

Appendix B: Draft Core Strategy

Introduction

The Core Strategy is the key "umbrella" document of the new Local Development Framework, which will inform the other policy and guidance documents included. It provides the spatial policy framework for development and change in the district of South Kesteven for the period to 2021 and establishes the key principles which should guide the location, use and form of development. The Core Strategy comprises:

- a vision of the district in 2021
- an appropriate sequence and pattern of development
- policies setting out how that vision can be achieved through decisions made about different land uses, location and form of development

The Core strategy does not identify specific sites for development these will be brought forward separately in a site allocations DPD called Housing and Economic Development Plan Document. The policies included within the Core Strategy are general and will apply to all forms of development across the district.

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

Public Involvement

The Government requires Local Authorities 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 Statement of Community Involvement (SCI).

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

Preferred Options

Before this preferred options draft of the Core Strategy was prepared the Council considered the responses received about the Issues and Options and took on board the conclusions and recommendations of the SEA/SA. The Preferred Options for the Core Strategy have now been agreed for public consultation.

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

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

Background Evidence

The Core Strategy sets out the vision, spatial objectives and principle policy options for the whole district. These policies are based upon national and regional policies and have been informed by the key strategies of the Council and the Local Strategic Partnership. The policies have also been influenced by a series of background documents which were used to help identify some of the key issues facing the district and have helped to inform and justify the selection of the preferred options contained within this draft of the Core Strategy. Examples of the background evidence used in the preparation of the Core Strategy are: Strategic Flood Risk Assessment (SFRA); Housing Need Survey and the Local Transport Plan.

SEA/SA

Sustainability appraisal is an essential part of the process of preparing DPDs. The purpose of an SEA/SA is to assess the likely impacts of policies and proposals and whether and how these policies meet the objectives of sustainable development. The SEA/SA also looks at how negative impacts may be reduced or compensated for through "mitigation measures". The first public stage in the SEA/SA 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 the Core Strategy. The Scoping report also assessed the LDF objectives against the sustainability framework.

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

SKDC Spatial Portrait

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

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

For new development or redevelopment, a sequential approach will be adopted (as detailed in preferred option 1). This will be in accordance with national and regional sequential protocols and also reflect local circumstances that will help the Council deliver the improvements in the quality of life as set out in the Vision.

The order of settlements for focussing development will be:

Urban Settlements

Grantham (SRC)

Grantham has been identified as an urban area with the capacity to support sustainable growth through its development objectives. The town is strategically well located being adjacent to the A1 trunk road and is connected to the East Coast electrified rail link between London and Edinburgh. According to the 1991 and 2001 census data, the population of Grantham has grown from just over 35660 to 37860, a rise of nearly 6%. Grantham is seen by both the Regional Guidance and the Lincolnshire Structure Plan as the location for the majority of development within the district. This will provide the means to strengthen the role of the town as a sub-regional centre role.

Stamford, Bourne and The Deepings

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

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

The Deepings; including Market Deeping and Deeping St. James are located on the southern border of South Kesteven adjacent to the A15 and A16 and the river Welland.

This historic market town has a population 13,400.

Regional and strategic policy restricts the amount of new housing development within the south western part of the district primarily as a means of reducing commuting into Peterborough. The District Council is keen to promote a better balance between jobs and homes within both the Deepings and Bourne, and will strive to ensure these settlements become self-supporting, sustainable communities.

Local Service Centres

The needs of the rural areas must be addressed in order to maintain the correct the balance between urban and rural system. Any new development or redevelopment within the rural framework should be consistent with core objectives X&X and have regard to National and Regional sustainability policies.

The Council has identified a number of rural settlements that, due to the range of facilities and services offered within the village, are considered sustainable. These 'local service centres' will be allowed to accommodate a modest amount of incremental growth subject to conforming with the criteria of preferred option one and other relevant policies within the remainder of the LDF.

All Other Villages and the Countryside

Any new residential development in rural areas outside of the local service centres will be strongly resisted unless it is consistent with preferred option one and other relevant policies within the remainder of the LDF

Spatial Vision for South Kesteven

To maintain and improve the towns, villages and countryside of the district to create self-supporting, sustainable communities which are safe, healthy and desirable place 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.

Spatial Objectives

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

Sustainable Settlements:

- 1** *To facilitate a pattern of development that meets the diverse economic, social and cultural needs of the whole community and contributes to the environment in a way which ensures that development does not compromise the quality of life of future or existing generations.*
- 2** *To contribute towards a more sustainable pattern of development by locating at least 80% of new development in the towns of Grantham, Stamford, Bourne and the Deepings.*

Accessibility and Travel:

- 3** *To make effective use of land by maximising the amount of development on previously developed sites, and in locations which reduce the need to travel.* To achieve this it is expected that at up to 60% of new housing should be built on brownfield sites, and should be built at a density of 30 + dwellings to the hectare and at least 20% of new housing development should be built at a higher density of 50+ dwellings to the hectare.
- 4** *To improve accessibility to jobs, houses and services, and to reduce traffic growth, by ensuring choice to use public transport, or walk or cycle, for as many journeys as possible.* It is expected that at least 80% of new development will be located within 30 minutes of main services such as schools, doctors, main employment and retail centres by public transport.

Community Needs:

- 5** *To make provision for an adequate supply and choice of land for new housing, employment, retail and other necessary development, to meet the needs of the district to the year 2021, in accordance with the requirements of the Structure Plan and the Regional Spatial Strategy (RSS).*
- 6** *To promote and strengthen the role of Grantham as a sub-regional centre, in accordance with the requirements of the Structure Plan and the Regional Spatial Strategy.*
- 7** *To ensure that new residential development includes a mix and range of housing types which are suitable for a variety of needs, including the need for up to 50% affordable and local-need housing in the district.*
- 8** *To broaden and diversify the employment base of the district by: identifying development opportunities for specific employment sectors within Grantham*

Stamford, Bourne and the Deepings; ensuring an adequate and appropriate supply of premises and land; increasing inward investment; and encouraging appropriate employment and diversification schemes to assist the rural economy. In accordance with the objectives of the Council's Economic and Community Development Strategy (2005-2008)

- 9** *Maintain and enhance the vitality and viability of the principle retail areas within the district by concentrating new retail development within the identified town centres and ensuring that such schemes meet an identified retail need and capacity.* In accordance with the objectives of the Council's Economic and Community Development Strategy (2005-2008) and the requirements of the most recent Retail Capacity Study.
- 10** *To ensure that the community benefits from new development through the provision of on- and off-site contributions to community infrastructure costs, including, facilities for leisure, open space, health, education, affordable housing, transport and the arts.*

Protection and Enhancement of Environment:

- 11** *To protect both the built and natural environment from significant harm by promoting the conservation and enhancement, sensitive use and management of the district's natural, historic and cultural assets, and to ensure adequate mitigation where appropriate.*
- 12** *To promote good design and enhance the natural and built environment, whilst respecting important local characteristics.*
- 13** *To ensure that new development is not exposed unnecessarily to the risk of flooding, and does not create a risk of flooding elsewhere.*
- 14** *To promote the prudent use of finite resources, and the positive use of renewable resources, through the design, location and layout of development and by optimising the use of existing infrastructure.*

Key Diagrams

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

A more detailed map of constraints on the district in terms of the built and natural environment e.g. flood risk areas and conservation areas is provided titled **The Built & Natural Environment Key Diagram. (Inside Back Cover)**

Overleaf is a further diagrammatic Map illustrating the district in its regional context.

Note: maps available on request

Core Policies

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

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

- the **Preferred Option**,
- which of the spatial objectives the policy is likely to meet,
- reasons for the policy and why it is important.
- Where appropriate the report also identifies other options which have been considered and why these alternatives have not been progressed. In some cases, however, no alternative option has been considered as the “preferred” option is in line with national planning policy (for example the protection and enhancement of listed buildings and conservation areas).

Existing Local Plan Policies

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.

Given the age and nature of the adopted Local Plan it is difficult to set out a table showing which policies will be replaced by new policies in the LDF. However, the Core Strategy will replace elements of the main location policies of the local plan, as well as the key environmental policies. A separate site allocations DPD called Housing and Economic DPD is being prepared in tandem with the Core Strategy. This DPD will replace most of the remaining local plan policies. Therefore unless one DPD is delayed substantially it is expected that all the relevant policies in the adopted SKDC local plan will be replaced at the same time. (probably at the end of 2007)

Table 1 of Appendix 2 gives an indication of the policy coverage in both the Core Strategy and the Housing and Economic DPD.

Sustainable Development

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

Sustainable Communities

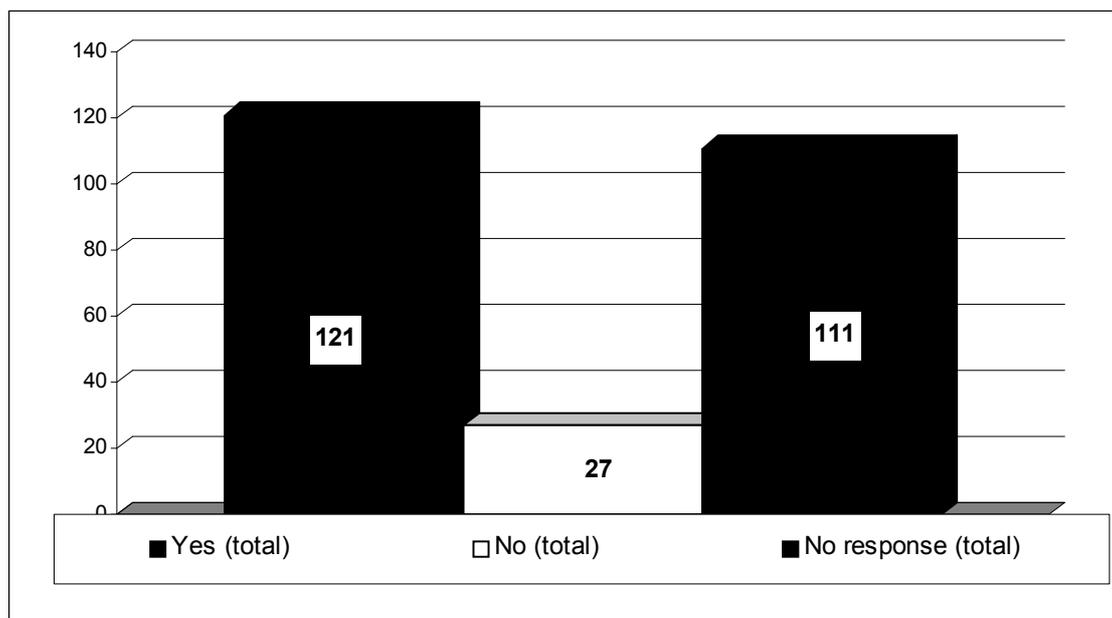
Sustainable communities are best described as places where people want to live and work now and in the future. A place where you can live, work, shop, go to school, visit the doctors or the library, play and be entertained without the need to travel to these activities by car. These activities are usually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

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

For Issues & Options consultation we identified 18 key factors which we thought could be used to determine whether settlements were sustainable or not and we asked:

Do you agree with the factors identified for determining whether a village is sustainable?

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
121	46%	27	10%	111	42%



Which factors do you think are essential?

Food shop	147
Village hall	141
Post office	140
Primary School	135
Recreation area	133
Public House	121
Church / chapel	112
Hourly bus service	105
Doctor	95
Mobile library	93
Children's play equipment	89
Less frequent bus service	51
Local businesses	80
Childcare	66
Allotment	43
Petrol Garage	34
Secondary school	23
Train station	8

Preferred Option One; Sequential Development in South Kesteven

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

In Grantham the sequence for consideration of new development proposals is as follows:

- i. Brownfield sites within the built up part of the town;**
- ii. Underused Greenfield sites that are not identified and protected by other LDF policies (including intensification of existing permitted sites);**
- iii. Appropriate town extension sites;**

- 2. New development which helps maintain and support the role of the three market towns of Stamford, Bourne and the Deepings as well as those settlements identified as Local Service Centres will also be allowed in accordance with the following sequence:**

- i. **Brownfield sites within the built up part of settlements;**
 - ii. **Underused greenfield sites in three towns that are not identified and protected by other LDF policies (including intensification of existing permitted sites);**
 - iii. **Appropriate town extension sites in Stamford, Bourne & the Deepings;**
- 3. In All Other Villages and The Countryside development will be restricted. Proposals will only be considered acceptable if they are:**
- i. **Sites for:**
 - a) **affordable housing (rural exception sites)**
 - b) **agriculture, forestry or equine development**
 - c) **rural diversification projects with proven need**
 - d) **local services & facilities**
- and/or**
- ii. **Replacement buildings (like for like) or**
 - iii. **Conversions of buildings provided that the existing building(s):**
 - a) **contribute to the character & appearance of the local area by virtue of their historic, traditional or vernacular form**
 - b) **are in sound structural condition**
 - c) **are suitable for conversion without substantial alteration, extension or rebuilding and that the works to be undertaken do not detract from the character of the building(s) or their setting**

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

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

This Preferred Option meets Spatial Objectives 1,2 and 3

The location of development together with the efficient use and re-use of natural resources is the key area of sustainability that can be affected by planning policies. New development should therefore be encouraged to locate in areas which are well served by existing infrastructure and services, thereby reducing the need to travel. Development should also be encouraged to re-use land and buildings, recycle building materials and promote energy efficient design making the best possible use of land and materials to ensure less wastage.

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

South Kesteven has taken the “sequential approach” set out in both national and regional planning policies and put this into a local context. This recognises the role of Grantham within the district as a sub-regional centre, as well reflecting the desire to strengthen this role. The sequence also recognises the need to ensure that other key “sustainable settlements” within the district are allowed a modest amount of development to help maintain and improve the existing range of services already present. However it should be noted that housing development within these locations will be restricted. Development within the smaller less sustainable villages and the countryside will be restricted to that which is necessary and appropriate to the location. In particular it should be noted that new housing development in these locations will be restricted. This reflects national and regional policy and recognises the local desire to protect the character and nature of settlements and the countryside

Other Options Considered

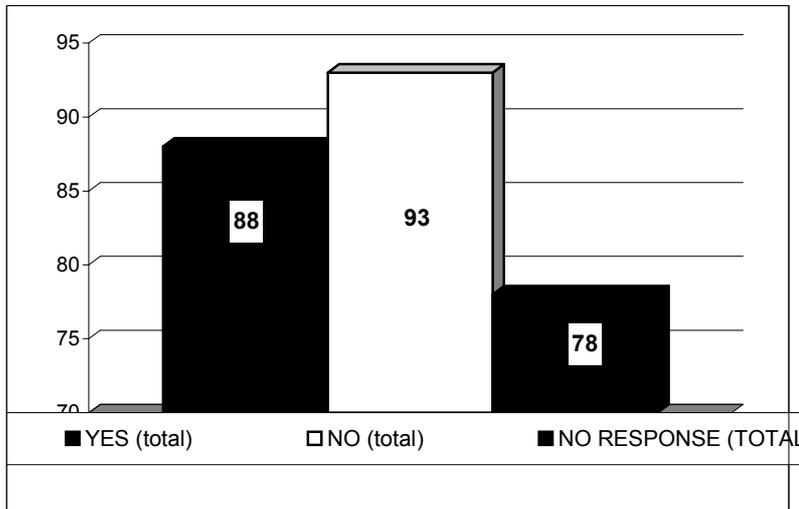
The option has been changed from the Sequence for consideration of new development proposals set out in the Issues and Options paper which was:

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

National policies demand that new development is located in sustainable settlements. However, following the ‘Issues & Options’ survey responses, the sequence for consideration of new development was modified to take into account local opinion, whilst still striving for sustainability.

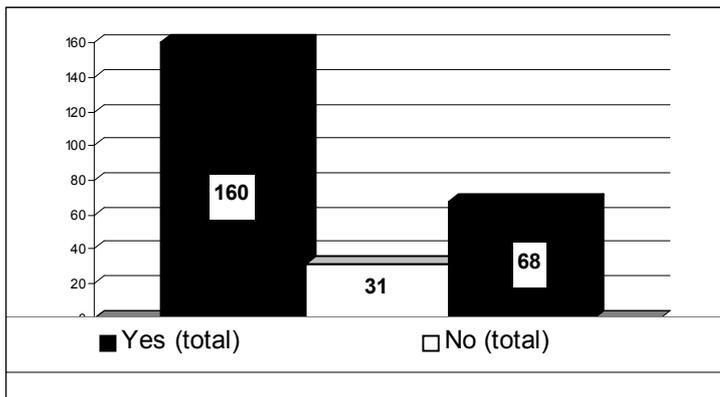
Do you agree with the sequence of location for development?

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
88	33%	93	36%	78	30%



Should new development be concentrated on brownfield sites in the four towns?

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
160	61%	31	11%	68	26%

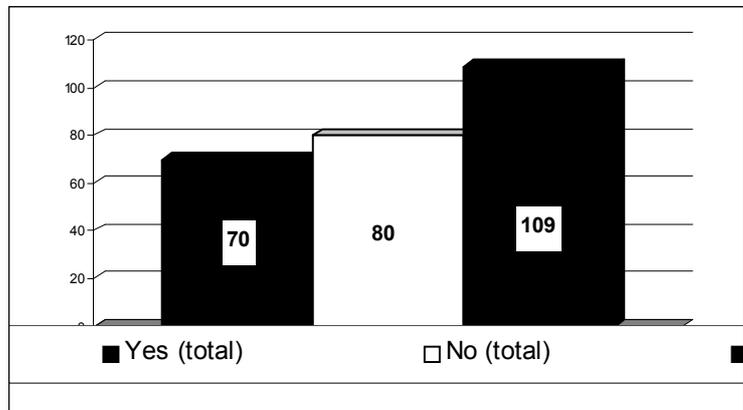


These responses demonstrate no particular support or rejection of the proposed sequence for the location of development, however, there is overriding support for the concept of concentrating new development on brownfield sites, and this support is also reflected in the comments made. The particular areas of concern about the sequence relate to development of underused greenfield sites, and the need to protect open spaces within the twons which are important for both recreation and wildlife uses; a number of respondents feel there is a need to allow for small scale development within the villages.

Do you think developing on brownfield sites may cause problems? If so what sort of problems?

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
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70	27%	80	30%	109	42%
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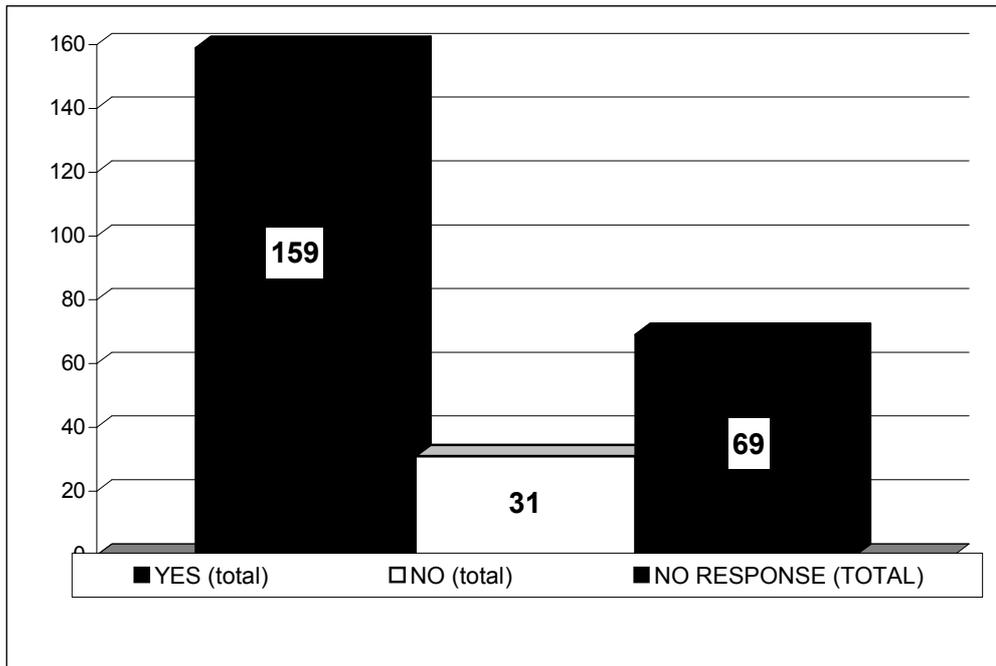
Again there is a fairly even split between those who agree disagree or have no opinion on this matter. Analysis of the follow up question responses reveals that respondents are primarily concerned about traffic and infrastructure problems arising from such development; design issues relating to cramming development onto sites; the cost of developing brownfield sites; the potential loss of employment sites and; the effect on natural resources especially open space and flooding.

Sustainable Infrastructure

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

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

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
159	61%	31	13%	69	26%



Preferred Option Two: Sustainable Integrated Transport

In considering development proposals within the district the Council will ensure that the objectives of the 2nd Local Transport Plan for Lincolnshire are met. The Council will also encourage the creation of a sustainable, modern transport network across the District by:

- a) locating development in areas which are accessible by the motor car, public transport, cycling and walking;**
- b) promoting a balanced mix of land uses and patterns of development which reduces the need to travel;**
- c) promoting and assisting journeys on public transport, cycling, mobility aids and walking, by making them accessible, safe, convenient and as attractive as possible. (This may be secured either through the use of conditions or planning obligations)**
- d) securing Travel Plans where appropriate and requiring the preparation of Transport Assessments for all developments that are likely to have significant transport implications, to determine the measures required on the surrounding highway network to ensure adequate access by all modes of transport. Where appropriate, developer contributions will be sought towards the provision of necessary improvements.**

e) encouraging the use of Information and Communication Technology (ICT) for the purposes of businesses and for other service provision (This may be identified through travel plans);

f) supporting the retention and enhancement of service provision in Local Service Centres; and

h) minimising environmental impacts of new development through the requirement for mitigation measures where appropriate.

This Preferred Option meets Spatial Objectives 3 & 4,5. It also reflects the objectives, plan and programmes of the 2nd Local Transport Plan for Lincolnshire (2006/07-2010/11) No other specific options were considered since it is felt that the proposed policy is inline with other regional and national.

Economic Development

The Councils Economic and Community Development Strategy (July 2005-2008) Sets out three key priorities to help achieve a vibrant, successful, competitive and well balanced business environment.

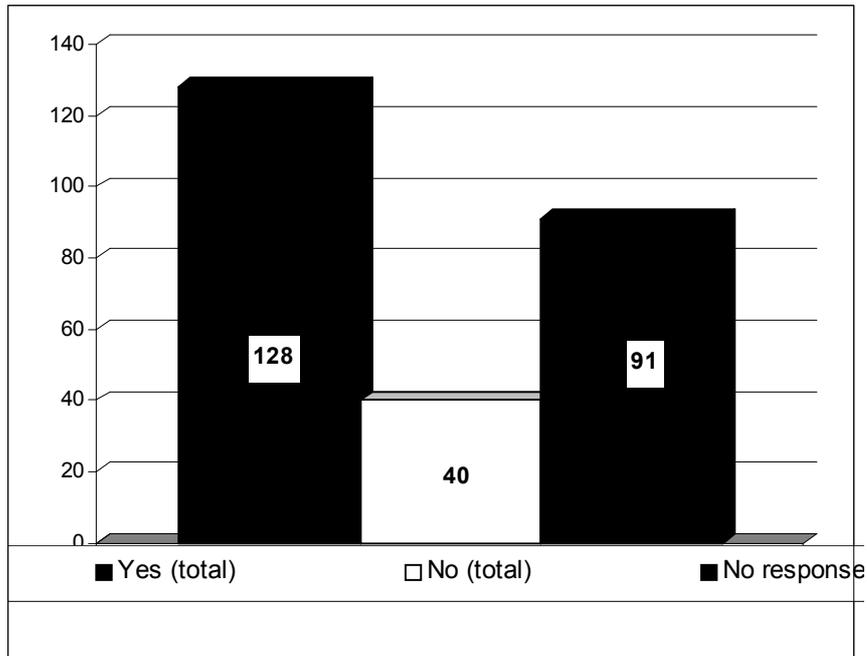
- 1 Town Centre Regeneration
- 2 Business development
- 3 Encouraging Communities to become Sustainable

The LDF will reflect the objectives and aspirations of the districts Economic and Community Strategy, as well as the broader aspirations of the Regional Economic Strategy (RES).

Sustainable Communities require a thriving economy. To ensure this, a supply of new land and premises of a variety of sizes and locations must be available for new and existing business to located to. The LDF can address this issue by allocating specific sites in key locations to meet market needs and by protecting against the loss of existing employment land that is considered necessary for meeting employment market requirements and providing a diverse mix of employment opportunities.

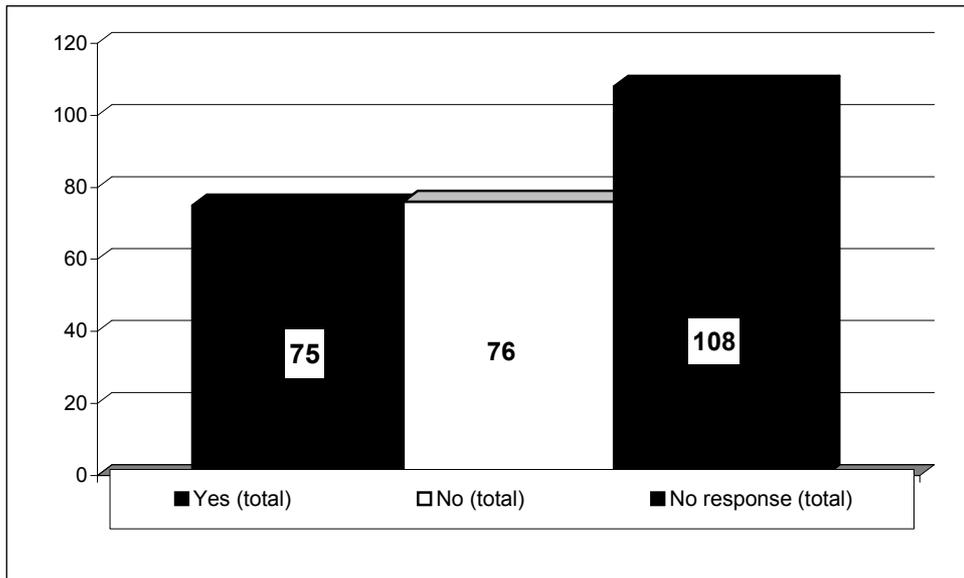
Should sites which have been allocated for employment purposes be de-allocated if they have not been developed within 5 years?

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
128	49%	40	15%	91	35%



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

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
75	28%	76	29%	108	41%



Preferred Option Three: Economic Development

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

Employment land allocations will be identified using the conclusions of the Employment Land Review in combination with core policies contained within this document. Sufficient land will be allocated (within the Housing and Economic DPD) for new employment development and significant existing local employment area will be protected. Employment development will also be encouraged to locate on sites identified for mixed use allocations.

The Council will monitor and review the take up of employment land on an annual basis and where necessary review allocations.

In specific cases the Council will consider using it’s Compulsory Purchase powers (CPO) to ensure that land which is suitable for employment development can be delivered within an appropriate timescale.

This Preferred Option meets spatial objectives 1, 4 , 5, & 6

Other Options considered

Two further options were considered for ensuring sufficient land for economic development provision. One option would be not to allocate any employment sites. However, this would leave the district with an unacceptable shortfall in employment land provision. The second option would be not to allow the development of urban capacity

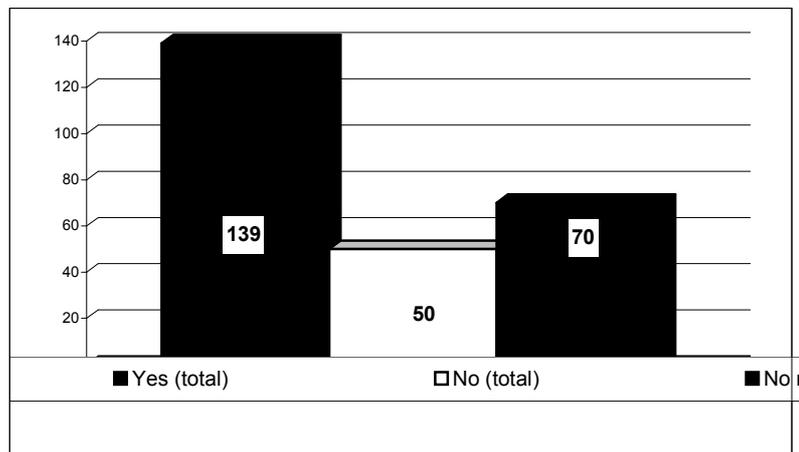
sites for housing i.e. to retain them for employment use. However, in today's market some sites are simply not attractive from a commercial perspective and would become derelict eyesores if alternative development was not to be allowed. The Urban Capacity Study Sought to identify those employment sites which are poorly suited to their current location and use, which the ELR work has identified Employment areas which are suited to their use and which should be retained for employment generating uses.

Residential Development

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

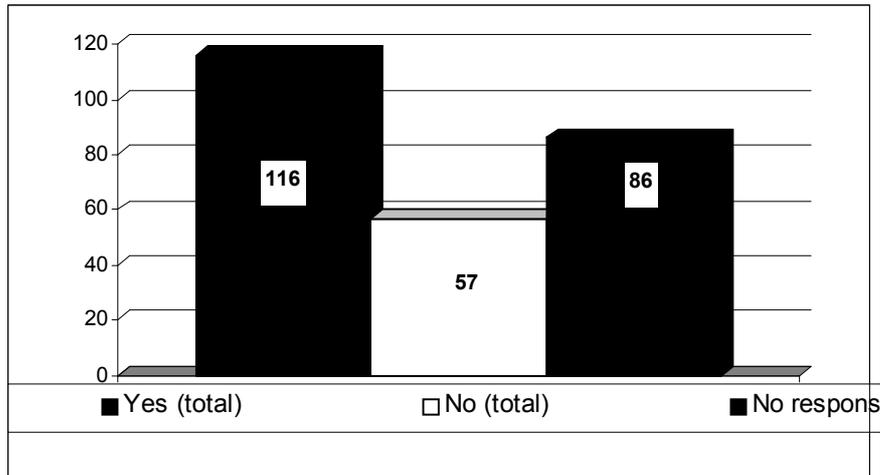
Do you think all new homes should be built on brownfield sites if available?

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
139	53%	50	19%	70	27%



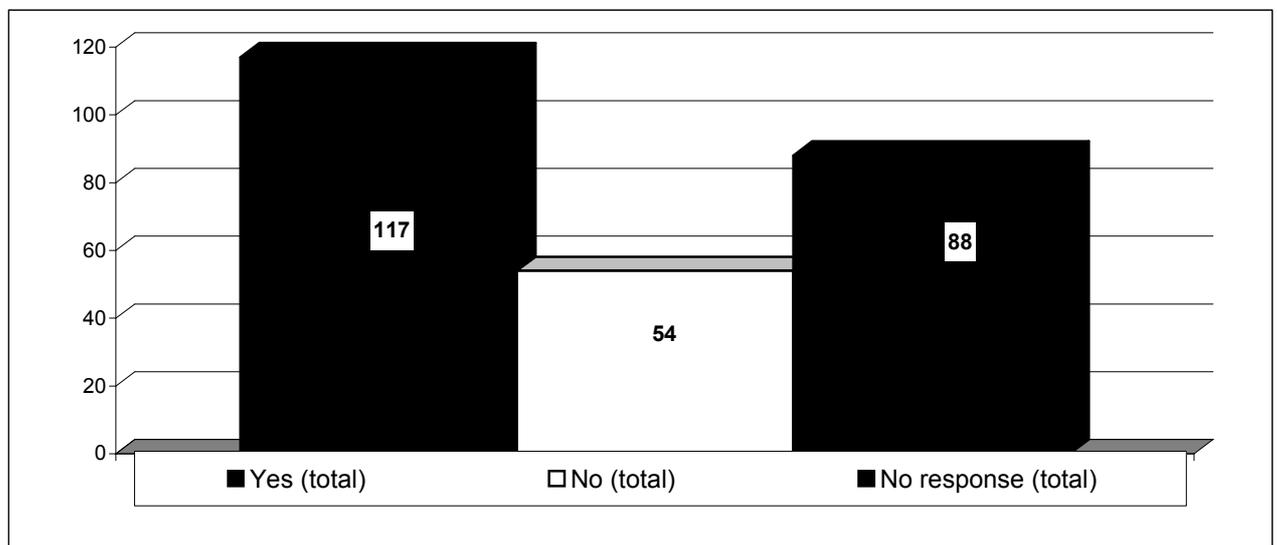
Do you support the idea of no new housing land being identified in the villages?

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
116	44%	57	22%	86	33%



Do you agree with the Councils policy to restrict new house building in the rural parts of the district? If not why not?

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
117	45%	54	20%	88	33%



Preferred Option Four: Residential Development

The Council will ensure that the district meets the current housing requirements set out in the Lincolnshire Structure Plan 2001-2021 (providing a total of 9,200 dwellings), and when approved, the housing requirements of the RSS. It is the councils aim to promote mixed & balanced housing communities where homes are

of a size, design and tenure appropriate to all needs .

Provision for residential development will be met by sites which already have planning permission, and on allocated sites. New allocations will be identified in Grantham only. Allocations in Stamford, Bourne and the Deepings will only be made if it becomes apparent that existing commitments are unlikely to be delivered. No allocations will be made in the villages or open countryside, other than for affordable housing as an exception.

Housing allocations in Grantham will be identified using the conclusions of the Urban Capacity Study in combination with core policies contained within this document. There is a need for up to 600 new dwellings to be built on one or more greenfield urban extension sites in Grantham, this will be phased into the latter part of the plan period. The allocations and the phased release of sites will be identified in a separate document entitled the Housing and Economic Development Plan Documents.

The Council will regularly monitor development rates across the district. If it becomes clear that the housing provisions of the Structure Plan and RSS are unlikely to be met the Council will consider releasing additional housing sites based on the criteria above. If however it becomes apparent that provision will exceed the Structure Plan and RSS requirements the Council will review and delay or reallocate outstanding allocations.

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

Other options considered

The plan could look to allocating all Urban Capacity Sites identified in the Urban Capacity Study with a capacity. However, it is considered that this would lead to an excessive number of new dwellings being built within the plan period above and beyond the strategic housing requirement given for the district.

An alternate option would be to identify additional Greenfield sites and urban extensions in Stamford, Bourne, the Deepings and the villages . However, this option would not conform to Core Policy One on sequential development within South Kesteven, as there are sufficient previously developed sites that are considered suitable identified in the Urban Capacity Study. It is accepted that Grantham will need a Greenfield allocation to help meet the strategic housing requirement for the town.

The last option would be to restrict all new residential development within the district. This option would result in the Local Planning Authority failing to meet its strategic housing requirement for the plan period for Grantham. It would also stifle the district and its economy by not allowing any natural growth, and would not allow Grantham to fulfil its role as a Sub-Regional Centre.

Affordable Housing

It is essential that an adequate supply of affordable housing be sought in order to help the regional economy and promote social inclusion. RSS8 also states that any level of affordable housing provision be justified by an up-to-date Housing Needs Study.

The council will therefore seek to ensure that there is appropriate mix and balance of housing size, type and tenure across the district having regard the Local Housing Strategy, the Community Strategy, and the local needs of the district.

Based on evidence provided in the latest Housing Needs Survey, the Council need to provide 643 affordable homes in the district per annum. To facilitate the delivery of these homes, the Council will require an appropriate element of affordable units on the following sites:

- Urban development sites for 15 or more dwellings or above 0.5 hectares in size
- Rural development sites for 2 or more dwellings

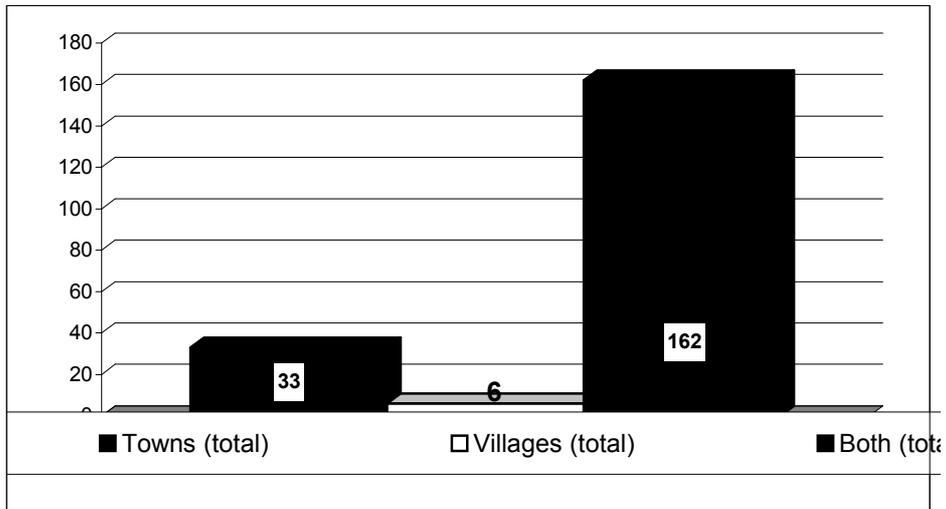
On sites that qualify for affordable housing, a percentage of 50% affordable and 50% market housing will be required.

Where a site has a requirement for affordable housing, the tenure mix will be 50% shared ownership and 50% social rented unless local need or circumstance suggests otherwise.

Where there is a demonstrable need for more local affordability within the housing sector, the Council will work with landowners, developers and Registered Social Landlords (RSLs) to investigate and identify new sites within the district where planning permission would not normally be granted for market housing but may be considered suitable as an exception site able to deliver 100% affordable housing only.

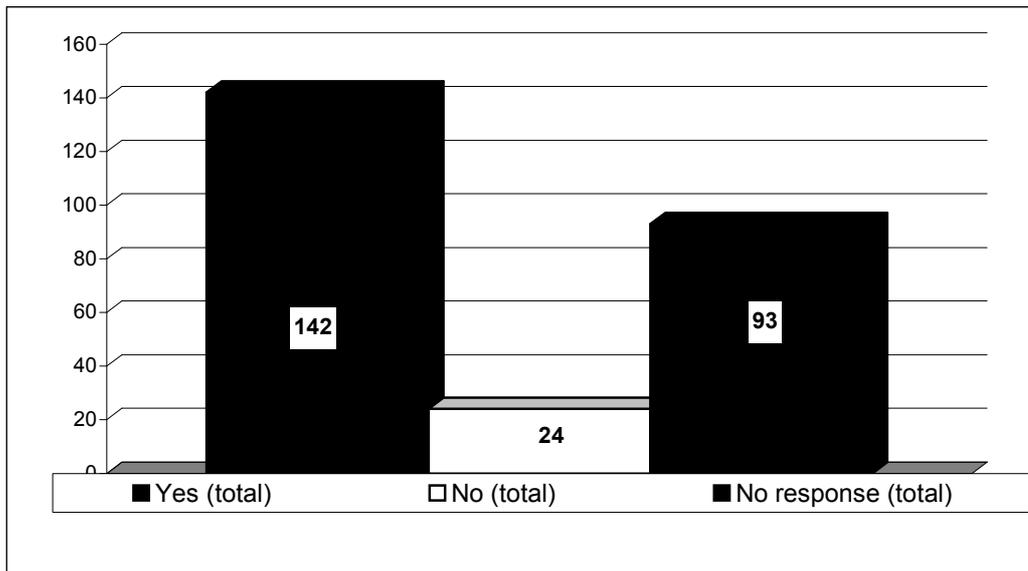
Should affordable homes be built in the towns or villages?

Towns (total)	Towns (%)	Villages (total)	Villages (%)	Both(total)	Both (%)
33	12%	6	2%	162	62%



Should private developers provide more affordable homes on market housing sites?

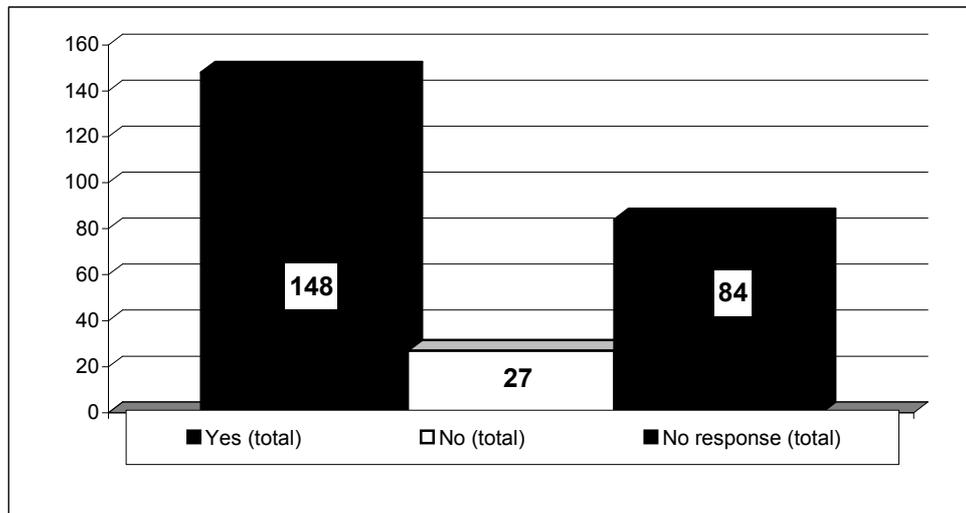
Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
142	54%	24	9%	93	35%



Should affordable housing proposals be subject to the same restrictions in terms of location and brownfield sites?

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
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148	57%	27	10%	84	32%
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Preferred Option Five: Providing for Affordable Housing

The Council will seek to ensure that an appropriate mix and balance of housing size, type and tenure is provided across the district.

Using evidence from the most up-to-date Housing Need Survey the Council will ensure that all new developments comprising 15 + dwellings or sites of 0.5 ha or larger in size provide an appropriate number of affordable housing units within the development site. An average ratio of 50% affordable and 50% market housing.

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

This preferred option meets spatial objectives 1 & 7

Other option considered

A further option would be to have a reduced percentage requirement for affordable units on new development sites. However, this would clearly not deliver the 643 affordable units per annum identified in the latest Housing Needs Survey.

Another option would be to lower or increase the threshold for development sites from

the 15 units. If a higher threshold were set then new development sites would not yield the required number of affordable units. Alternatively, a lower threshold is considered not economically viable.

Landscape

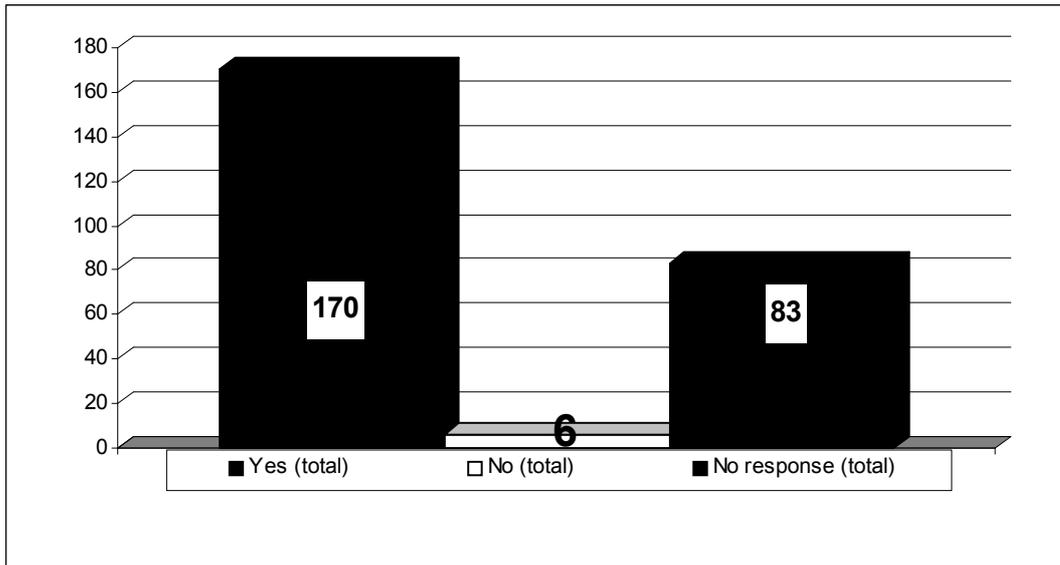
The attractive and diverse character of the district is an important part of the “desirability” of the district. The rural nature of much of the district provides many opportunities for the landscape and the environment to be enjoyed by us all and can contribute to our health and well-being. Development in the open countryside could irreversibly damage the character and nature of the district and should be carefully controlled. National policies for rural development are set out in PPS7: Sustainable Development in Rural Areas. It is, however, for the spatial strategy of the LDF to clearly set out that only necessary and appropriate development is acceptable in the open countryside of South Kesteven.

The protection and enhancement of biodiversity and important wildlife areas and the wider environment is a fundamental objective of sustainability. The Council will honour its statutory duty to protect Sites of Special Scientific Interest, Sites of Nature Conservation Interest, Parks and Gardens of Special Historic Interest, Ancient woodland, trees and woodlands covered by Tree Protection Orders (TPOs) and areas of land which are important for agriculture and recognised as grade 1,2 and 3a.

It is also important to recognise the distinct character of the different parts of the district and identify the features which contribute to that character. Open spaces within built up areas make a positive contribution to the look and feel of a place, provides an important opportunity for recreation and to enjoy the “open air”. The value of such areas to the local people should be recognised and respected. Where sites meet the criteria set out development should not be permitted.

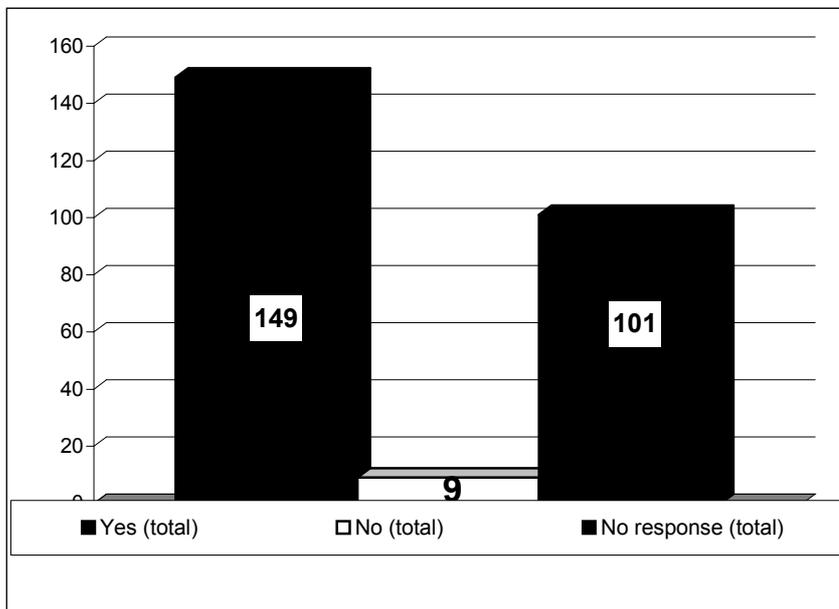
Should we consider ways of conserving the quality of the countryside as a whole and not just those areas with special designations?

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
170	65%	6	2%	83	32%



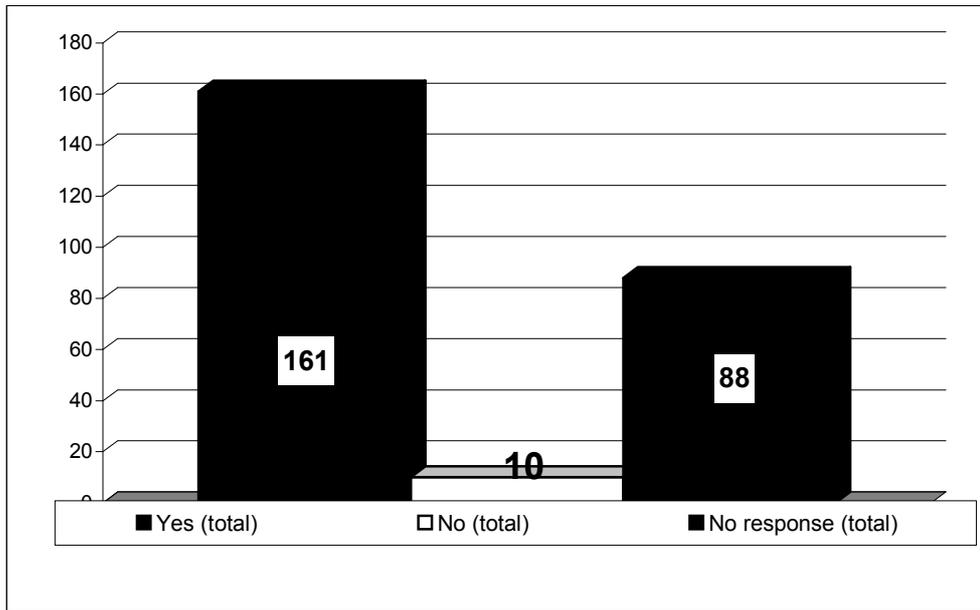
Should more emphasis be placed on a local assessment of landscape character aimed at protecting and improving local distinctiveness throughout the district?

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
149	57%	9	3%	101	38%



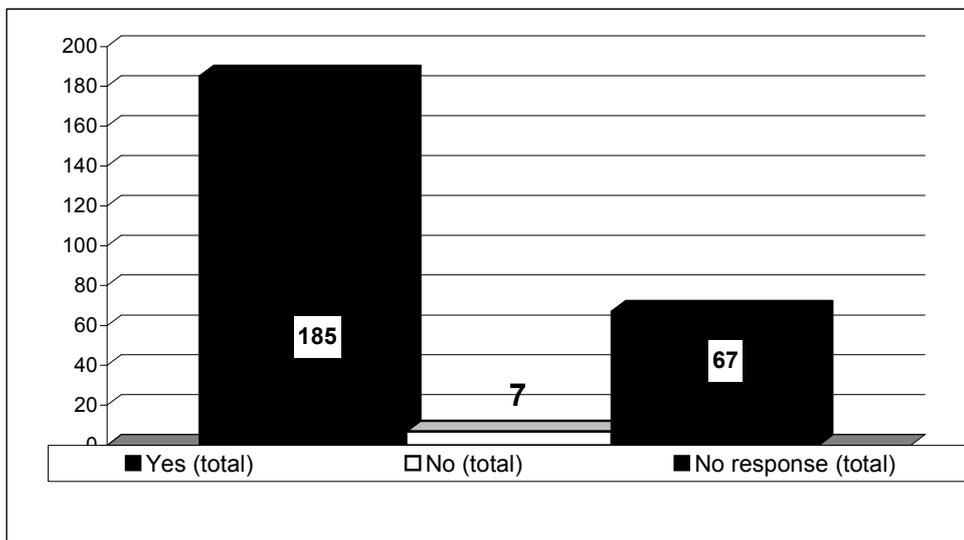
Should we continue to protect open sites in and around the towns and villages?

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
161	62%	10	3%	88	33%



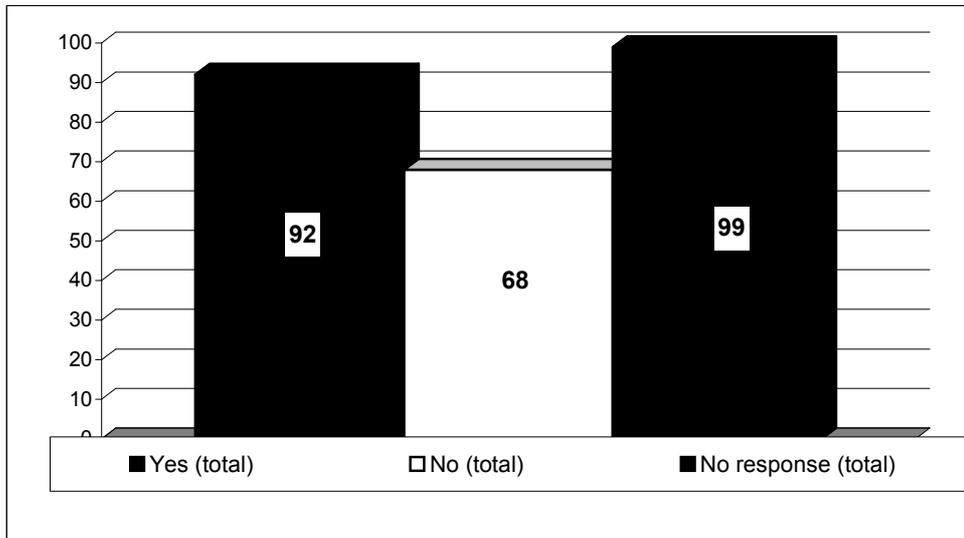
Should the Council try to protect existing recreation sites from development?

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
185	74%	7	2%	67	25%



Should the Council protect existing allotment sites from development, even where they are no longer in use?

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
92	35%	68	26%	99	38%



PREFERRED OPTION SIX: PROTECTION and Enhancement of the Character of the district

Much of the district is characterised by open countryside and important natural or open features, which together with the settlements and built up areas form a number of distinct landscape character areas. The Council will try to maintain the intrinsic character of each area and ensure that new development contributes positively to that character.

Only development which is necessary and appropriate will be allowed within the open countryside and on sites used for recreational activities or on land currently used as allotments. Any development within these protected areas will also need to be justified in terms of the sequential approach set out in Core Policy 1.

The Council will identify specific areas of open land which are significant to the form and character of the towns and villages within the district. To do this it will apply the following criteria:

- **it is an important open area which separates distinct groups of buildings;**
- **it provides an important amenity function; or**
- **it provides visual relief from an otherwise built-up frontage;**
- **it frames important views into or out of the town or village from approach roads or open countryside, views into the countryside from within the town or village or views across to different parts of the town or village.**

In particular the following sites in the four towns will be protected from development:

- **land alongside the River Witham from Belton Park to Wyndham Park, Grantham,**
- **land between Sandon Road and the River Witham, Grantham,**

- **land east of the River Witham, between St Catherines Road and Avenue Road, Grantham,**
- **land between Tinwell Road and the River Welland from the A1 trunk road to The Bridge and including allotment Gardens and the Town Meadows, Stamford,**
- **land forming part of the old railway line to the southwest of Bourne between the A151 West Road and the A15 South Road,**
- **land at Abbey Lawns, Bourne,**
- **land at the Well Head Fields, Bourne, and**
- **land known as The Glebe Field, north of the Church and east of Church Street, Market Deeping.**

This Preferred Option meets spatial objectives 9 and 10

Other Options considered:

No specific local landscapes were considered for protection or preservation as it is felt that national policy guidance affords sufficient protection. However, the responses to the Issues and Options paper revealed that there is a large body of support for conserving the quality of the countryside as a whole, not just those areas with special designation. The responses also show support for the continued protection of open areas in and around the district's towns and villages, to avoid settlements merging. The specific sites suggested for protection were largely those included in option six.

Design

Creating a desirable place in which people live and work is an essential part of ensuring safe, healthy and sustainable communities. Good design makes a very important contribution to peoples sense of place and well being and demonstrates an appreciation of a local area. Attractive and desirable places attract visitors and investors who in turn help to sustain the local economy.

Good design, siting and the careful choice of materials are important factors in integrating new buildings into their surroundings. The inclusion of features, such as ponds and planting can encourage new wildlife and increased biodiversity, such features can also be functional too by providing balancing ponds and other drainage areas.

It is important that good design also encompasses principles of “sustainable design”. For example the siting of a new house within its plot can increase the amount of naturally occurring warmth and light within the house from the sun- thereby reducing the reliance of that house on electricity and other fossil fuels for its heating and lighting.

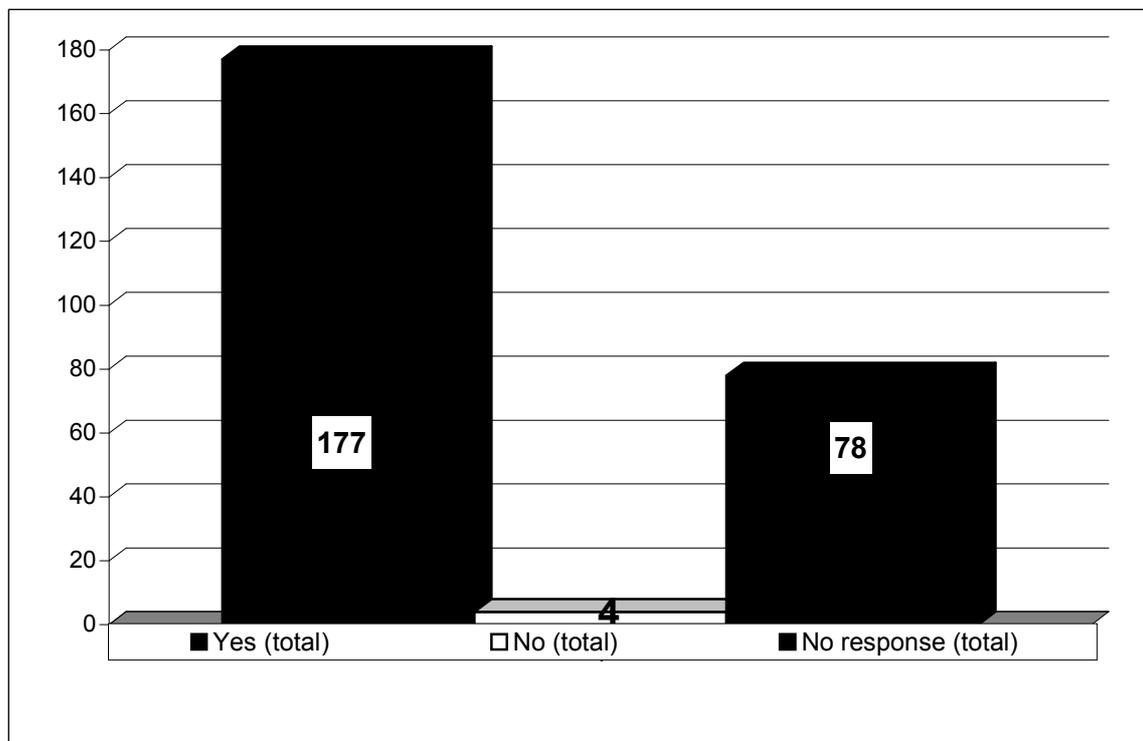
Reductions in the use of non-renewable resources can also be achieved by recycling materials and resources such as water and by the use of renewable energy. Good sustainable design can also help to reduce greenhouse gas emissions.

The inclusion of a “design” policy within the Core strategy is considered essential. It provides a single point of reference for all developers - big and small, of what sort of development is considered acceptable in South Kesteven. It sends out a clear message that the visual quality of buildings and the spaces around them are important to

the desirability of the areas in which we live. It also provides those who are affected by the design of new buildings with a measure against which they can determine how they may be affected by a new development.

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

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
177	68%	4	1%	78	30%



PREFERRED OPTION SEVEN: DESIGN

New Development should be designed to the highest quality and should wherever possible incorporate sustainable building techniques. Design should reflect and compliment the existing character of the different parts of the district, ensuring that new development makes a positive and distinctive contribution to its surroundings.

To achieve this the Council will promote new development which gives consideration to :

- **existing form, natural features and characteristics of a site and its surroundings;**
- **the locality in terms of scale, layout, proportion, materials and detailing;**
- **minimising the risk of crime**
- **measures which use energy, water, building materials and other natural resources efficiently and promote the re-use of natural resources.**
- **the use of sustainable drainage systems and /or the use of permeable surfaces, such as porous asphalt and gravel;**
- **the use of renewable energy, such as solar panels, on or off-site;**
- **the retention and enhancement of existing site resources;**
- **measures which minimise air, water and soil pollution, and reduce light and noise pollution and the impact of ambient noise .**
- **landscaping and other wildlife/biodiversity features which positively enhance the proposal and its surroundings;**

To assist in achieving the above design aims, the council will adopt the Lincolnshire Residential Design guide as a Supplementary Planning Document and therefore part of the LDF. Consideration will also be given to the adoption of village design statements and the design elements of Parish Plans as SPD's.

This policy meets Spatial Objectives 1,10 and 12

Other options considered:

The alternative option would be to have no specific local design policy but to rely upon advice in national and regional policy documents (such as PPG3 and RSS Policy 4) and on the creative flair of developers and their architects. However, much new development is small scale and local in nature., and architects are only used for the minority of new developments in this district. National and regional planning policy is often not specific enough to deal with small scale local design issues, and is spread about a number of different policy documents.

Preferred Option eight: Protecting Neighbourhood Amenity through Design

New Development, including changes of use, should respect the amenities of adjacent existing or proposed properties and extensions. This will be achieved by preventing :

- **Overlooking (which causes a demonstrable loss of privacy in previously**

- private areas of a property's garden or dwelling);
- **Overshadowing (which causes a demonstrable loss of sunlight and daylight to the principle rooms of a residential property or garden);**
- **an unacceptable increase in noise and other disturbances including vibration experienced to above recommended limits ;**
- **an unacceptable increase of dirt, dust, smoke, smell and other emissions which cause noxious and other fumes to be experienced within and around residential property;**
- **a reduction in the amenities ancillary to the enjoyment of a property such as car parking spaces and gardens; or**
- **the outlook of a residential property being adversely dominated, in close proximity, by a building or structure of an overbearing nature;**

The Historic Environment

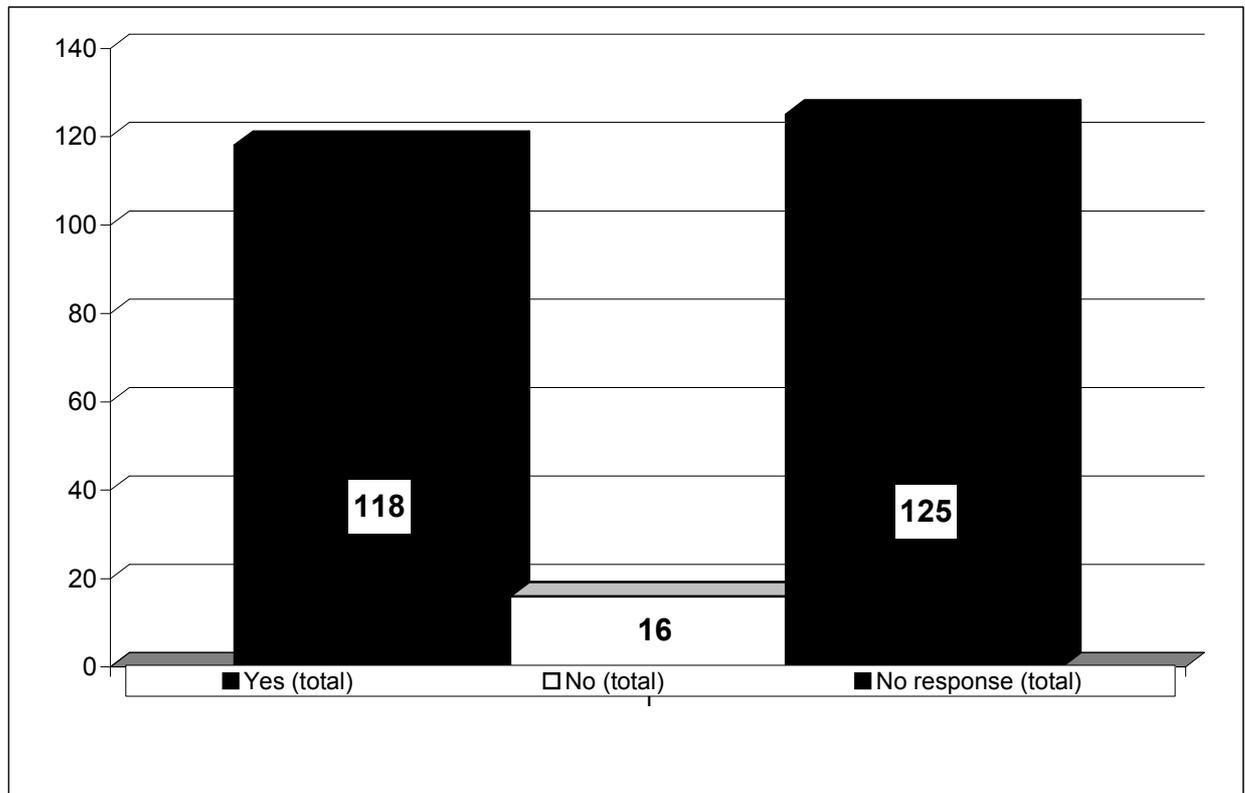
Conservation Areas

Conservation Areas have special characteristics or features that the Local Authority wishes to preserve or enhance. When considering proposals for new development within these areas, the District Council will take into account the effects on the established landscape and topography, as well as its relationship to existing buildings. Many buildings within these areas may not, of themselves, be of great architectural or historic value. They are, however, often important to the character of the area when viewed in conjunction with the adjacent buildings and open spaces. Removal of buildings within a designated Conservation Area will, therefore, be resisted unless it can be shown that the resulting open space or proposed replacement building would make a greater contribution to the character or appearance of the area. Special attention will also be paid to proposals for new uses to ensure that they are neither inconsistent with, nor undermine, the character of the Conservation Area.

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

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)

118	45%	16	6%	125	48%
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PREFERRED OPTION NINE: DEVELOPMENT IN CONSERVATION AREAS

The designation of a conservation area recognises the important historical and visual characteristics of an area. This includes specific features, structures, open spaces and boundary treatments. Designation recognises the importance of the whole area rather than just specific buildings within it. In managing changes within conservation areas the Council will always seek to protect and enhance the character and nature of that area as a totality.

National planning policies set out in PPG15 set out detailed controls over what sort of the changes are appropriate within conservation areas. The Council will ensure that it continues to meet it's statutory duty with respect of conservation areas, however the following guiding principles will be used in determining proposals for change within a conservation area.

- New development will only be allowed where it contributes preserves or enhances the character and appearance of the area by virtue of its design, location and integration with existing structure and spaces.
- Extensions and alterations to buildings and structures within a conservation

area must be sympathetic in both design and materials to the existing building and other buildings within the locality

- **Demolition of significant buildings and frontages will not be allowed unless it has been demonstrated that the proposal is necessary and will preserve or enhance the character of the area. In such cases detailed plans for the restoration or redevelopment of the site should also be provided.**
- **The removal of boundary walls, other forms of enclosure, trees or hedgerows which are important to the character of the area will not be acceptable**

Proposals for the installation of satellite dishes and other antennae should be appropriately located in relation to the buildings and spaces so that they do not harm the character of the conservation area.

This policy meets spatial objectives 1, 9 &10

Other options considered

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

Listed Buildings

There are over 2,500 buildings in the District which are included on the statutory list of buildings of special architectural or historic interest compiled by the Secretary of State, Department for Culture, Media and Sport. As well as being intrinsically important, these buildings make an important contribution to the character and appearance of the area and may not be demolished or materially altered without specific consent from the District Council. The character of a listed building is often determined as much by its shape, scale and relationship to an area as by its individual architectural features. Alteration of a building can have a significant detrimental effect on its appearance and destroy or severely harm its authenticity. Affixed objects, such as sundials, dovecotes or plaques and freestanding structures such as outbuildings, walls and statues are important to the historic character of the building and should be retained in situ wherever possible, even when they serve no practical modern function. The listed building designation applies to all structures with its curtilage. Alterations to listed buildings will need to be justified and development proposals should follow the principle of minimum intervention, retaining, as far as practicable, the historic fabric of the building.

Preferred option ten: Listed Buildings

Listed buildings form an integral part of the physical landscape of the district and have been designated to recognise their national importance. Listed buildings within South Kesteven will be protected by the Council.

National planning policies set out in PPG15 set out detailed controls over what sort

of the changes are appropriate for listed buildings. The Council will ensure that continues to meet it's statutory duty with respect of listed buildings.

The following guiding principles will always apply to proposals which affect listed buildings and structures within their curtilage.

- **All proposals should demonstrate that the proposal is in character with the listed building and it's setting.**
- **Proposals which may affect the setting of a listed building should demonstrate that they will make a positive contribution to the listed building and it's setting.**
- **Proposals for the demolition of a Listed Building will only be allowed in exceptional circumstances, where full and adequate justification can be provided to show that no other options are available.**

This policy meets spatial objectives 1,9 & 10

Other options considered

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

Archaeological Sites

Scheduled ancient monuments and sites of national archaeological importance, whether in the form of standing remains or buried deposits, provide tangible evidence of the way of life of past generations. They are limited in number and once destroyed or damaged cannot be replaced. It is essential to ensure that such features, together with their historic settings, are not threatened by the effects of development.

PREFERRED OPTION ELEVEN: ARCHAEOLOGICAL AND HISTORIC SITES

Ancient monuments and archaeological findings are nationally and internationally important as they provide a window into our past.

National planning policies set out in PPG16 set out detailed controls over development which would affect Scheduled Ancient Monuments and other known archaeological sites. The Council will ensure that it continues to meet it's statutory duty with respect of all archaeological and historic sites within the district.

The Council will endeavour to ensure that sites which are known to contain or considered likely to contain archaeological interest are recorded and/or preserved when found. Where the quality of remains is uncertain, planning permission will not be granted until preliminary investigations have established the extent and nature of the site. Conditions will be imposed on planning permissions to ensure that provision is made for archaeological investigation, recording and preservation in situ of remains, in advance of or, where necessary, during development.

This policy meets spatial objectives 1 & 9

Other options considered

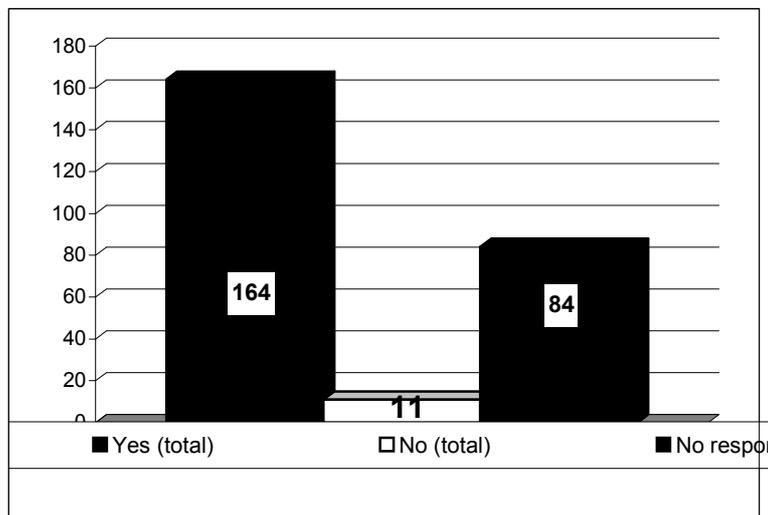
No other specific options were considered as it felt that the chosen option is in line with national and regional policy and national policy.

Water Resources & Flooding

Inappropriate development in fluvial floodplain areas should be avoided. Planning permission will not normally be granted for development which is likely to be at risk from flooding, or which is likely to increase the risk of flooding elsewhere. Development which would result in adverse impact on the water environment due to surface run-off should also be resisted. The local authority will seek to bring about an overall reduction in flood risk through development. All proposals for new buildings should incorporate sustainable drainage systems and solutions and their maintenance. Where this is not feasible, the developer should demonstrate how and why not.

Should we have additional policies to protect the wider environment from the consequences of development? (E.g. Flood Risk and attenuation, pollution and contamination)

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
164	63%	11	4%	84	32%



Preferred Option twelve: Reducing the Risk of Flooding and protecting Water Resources

- 1 Development will only be permitted, in areas identified as being at risk of flooding (as defined in PPG25, table1), if the proposals include flood risk assessment, and the necessary mitigation measures are put in place to ensure flood risks are properly managed to the satisfaction of the Environment Agency.**

- 2 **In considering proposals for new development the district council will require the requisite infrastructure such as drainage and water supply to be available or to be provided.**

- 3 **Development which is likely to have a detrimental impact on the natural features of river and stream corridors, ponds or wetland habitats will not be permitted, unless it can be demonstrated that mitigation measures are incorporated.**

This policy meets spatial objectives 1, 9 & 11

Other options considered

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

Renewable Energy

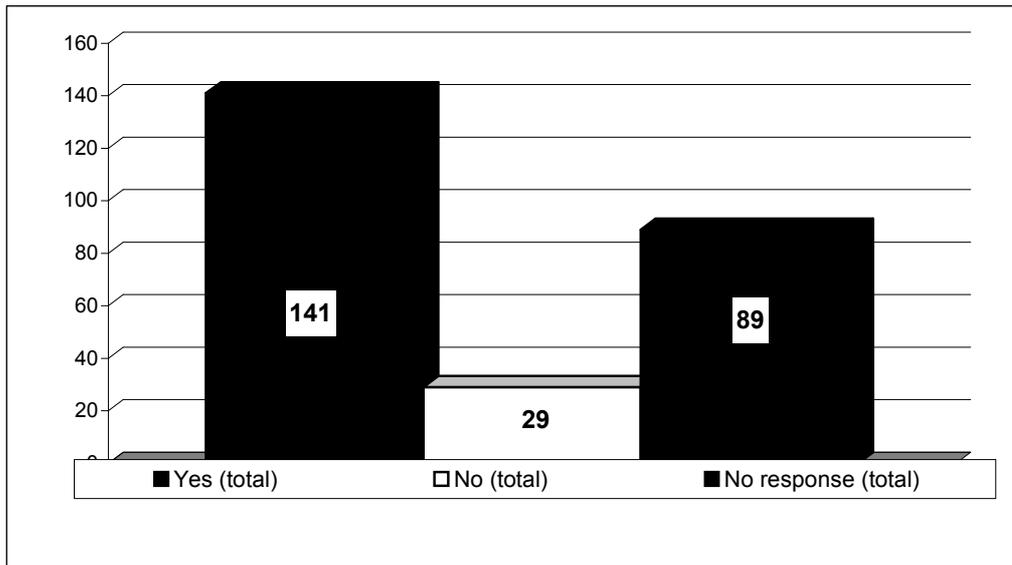
The need to conserve and protect the Earth's natural resources underlines the importance of ensuring future development is achieved within known biophysical limits. This now lies at the heart of international commitments on sustainable development and sustainability. These same principles also need to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

It will therefore be important for the strategy to contain policies which ensure that this wide range of issues is taken into account. Climate proofing aims to ensure buildings and associated infrastructure are capable of enduring the future impacts of climate change, for example minimising risk of flooding, minimising risk of subsidence, installing water saving measures and devices (greywater recycling, rainwater harvesting systems, water efficient systems and appliances), fitting and / or making future provision for installing heating and power systems that have low or zero carbon dioxide (CO₂) and greenhouse gas (GHG) emissions, constructing buildings that are naturally ventilated and capable of enduring higher diurnal and nocturnal temperatures without the need to install air conditioning systems, and using materials that have low / zero CO₂ and GHG emissions (i.e. wood rather than concrete etc.).

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

Should we have additional policies to promote renewable energy (e.g. Wind power, Solar power, Biomass etc)?

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
141	54%	29	11%	89	34%



Preferred Option Thirteen; Renewable Energy

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

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

PREFERRED OPTION FOURTEEN: RENEWABLE ENERGY TECHNOLOGIES IN NEW DEVELOPMENT

All development proposals with a floor area greater than 1,000 m² or 10 dwellings will include technology for renewable energy to provide at least 10% of their predicted energy requirements, in accordance with Policy

Other Options Considered

The other option considered by the council was not to have such a strong policy context surrounding renewable energy and renewable energy technologies. However, the preferred option was chosen on the basis of the very strong positive stance taken by the government on the matter. i.e. Britain has pledged that 10 percent of its energy will come from renewable resources by 2010.

Pollution Control

Where development is proposed on land that is, or may be, contaminated, permission will only be granted if, after consultation with the relevant pollution control authorities, the planning authority is satisfied that there would be no risk to health or to the environment. Remedial measures should be proposed which would satisfactorily mitigate the effects of any contamination and ensure the site is suitable for use. A site investigation report (including a risk assessment) should be submitted.

Residential development within 50 metres of the boundary of in-filled waste and the provision of garden areas within 10 metres of the boundary of in-filled waste will normally be resisted, in accordance with the advice in Waste Management Paper No26. Any proposals that are permitted will be subject to conditions to ensure that adequate precautionary measures are undertaken to secure the long term safety of the structure and its occupants.

Preferred Option Fifteen: Pollution control

Development on sites which are contaminated will not be permitted unless effective measures are taken to treat, control or contain any contamination, in order that:

- the occupiers of the development and adjacent sites are not exposed to unacceptable risk:**
- the structural integrity of any proposed or existing building on, or adjoining, the contaminated site is not threatened,**
- the contamination of any watercourse, water body or aquifer does not occur,**
- pollution of the environment by noise, light, toxic or offensive odour or by release of waste products, is avoided, and**
- development does not take place in close proximity to existing, or former, land fill sites.**

This policy meets spatial objectives 1 & 9

Other options considered

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

Planning Obligations

Carefully considered and sensitive development offers substantial benefits to society. It provides the homes, employment opportunities and facilities we require and stimulates economic growth. However, development of all scales impacts on the environment, facilities and services of the area in which it is located and places burdens and costs on the community. As such, the planning system exists to reconcile the benefits of

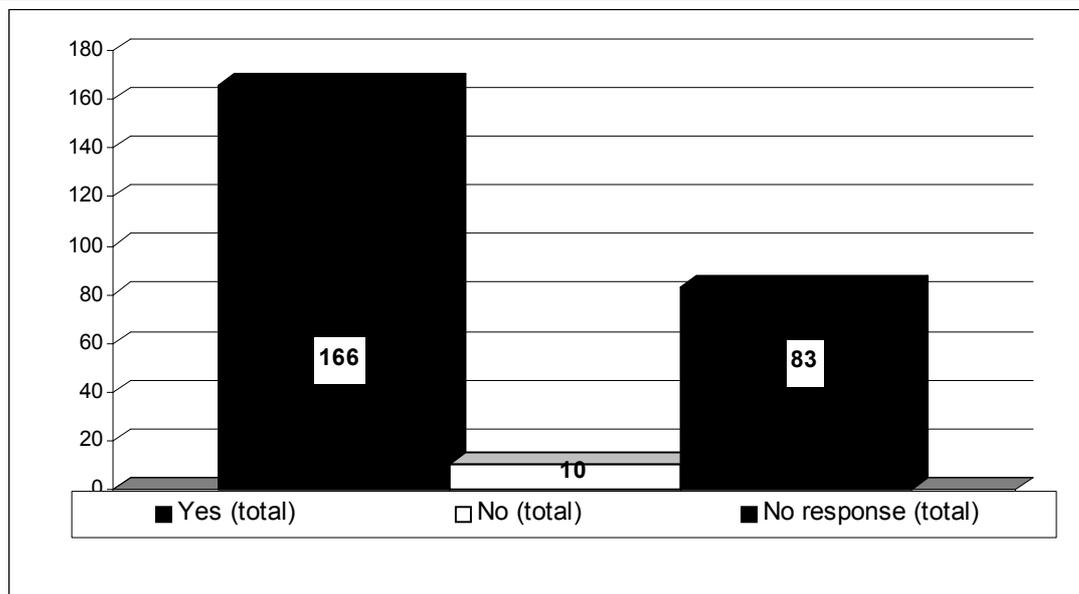
development with the costs it can impose. It has a key role to play not just in controlling land use, but in positively promoting sustainable development.

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

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

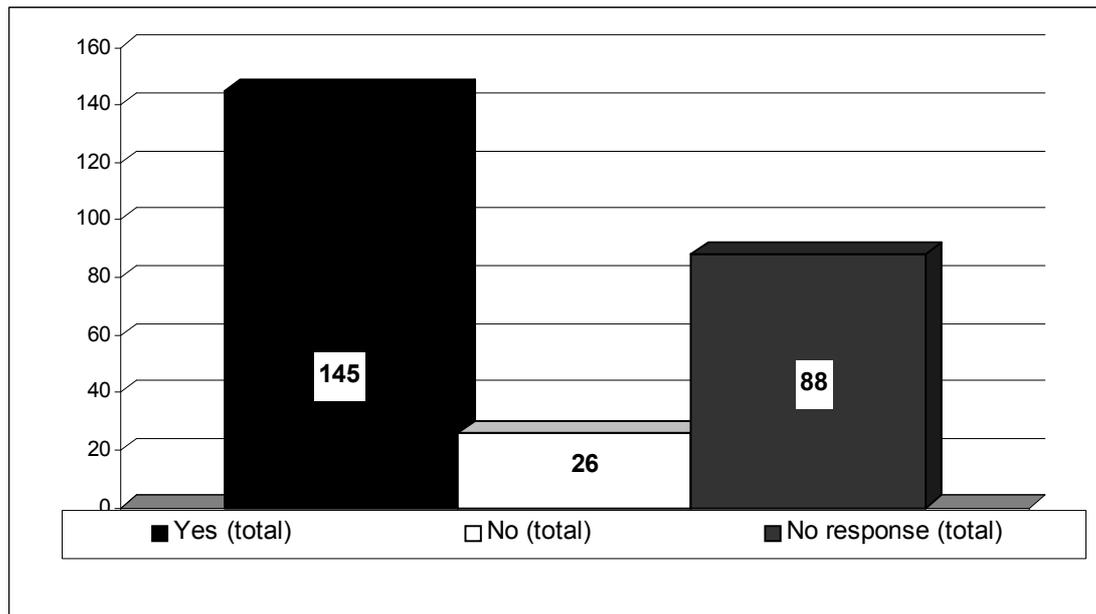
Should the LDF include policies requiring large developments to make adequate provision for addressing infrastructure demands?

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
166	64%	10	3%	83	32%



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

Yes (total)	Yes (%)	No (total)	No (%)	No response (total)	No response (%)
145	55%	26	10%	88	33%



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

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

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

Preferred Option Fifteen: Planning Obligations

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

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

The requirements of a planning obligation must be:

- **necessary;**
- **relevant to planning;**
- **directly related to the proposed development;**
- **fairly and reasonably related in scale and kind to the proposed development**
- **reasonable in all other respects.**

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

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

Other Options Considered

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