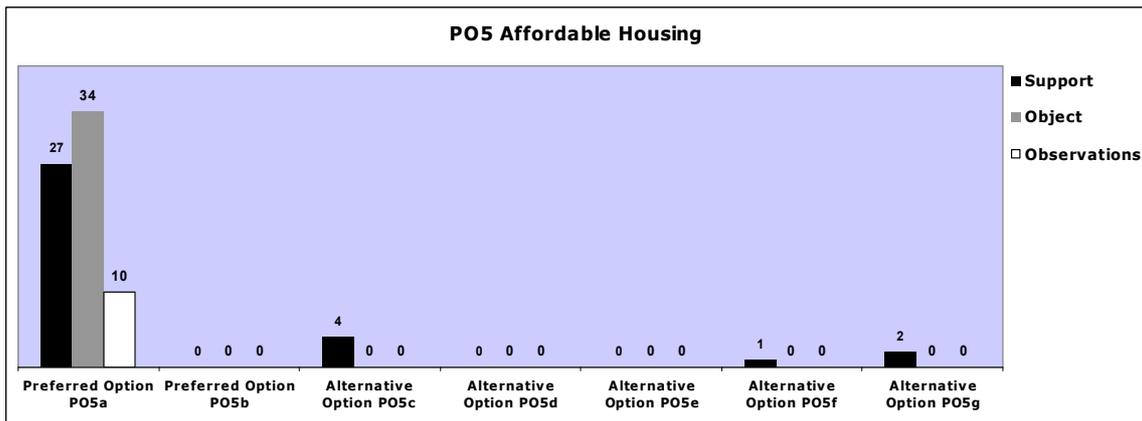
4.2.8 A trajectory for each of the Growth Point sites is being prepared as part of the POD refresh. This should demonstrate how Grantham can meet its aspirations as a growth town and, in particular, how the Sustainable Urban Extensions form a fundamental part of the Core Strategy. This should also provide a clear phasing programme which reflects both the infrastructure constraints which may restrict the rate of development in the early years and the potential number of units each site could deliver over each five year period. This information should all be included within the Core Strategy.

### **4.3. PO5 Affordable Housing.**

4.3.1 Seven alternative options were considered for the affordable housing policy. The preferred option PO5a received the majority of comments from the consultation, and most of these were objections. The six alternatives provided different threshold levels and different % targets for the delivery of affordable housing on market development sites. The table below demonstrates the level of response made about each option.

4.3.2 There were two main areas of objection to the affordable housing preferred option: the target of 50% affordable housing and the definition of affordable housing. Each is considered in greater detail below.

4.3.3 The table below also shows that a small amount of support was shown for increasing the threshold from 2+ dwellings in the rural area (PO5c) and for reducing the % target (PO5f and PO5g).



4.3.4 Many of the objectors to PO5a (the preferred option) felt that the percentage rate of 50% of new development being provided as affordable housing was too high. The majority of these suggested that a reduced rate, such as the 35% shown in the draft Regional Plan, would be more appropriate and deliverable.

4.3.5 The draft regional plan established a minimum requirement for the Peterborough partial HMA (of which South Kesteven forms a part) of 35% affordable housing. However, the draft policy also set out that these targets should be reviewed on completion of the Strategic Housing Market Assessment (SHMA). The Panel report into the EIP for the Regional Plan concluded that the SHMA work should inform the LDF policy process such that the Regional Plan policy will be superseded and recommended that the Regional Plan include absolute numbers rather than percentages. The Proposed Changes to the Regional Plan does indeed include absolute numbers (11,000), however, this still represents 35% of the Peterborough Partial HMA housing requirement. It also, however, retains reference to the need for LDFs to review the policy targets in line with full SHMAs, which gives SKDC the flexibility to ensure the Core Strategy policy reflects the findings and recommendations of the SHMA.

4.3.6 The SHMA was completed by Fordhams Research in March this year. The report suggests that there is a substantial housing need within the HMA which would warrant an affordable housing target of 40% subject to the deliverability of sites in keeping with the requirements of PPS3 (para 22.18). This is particularly the case in South Kesteven where the Housing Needs Assessments demonstrate an even higher level of need (at 50%). In light of these two documents and the representations received it is recommended that the Affordable Housing policy in the Core Strategy sets a reduced target of a minimum 40% affordable housing. It is not felt necessary to change the threshold levels of 10+ in urban areas (including

the LSCs) and 2+ in rural areas, particularly as development within the rural areas will be restricted by the spatial strategy policy and it is unlikely that market housing schemes of any size will be considered acceptable in these locations.

4.3.7 In addition, the SHMA suggests that the level of intermediate housing (which includes low cost housing and shared ownership schemes) and which was set in the preferred option at 40% should be reduced to 35% for the HMA. This would create a tenure split of 65% rented and 35% intermediate housing. Again this change should be made to the final policy.

4.3.8 The second issue of objection was to the Council's definition of "affordable housing" which is worded differently from that included within PPS3. Objectors felt that the definition should not be changed from that in PPS3. However, Government advice is very clear that the LDF should not repeat national and regional policy but identify those issues and policies which are different in a local context. Making the Core Strategy "locally distinctive" is one of the objectives of the LDF system. The definition included within the Preferred Options is the same as that set out in the Council's Housing Strategy. It is felt that this definition, whilst not using the words of the PPS3 definition, does not contradict it. However, it is suggested that the phrase "sold as shared ownership/low cost ownership" be replaced with "intermediate housing" to bring the definition more closely in line with PPS3

4.3.9 The preferred option policy included a paragraph about the Council's intention to deliver rural affordable housing, including the allocation of specific sites. The Proposed Changes to the Regional Plan includes a new section and policy promoting the delivery of rural affordable housing (Paras 3.1.12 – 3.1.14 and policy 15). This section suggests that local authorities should consider setting separate targets for rural affordable housing, as well as considering allocating sites and allowing for rural exceptions sites to come forward. It is therefore recommended that the policy includes a separate rural affordable housing target. In considering the distribution of housing above (para 4.1.6) it was suggested that an average of 10 dwellings per year should be allowed for, for affordable housing, agricultural /forestry workers accommodation and conversions in the smaller villages. This would give a target of about 180 rural affordable units over the remaining 18 years of the plan period.

## **5. The Next Steps**

5.1 All changes arising from this report and the one which was considered in will be incorporated into revised version of the Core Strategy. This revised document also includes changes arising from:

- new national and regional policy and advice published since last May;
- the current review of the Sustainable Communities Plan
- ongoing development of the strategic objectives for Grantham Growth

5.2 The revised Core Strategy is being presented to the Cabinet under a separate report. This will form the final “submission” version for publication in November. This is a key milestone in the approved Local Development Scheme which will be used in the determination of future Housing and Planning Delivery Grant. Failure to meet this timetable will be closely scrutinised and must be justified.

## **6. COMMENTS OF SECTION 151 OFFICER**

6.1 No direct financial implications arising from this report. Budgetary provision has been made within the Planning Policy cost centre for ongoing background evidence and for the publication of consultation documents as required by the statutory processes for preparing an LDF.

## **7. COMMENTS OF MONITORING OFFICER**

7.1 The Town and Country Planning (Local Development) (England) Regulations 2004 (Regulation 27(3)) requires the Local Planning Authority to consider any representation made as part of “pre-submission consultation” prior to submission of the relevant Development Plan Document to the Secretary of State. This report, together with the attached schedules satisfies this regulation.

## **8. COMMENTS OF OTHER RELEVANT SERVICE MANAGER**

### **8.1 Comments of Development Control Lead Professional**

8.1.1 Progress on the preparation of the Core Strategy is welcomed. Up-to-date planning policies and a strategic approach to place shaping in the district as established by the Core Strategy are a necessary element of delivering the Development Management function at the council.

## **8.2 Comments of the Grantham Growth Point Project Officer**

8.2.1 The Grantham Growth Point team welcomes the continued development of the Local Development Framework (LDF) and acknowledges its alignment and relationship to visioning work currently being undertaken for Grantham. The two pieces of work strengthen and support one another and help reinforce the Growth Point's Programme of Delivery.

## **8.3 Comments of Local Strategic Partnership Co-ordinator**

8.3.1 The Sustainable Community Strategy (SCS) is currently being refreshed. It is essential that both the SCS and the Local Development Framework (LDF) share a common vision and objectives. The LDF will be the delivery mechanism for many of the objectives of the SCS and feed directly into the Sustainable Growth priority of the LSP, it is essential therefore that the two documents demonstrate close linkages. Internal links have been established between me and the LDF team to ensure that where relevant the two documents share common themes and objectives.

## **9. CONCLUSION**

9.1 This report summarises the representations made specifically about sections 3.3 – 3.5 including policy options PO3, PO4 and PO5, arising from the six week consultation about the Core Strategy Preferred Options held in May and June 2007. The report should be read in conjunction with Appendix 1 - a Schedule of Officer's Responses to Representations Received about sections 3.3 – 3.5 and Report PLA704 considered by Cabinet on 2<sup>nd</sup> June 2008.

9.2 The report recommends a series of changes to be made to policies PO3, PO4 and PO5. All changes are included within a separate report to Cabinet for approval prior to publication of the "final" Core Strategy in November 2008 and subsequent submission to the Secretary of State.

## **10. CONTACT OFFICER**

Rachel Armstrong  
Planning Policy  
01476 406469  
r.armstrong@southkesteven.gov.uk

## Appendix 1

### Schedule of Officers' Responses to Representations Received about the Core Strategy Preferred Options (May 2008)