

# SOUTH KESTEVEN CORE STRATEGY INSPECTOR'S REPORT

## SCHEDULE 1

### CHANGES REQUIRED TO MAKE THE CORE STRATEGY SOUND

The changes are expressed in the form of strikethrough for ~~deletions~~ and underlinings for additions of text.

Ref	Section	Policy/ Paragraph	Required Change
1	Introduction		<p>After paragraph 1.4.6 add the following:</p> <p><u>The Minerals Local Plan and the Waste Local Plan (to be replaced by the Minerals and Waste Local Development Framework) have been prepared by Lincolnshire County Council, as the minerals and waste authority for the area, and also form part of the development plan for the District.</u></p>
2A	Objectives	Objective 2	<p>Delete wording:</p> <p><del>To contribute towards a more sustainable pattern of development by directing the majority of all new development to the towns of Grantham, Stamford, Bourne and The Deepings.</del></p> <p>and replace with:</p> <p><u>To promote a more sustainable pattern of development that maintains and enhances the role and function of settlements by directing the majority of all new development to the market towns of Grantham, Stamford, Bourne and The Deepings, ensuring that each town fulfils its role as defined in the Regional Spatial Strategy 2009; by supporting development that maintains and enhances the role of the more sustainable rural communities identified as Local Service Centres; and by restricting development elsewhere.</u></p>
2B	Objectives	Objective 3	<p>Amend wording to read:</p> <p><del>To make effective use of land by maximising the amount of development on suitable previously developed sites and on sites in locations which reduce the need to travel to achieve National and Regional targets.</del></p>
2C	Objectives	Objective 5	<p>At end of objective add the following:</p> <p><u>To achieve a better balance of development in the southern part of the District which borders Peterborough by expanding the economic base of Stamford, Bourne and The Deepings to provide the opportunity for people to live and work within a thriving, locally significant employment and service centre.</u></p>
2D	Objectives	Objective 11	<p>Delete wording:</p> <p><del>To protect both the built and natural environment from harm by ensuring the conservation and enhancement, sensitive use</del></p>

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			<p>and management of the District's natural, historic and cultural assets. In particular, development that is likely to negatively effect the landscape setting and historic character of the town of Stamford will be resisted.</p> <p>and replace with:</p> <p><u>To protect and enhance the high quality built and natural environment through ensuring the conservation and enhancement, sensitive use and management of the District's natural, historic and cultural assets.</u></p>
2E	Key Diagram	Key Diagram	<p>Revise diagram by indicating the location of each Local Service Centre as defined in policy SP2, showing 'paired' villages as a single location.</p>
3A	Spatial Strategy	Paragraph 3.1.4	<p>From end of first sentence delete the following:</p> <p><del>The RSS suggests that there should be development within the main towns of Stamford, Bourne and the small town of Market Deeping and Deeping St James (known collectively as The Deepings). For practical purposes the separation of these towns into two categories would not be beneficial within the local context. Development in these three towns will help to maintain their vitality and meet local needs. Similarly, development within the villages identified as containing a range of services, and which have been designated as Local Service Centres, should enable their needs to be provided for.</del></p> <p>and replace with:</p> <p><u>The Regional Plan defines Stamford and Bourne as Main Towns which provide a wide range of services and facilities. The Deepings area has been identified as a Small Town which has a more limited range of services and facilities. Appropriate development will maintain and enhance the roles of these towns as locally significant service and employment centres. The LDF will protect existing retail and community facilities and ensure sustainably located new housing and employment-generating development. This will be achieved by identifying appropriate sites in the Site Specific Allocations and Policies DPD, to meet the development needs of each town (as identified in Policies H1, E1 and E2 of the Core Strategy).</u></p>
3B	Spatial Strategy	Policy SP1	<p>At end of first paragraph add:</p> <p><u>Details of specific sites (including urban extension sites) will be included in a Grantham Area Action Plan.</u></p> <p>In second paragraph amend from second sentence to read:</p> <p><u>Priority will be given to sustainable sites within the built-up part of the town, where development would not compromise the nature and character of the town, and sites which are allocated in the Site Specific Allocations and Policies DPD. If insufficient land within the built-up part of the settlement is available to meet the development needs of each town, appropriate sites on the edges of the towns may also be considered suitable for development.</u></p> <p>Amend third paragraph to read:</p> <p><u>In the settlements identified as Local Service Centres, preference will be given to allocated sites and brownfield sites within the built-up part of settlements [which do not compromise the nature and character of the village] and sites allocated in the</u></p>

Ref	Section	Policy/ Paragraph	Required Change
			<p><del>Site Specific Allocations and Policies DPD, but which do not compromise the nature and character of the village.</del></p> <p>At end of Policy add:</p> <p><u>Detailed site allocations and development proposals for each of the four towns and 16 local service centres will be included within a separate Development Plan Document (DPD). Where allocations are considered to raise issues which require more detailed and holistic consideration of a wider area it may be appropriate to prepare a separate Area Action Plan (AAP) for that location.</u></p>
4A	Sustainable Communities	Paragraph 3.2.2	<p>In the first sentence after (PPS1), add:</p> <p><u>Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4).</u></p>
4B	Sustainable Communities	Paragraph 3.2.5	<p>At end of paragraph add:</p> <p><u>Several Local Service Centres are comprised of two "paired" villages. This is in recognition of the relationship existing between the two: the close proximity of the settlements enables residents of each to benefit from the services and facilities without the use of private cars. There is no intention that the two settlements should be physically linked by development.</u></p>
4C	Sustainable Communities	Paragraph 3.2.6	<p>At end of paragraph add:</p> <p><u>The Site Specific Allocations and Policies DPD will provide more detailed guidance to enable any proposals to be assessed.</u></p>
4D	Sustainable Communities	Policy SP2	<p>In paragraph after list of settlements delete <u>Within</u> and replace with <u>In</u></p>
5A	Sustainable Integrated Transport	Paragraph 3.3.2	<p>Amend final sentence to read:</p> <p><u>The Policy is also <del>relied upon</del> informed by the objectives of the Second Lincolnshire Local Transport Plan (LTP) and the Grantham Transport Strategy.</u></p>
5B	Sustainable Integrated Transport	Paragraph 3.3.4	<p>Delete paragraph wording:</p> <p><del>The Second LTP does not include any proposals which impact on the strategic road network within South Kesteven District. During the lifetime of the Second LTP, the County Council will examine the feasibility of various schemes, including a Grantham relief road and a Stamford Bypass/Relief Road.</del></p> <p>and replace with:</p> <p><u>The Grantham Transport Strategy, which has been formally approved by both the District and County Councils, has identified a package of measures to improve traffic management and reduce congestion in the town, improve sustainable transport in order to reduce dependence on the private car, improve accessibility for all and improve safety and air quality. The measures include a mix of ongoing schemes, such as partnership working with public transport operators to improve services, and schemes which can be delivered in the short term (before 2010), such as public transport infrastructure improvements, and longer term schemes (from 2011 to 2021 and beyond) including the provision of new roads.</u></p>

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5C	Sustainable Integrated Transport	New paragraph	After paragraph 3.3.4 add new paragraph (all subsequent paragraphs to be renumbered):  <u>There is insufficient public funding to deliver all of the improvements proposed in the Grantham Transport Strategy and the Council will work closely with Lincolnshire County Council and other partners to identify potential sources of funding. It is proposed that all large scale infrastructure proposals identified in the Strategy will be funded through developer contributions from the private sector, in accordance with Policy SP4.</u>
5D	Sustainable Integrated Transport	Paragraph 3.3.6	Delete paragraph wording:  <del>However, longer term schemes, including the A15/A151 Bourne Bypass the A16 Tallington Bypass, are unlikely to be considered before 2021 unless there is a major change in national funding or opportunities arise through development led proposals.</del>  and replace with:  <u>The Grantham Transport Strategy has identified the following road schemes as priorities for further work and investment:</u>  <ul style="list-style-type: none"> <li><u>The Grantham East-West relief road linking the A1 and A52 is critical to reducing the amount of through traffic (especially heavy lorries) and resultant congestion in the town centre, enabling the traffic management measures to support modal shift identified in the Strategy to be implemented. The relief road will also provide access to the Southern Quadrant SUE.</u></li> <li><u>The Pennine Way Link between the A52 and the B1174 will reduce traffic congestion in the town centre and provide access to the North West Quadrant SUE</u></li> </ul>
5E	Sustainable Integrated Transport	New paragraph	After existing paragraph 3.3.5 add new paragraph (all subsequent paragraphs to be renumbered):  <u>Stamford experiences problems from the presence of through traffic, increasing demand for access to the town centre with congestion and parking problems at peak periods, limited public transport services and constraints imposed by the historic road network and historic core of the town. The Council will work in partnership with the County Council, service providers and others to develop and implement measures to reduce traffic congestion and improve accessibility.</u>
5F	Sustainable Integrated Transport	Paragraph 3.3.6	Amend existing paragraph 3.3.6 to read:  <del>However, longer term schemes highlighted in the Second LTP, including the A15/A151 Bourne Bypass, the A16 Tallington Bypass and Stamford Relief Road(s), are unlikely to be deliverable before the end of the Plan period considered before 2024 unless there is a major change in national funding or opportunities arise through development led proposals, provided that they can be shown to be consistent with the Plan's overall Spatial Strategy.</del>
5G	Sustainable Integrated Transport	Policy SP3	After first paragraph add new paragraph:  <u>The provision of an east-west relief road between the A1 and the A52 to the south of Grantham will be brought forward as part of the Southern Quadrant SUE to the town. The North West Quadrant sustainable urban extension will provide for the completion of the Pennine Way Link between the A52 and the B1174.</u>

Ref	Section	Policy/ Paragraph	Required Change
6A	Developer Contributions	Paragraph 3.4.2	Delete second sentence:  <del>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).</del>
6B	Developer Contributions	Paragraph 3.4.4	Delete wording of paragraph:  <del>The national framework is, however, evolving. The Planning Bill, which received Royal Assent on 26 November 2008, provides the statutory framework to implement Government proposals to introduce a Community Infrastructure Levy (CIL), which will enable Local Authorities to secure a bigger contribution from developers towards infrastructure costs.</del>  and replace with:  <u>The national framework is, however, evolving, and the Government is reforming the system of developer contributions. Part 11 of the Planning Act 2008 provides the statutory framework to implement Government proposals to introduce a Community Infrastructure Levy (CIL), which will enable Local Authorities to secure a bigger contribution from developers towards infrastructure costs.</u>
6C	Developer Contributions	Paragraph 3.4.5	In first sentence delete:  <del>but not required</del>  Delete last sentence:  <del>The Regulations underpinning CIL are not expected to come into force before spring 2009.</del>  and replace with:  <u>The Regulations underpinning CIL come into force on 6 April 2010.</u>
6D	Developer Contributions	New paragraph	After paragraph 3.4.5 add new paragraph and renumber subsequent paragraphs:  <u>Planning obligations will continue to exist after the introduction of CIL, as they can be a useful tool for mitigating the site-specific impacts of a development. They will continue to be used to secure affordable housing contributions. Following the introduction of CIL, the Government will scale back planning obligations to encourage CIL to become the primary means of funding local infrastructure through developer contributions. There will be a transitional period, after which all contributions towards infrastructure will be collected via CIL.</u>
6E	Developer Contributions	Paragraph 3.4.10	After second sentence add:  <u>These issues are better addressed by more flexible arrangements. The Council intends that,</u>  Delete 'and the strategic elements will be covered by a Strategic Infrastructure Tariff' from the end of the third sentence.

Ref	Section	Policy/ Paragraph	Required Change
6F	Developer Contributions	Paragraphs 3.4.13 to 3.4.16	Delete paragraphs (subsequent paragraphs renumbered) and heading 'Strategic Infrastructure Tariff'
6G	Developer Contributions	New paragraph	<p>After paragraph 3.4.16 add a new paragraph:</p> <p><u>It is recognised that CIL will be the appropriate vehicle for delivery of the strategic physical infrastructure and other facilities which are required to support Grantham's role as a sub-regional centre.</u></p> <p><u>The precise details of the charging levels and the areas to which they will apply must be established in a CIL charging schedule. This will be subject to consultation and examination before it can be adopted. It is important that the levy is set at a level which does not threaten the viability of a development.</u></p> <p><u>The CIL Regulations allow Local Authorities to establish different charging zones. The Council anticipates that there will be several charging zones; the areas to be defined in the Charging Schedule.</u></p>
6H	Developer Contributions	Policy SP4	Delete fourth paragraph and bullet points relating to a Strategic Infrastructure Tariff
6I	Developer Contributions	Policy SP4	<p>Amend bullet points after 'The requirements of a planning obligation must be:'</p> <ul style="list-style-type: none"> <li>• <u>Necessary to make the development acceptable in planning terms</u></li> <li>• <u>Directly related to the development</u></li> <li>• <u>Fairly and reasonably related in scale and kind to the development</u></li> </ul> <p>After this paragraph add:</p> <p><u>A Community Infrastructure Levy will be charged throughout the District.</u></p> <p><u>Most types of development will be liable to pay the charge, which will be based on a formula which relates to the size of the development. Different rates will be applied to defined zones within the District.</u></p> <p><u>The charging schedule will include the rates, identify the charging zones and provide details of the processes involved.</u></p>
7A	Protection & Enhancement of Character of District	Paragraph 4.1.13	<p>Delete paragraph</p> <p><del>In addition, the preparation of Conservation Area Appraisals for each conservation area in the District will, when approved, also be a material consideration in determining planning applications.</del></p> <p>and replace with:</p> <p><u>Other studies will, when approved, be material considerations in determining planning applications. These are:</u></p> <ul style="list-style-type: none"> <li>• <u>the Belton House and Park Setting Study, (which defines the setting of Belton House and provides an assessment of</u></li> </ul>

Ref	Section	Policy/ Paragraph	Required Change
			<p><u>the potential impact of development on the setting).</u></p> <ul style="list-style-type: none"> <li>• <u>the Historic Landscape Characterisation Assessment (which provides historical and archaeological information for conservation, management and development decisions) and</u></li> <li>• <u>Conservation Area Appraisals (including Conservation Area Management Plans).</u></li> </ul>
7B	Protection & Enhancement of Character of District	New Paragraph	<p>After paragraph 4.1.13 add new paragraph:</p> <p><u>A Green Infrastructure Strategy has been prepared, which identifies green infrastructure assets across the District. This includes both environmental (such as key habitats and ecological networks) and cultural (key destinations such as historic settlements and country parks as well as footpaths, cycleways and promoted routes) assets. It assesses the contribution made by accessible greenspace and identifies where opportunities exist to remedy deficiencies. It provides principles for the development and management of the District's green infrastructure assets, and will assist in the process of site allocation in the Site Specific Allocation and Policies DPD and the Grantham Area Action Plan and inform the more detailed Green Infrastructure Strategy being prepared for Grantham.</u></p>
7C	Protection & Enhancement of Character of District	Policy EN1	<p>At end of first sentence add:</p> <p><u>[following paragraph 4.1.10]</u></p> <p>Amend second and third sentences to read:</p> <p><u>Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.</u></p> <p>All development proposals <u>and site allocations</u> will be assessed in relation to:</p> <p>Amend first and fourteenth criteria to read:</p> <p>1. statutory, <u>national and local</u> designations of landscape features, <u>including natural and historic assets</u></p> <p>14. protection of existing open space (including allotments and public open space, <u>and open spaces important to the character, setting and separation of built-up areas</u>)</p>
7D	Protection & Enhancement of Character of District	Paragraph 4.1.14	Add <u>1</u> to list of Spatial Objectives
8A	Protection & Enhancement of Character of District	Paragraph 4.2.4	<p>Delete paragraph</p> <p><del>The Strategic Flood Risk Assessment (SFRA) has identified which areas of the District are at risk from flooding. Flood Zone Maps have been prepared for the District to identify those areas of the District which are subject to flood risk which falls into</del></p>

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			<p>Flood Zone 2 (Low to Medium Risk) and Flood Zone 3 (High Risk).</p> <p>and replace with:</p> <p><u>A Strategic Flood Risk Assessment (SFRA) has been prepared for the District. This included a comprehensive assessment of all flood risks, including surface water and groundwater flooding as well as fluvial risks. In assessing the risk of flooding, the SFRA develops a pragmatic approach to guide sustainable development in the District without conflicting with the requirements of other planning policies. The SFRA will be reviewed every three years, or in the light of significant changes to national policy, a major flooding event affecting the District or to incorporate future modelling work within the District.</u></p>
8B	Protection & Enhancement of Character of District	Paragraph 4.2.5	<p>At beginning of paragraph add:</p> <p><u>The SFRA has identified which areas of the District are at risk from flooding. Flood Zone Maps have been prepared for the District to identify those areas of the District which are subject to flood risk which fall into Flood Zone 2 (Low to Medium Probability), Flood Zone 3 (High Probability) and Flood Zone 3b (Functional Floodplain) .</u></p>
8C	Protection & Enhancement of Character of District	New paragraph	<p>After paragraph 4.2.5 add new paragraph (all subsequent paragraphs to be renumbered):</p> <p><u>Of the sites assessed by the SFRA, seventy-eight percent are entirely in Flood Zone 1. The vast majority of development should, therefore, be steered to Flood Zone 1 through the approach set out above. Some of the sites include only small areas which are at risk of flooding. The SFRA recommends that, on these sites, development is steered away from the parts at risk.</u></p>
8D	Protection & Enhancement of Character of District	Paragraph 4.2.6	<p>At end of existing paragraph 4.2.6 add the following:</p> <p><u>The SFRA includes a detailed assessment of Grantham, in particular the sites which form the Growth Point programme of development. This shows that surface water is an important issue in Grantham and needs to be carefully managed as an integral part of developments.</u></p>
8E	Protection & Enhancement of Character of District	Policy EN2	<p>Delete policy wording:</p> <p>Planning permission will not be granted where the site is liable to, or at high risk of, flooding, or where development would be likely to:</p> <ul style="list-style-type: none"> <li>○ Increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water; or</li> <li>○ Increase flood risk in areas downstream due to additional water run-off; or</li> <li>○ Increase the number of people or properties at risk, have a detrimental effect on flood defences or inhibit flood control and maintenance work,</li> </ul> <p><del>Unless it is demonstrated that these effects can be overcome by means of appropriate alleviation and mitigation measures, which will be secured by planning conditions or by legal agreements, and will be properly managed to the satisfaction of the Environment Agency, or that the benefits of development outweighs the risk from flooding in accordance with PPS25.</del></p>

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			<p><del>Development which is likely to have a detrimental impact on the natural features of rivers and stream corridors, ponds or wetland habitats will not be permitted.</del></p> <p><del>In addition, development will be required to incorporate Sustainable Urban Drainage Systems (SUDS) to manage surface water drainage.</del></p> <p>and replace with:</p> <p><u>Planning permission will not normally be granted, nor sites allocated for development, in areas identified in the South Kesteven Strategic Flood Risk Assessment (SFRA) as at risk of flooding from any source. Any proposals in these areas will need to demonstrate that there are not any suitable sites at a lower risk of flooding available.*</u></p> <p><u>Exceptionally, where development is necessary in areas at risk of flooding, the developer will be required to demonstrate that all the requirements of Planning Policy Statement 25: Development and Flood Risk (PPS25) have been met, including the application of the sequential approach within the site.</u></p> <p><u>In addition to the requirements of PPS25, a Flood Risk Assessment (FRA) must be submitted with planning applications as required by the SFRA. All FRAs must take into account the SFRA's recommendations.</u></p> <p><u>All planning applications should be accompanied by a statement of how surface water is to be managed and in particular where it is to be discharged. On-site attenuation and infiltration will be required as part of any new development wherever possible. The long-term maintenance of structures such as balancing ponds must be agreed in principle prior to permission being granted.</u></p> <p><del>Development which is likely to have a detrimental impact on the natural features of rivers and stream corridors, ponds or wetland habitats will not be permitted.</del></p> <p><u>*PPS25 and its accompanying Practice Guide provide advice on carrying out the Sequential Test. This advice should be used in considering how to demonstrate whether suitable sites at a lower risk of flooding are available.</u></p>
9A	Renewable Energy Generation	Paragraph 4.3.11	<p>Amend paragraph to read:</p> <p><del>The Regional Plan provides a steer towards the technologies that are appropriate in each regional Sub-area and sets out indicative regional renewable energy targets for different technologies. In the context of South Kesteven such generation is likely to come from wind, biomass and landfill gas. The Council will need to make provision for promoting and encouraging energy efficiency and implementing the renewable energy generation to contribute to the regional targets. Through the Partial Review of the Regional Plan, which is currently being undertaken, it is intended to set out Housing Market Area based carbon reduction targets and guidance on the most appropriate mix of technologies which will eventually be set out in the East Midlands Regional Plan.</del></p>

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9B	Renewable Energy Generation	Paragraph 4.3.13	At end of paragraph add:  <u>The scale of development envisaged by the Grantham urban extensions, and other large site specific allocations, offers opportunities to explore the implementation of on-site renewable energy schemes as part of their development. The feasibility, viability and appropriate targets of such schemes will be explored through the preparation of the Grantham AAP and the Site Specific Allocations and Policies DPD.</u>
9C	Renewable Energy Generation	Paragraph 4.3.14	At end of first sentence add:  <u>as a minimum, the most up-to-date national standards, including the Code for Sustainable Homes and the Building Research Establishment's Environmental Assessment Method (BREEAM), will be applied by the Council to new development.</u>
9D	Renewable Energy Generation	New paragraphs	After paragraph 4.3.14 add following three new paragraphs ( all subsequent paragraphs to be renumbered):  <u>National standards in sustainable building practice are set out in the Code for Sustainable Homes [DCLG, 2006]. The Code comprises six levels: the highest of which is zero carbon development. Government guidance indicates a continued increase in the minimum standards of design and construction of new homes, in line with the Code, through changes to Building Regulations, and it is expected that, during the period of this plan, new development will be required to reach level six of the Code. Development will be expected to meet the most up-to-date level in the Code for Sustainable Homes, in addition to complying with Building Regulations.</u>  <u>The Government is considering producing guidance, similar to the Code for Sustainable Homes, for non-residential development. Non-residential development (which includes industrial, office, retail and schools) will be expected to comply with the latest BREEAM standards or other national standards which are issued during the plan period.</u>  <u>Further advice and guidance on renewable energy technologies and sustainable construction methods can be obtained from the websites of Communities and Local Government (CLG), the Homes and Communities Agency (HCA) Academy and the Department for Environment Food and Rural Affairs (Defra).</u>
9E	Renewable Energy Generation	Policy EN4	Delete third sub paragraph following 'To meet these requirements'
10A	Sustainable Homes	Paragraph 5.1.3	Delete first sentence  <del>The Regional Plan provides for an annual average build rate of 672 homes for the 25 year period 2001-2026 which equates to the provision of 16800 dwellings.</del>  and replace with:  <u>'The Regional Plan provides for an annual average build rate of 680 homes for the 20 year period 2006-2026 which equates to the provision of 13600 dwellings.'</u>

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10B	Sustainable Homes	Paragraph 5.1.5	<p>Delete following from first sentence:</p> <p><del>Monitoring shows that 4968 dwellings have already been built in South Kesteven in the period 1<sup>st</sup> April 2001 to 31<sup>st</sup> March 2008</del></p> <p>and replace with:</p> <p><u>'Monitoring shows that 1857 dwellings have already been built in South Kesteven in the period 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2008, .....</u></p> <p>In the second sentence delete 7473 and replace with <u>7410</u></p> <p>At end of paragraph add the following:</p> <p><u>All potential sites which are located in accordance with the spatial strategy (set out in Policies SP1 and SP2) will be assessed against the following criteria:</u></p> <ul style="list-style-type: none"> <li>• <u>Availability</u></li> <li>▪ <u>Ability to maximize the use of public transport, cycling and pedestrian links and/or to create opportunities for improved accessibility (as set out in policy SP3)</u></li> <li>▪ <u>Access to, and capacity of appropriate existing services and infrastructure to support development</u></li> <li>▪ <u>Potential impact on wildlife sites, protected species, biodiversity, historic assets, archaeology, water quality, landscape character, TPO's and open spaces (as set out in Policy EN1)</u></li> <li>▪ <u>Ability of existing built form to absorb/accommodate new development</u></li> <li>▪ <u>Visual impact of development on the surrounding landscape</u></li> <li>▪ <u>Known constraints to a sites development such as flood risk (as set out in Policy EN2); presence of underground utilities infrastructure.</u></li> </ul> <p><u>In determining which sites will be allocated following this assessment process, detailed regard will be given to the actual amount of land which needs to be provided in each settlement, the balance (in terms of numbers and locations of sites) and range of suitable sites available and the cumulative impact that one or more sites may have on that part of the settlement.</u></p>
10C	Sustainable Homes	Paragraph 5.1.6	<p>Amend paragraph to read:</p> <p><u>Provision for residential development will be met by sites which already have planning permission, and on new allocated sites. New allocations will be identified in separate documents: the Site Specific Allocations and Policies DPD will identify and allocate sufficient land to ensure that the level of development anticipated in Policy H1 is delivered in Stamford, Bourne, the Deepings, and the Local Service Centres. Appropriate phasing mechanisms will be incorporated to maintain a continuous and deliverable five year supply of housing land across the plan period. This will necessitate the identification of appropriate and sustainable greenfield and brownfield sites within and/or on the edge of Stamford and the Deepings and in some Local Service Centres. A large amount of development is already committed or has already been built within the</u></p>

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			<u>Local Service Centres. It is not expected that an allocation will be proposed in each, rather that regard will be had to the capacity of each to accommodate and support new development, the need for additional development and the scale of past development and that which is already committed via planning permission within each. In Bourne, the Elsea Park development will continue to provide a large amount of new housing development over the plan period, therefore no additional housing allocations will be identified in the Site Specific Allocations and Policies DPD and The Grantham Area Action Plan will cover the town of Grantham. It is accepted that Grantham will need two greenfield urban extension sites to meet the strategic housing requirement for the town; the broad location of these sustainable urban extensions is identified by the Core Strategy. The Grantham AAP will provide greater detail to guide and control the development of these areas. It will also allocate additional appropriate and sustainably located sites both within and on the edge of the built up area of the town to ensure that a range of sites is available throughout the plan period.</u>
10D	Sustainable Homes	Paragraph 5.1.7	Amend paragraph to read:  The Council <del>will regularly</del> <u>continuously</u> monitors housing development rates across the District. The results of this monitoring <del>will be</del> <u>is published</u> each December through the Council's Annual Monitoring Report (AMR). The AMR, <del>which contains housing trajectories which show how actual housing delivery in the District compares to the annual housing requirement set out in Policy H1. The trajectory shows the number of houses built each year and the expected rate of completions year by year for the remainder of the plan period. To ensure that an ongoing five- and ten-year housing land supply is available, sites which are allocated in the Site Specific Allocations and Policies DPD and Grantham AAP will be phased, showing how the allocations contribute year by year to meeting the housing requirement. If it becomes clear during the plan period that the overall housing requirement is not being achieved, and that additional housing land is required to maintain a five year supply; s of the Regional Plan are unlikely to be met, the Council will consider re-prioritise the phasing of allocated sites. If there are insufficient allocated sites available to be brought forward the Council will undertake a partial review of the allocations included in the Site Specific Allocations and Policies DPD or Grantham AAP. In such circumstances the Council will also consider granting permission for releasing additional housing sites f the Site Specific Allocations and Policies which meet the locational requirements of PPS3, the Spatial Strategy established by Policies SP1 and SP2 and the local criteria referred to above, against which allocated sites have been assessed. If, however, it becomes apparent that provision will substantially exceed the Regional Plan requirement, the Council will review and delay through phasing policies outstanding allocations.</del>
10E	Sustainable Homes	Policy H1	In the first sentence delete 2001-2026 and replace with 2006 – 2026 Delete existing table and replace with table set out in Appendix 1 of this schedule
10F	Sustainable Homes	Housing Trajectory	Delete existing trajectory and replace with revised housing trajectory contained in ED38 as set out in Appendix 2 of this schedule
11A	Sustainable Homes	Paragraph 5.2.7	Amend paragraph to read:  The housing distribution policy (H1) identifies that Grantham should provide more than half of the annual District housing requirement. During the plan period it is expected that more than <del>8,500-7,600</del> <u>new homes</u> will be built in the town. <u>Between 2006 and 2008 688 new homes were built and at 31<sup>st</sup> March 2008 a further 1143 homes had planning permission.</u>

Ref	Section	Policy/ Paragraph	Required Change
			<del>Commitments and completions since 2001 already account for 2,700 new dwellings. This leaves a shortfall of 5,858 - about 5850 homes to be identified. Whilst there is expected to be sufficient capacity for at least 2,000 - about 430 new homes (SHLAA sites) within the built up part of the town to achieve these growth objectives it is necessary to identify two urban extension in Grantham to ensure that sufficient new homes are provided over the next 20 years and beyond.</del>
11B	Sustainable Homes	Policy H2	At beginning of Policy add:  <u>The detailed site boundaries for each of the sustainable urban extensions and the broad distribution of land uses within each site, based on the parameters outlined below, will be defined through the Grantham Area Action Plan. The Area Action Plan will also establish criteria to guide the preparation of masterplans for each site.</u>  Rename H2A <del>Poplar Farm</del> <u>North West Quadrant</u>
12A	Sustainable Homes	Paragraph 5.3.3	Amend second paragraph to read:  The Regional Plan (RSS8) indicates targets for the provision of affordable housing within each Housing Market Area (HMA). South Kesteven lies within the Peterborough Partial HMA for which <u>an indicative affordable housing target of 8,400 numerical target of 11,000 affordable homes has been identified provided.</u> However RSS also states LPAs should <u>establish local level of need utilising - adopt affordable housing targets in line with the conclusions of the most up to date Strategic Housing Market Assessment to evidence this.</u>
12B	Sustainable Homes	Paragraph 5.3.4	Amend paragraph to read (subsequent paragraphs to be renumbered):  <u>Based on evidence provided in the latest Housing Needs Survey (Fordhams Research 2006), there is a need to provide 646 additional affordable homes in the District per annum. However, with the District's overall housing requirement in the Regional Plan of 680 dwellings per annum, it is accepted that the total identified need can not be delivered each year. The Regional Plan target for affordable housing for the Peterborough Partial HMA has been divided in the same proportions as the overall housing requirement, across the three constituent Districts to give an overall South Kesteven District target of at least 4760 affordable homes (2006-2026) or 238 per annum. This provides a challenging but achievable target which reflects the overall level of need but considers the feasibility and viability of providing for affordable housing through both planning obligations and partnership work with Registered Housing Providers (RHPs) and private sector developers and landlords. This will deliver affordable housing on a variety of rural and urban sites through a range of funding means including public sector grant, private funding, S106 and commuted sums.</u>  <del>This level of need is reinforced by t</del> <u>The SHMA (March 2007) which established a need of for 40% of the housing requirement to be affordable in the Housing Market Area but considered that a higher level of 50% was needed for South Kesteven. An Affordable Housing Viability Assessment completed in 2010 revealed that because of variations in local land and sales values and build costs some parts of the District might be able to deliver 40% affordable housing on market schemes, but in others a lower rate of between 20-30% was more likely to be viable. Taking account of these viability issues, Policy H3 establishes a target requirement for market housing schemes to include provision for up to 35% of the scheme as affordable housing. To facilitate the delivery of these homes, a policy framework must be included within the LDF to -ensuring</u> <del>an appropriate element of affordable units are provided in association with normal market housing schemes across the District.</del>

Ref	Section	Policy/ Paragraph	Required Change
12C	Sustainable Homes	New Paragraphs	<p>After paragraph 5.3.4 add following four new paragraphs:</p> <p><u>The viability of providing affordable housing on development sites will be assessed using an assessment toolkit. In all cases it should be assumed that public funding will not be available at the outset, and that the site value will be calculated at the time of assessing viability. The viability assessment will consider the following key elements:</u></p> <ul style="list-style-type: none"> <li>▪ <u>Site considerations (including land value at time of assessment)</u></li> <li>▪ <u>Local sales values and development costs</u></li> <li>▪ <u>Policy constraints (e.g. cost of compliance with other LDF policies)</u></li> <li>▪ <u>Scheme mix (eg design, type and tenure of housing)</u></li> <li>▪ <u>Abnormal site development costs</u></li> <li>▪ <u>Necessary infrastructure costs</u></li> <li>▪ <u>Greenfield / brownfield site</u></li> <li>▪ <u>Affordable housing assumptions (ongoing management and maintenance costs)</u></li> <li>▪ <u>Availability of public funding</u></li> </ul> <p><u>An Affordable Housing SPD will be prepared to provide more detailed guidance on the implementation of Policy H3. It will cover the provision of affordable housing both on and off site and rural exceptions sites. The SPD will provide detailed guidance on the design and type of housing; funding; the Council's approach to allocations and lettings; delivery mechanisms; assessing viability, (including the use of a viability toolkit) and the approach which will be taken where the Policy H3 target cannot be achieved.</u></p> <p><u>Sites which are allocated for housing development in the Site Allocations DPD and the Grantham Area Action Plan will be expected to provide an appropriate mix of housing type, size and tenure. To achieve this, an affordable housing target will be identified for individual allocated sites. Regard will be given to the size, scale and mix of development proposed and the potential impact affordable housing and other necessary infrastructure provision may have upon overall viability and feasibility.</u></p> <p><u>The SUEs and larger housing allocations are expected to be phased over the Core Strategy plan period. As such they have the potential to deliver a varying amount of affordable housing across the lifetime of the development, as viability may change. The council will ensure that mechanisms are in place through planning conditions and /or S106 agreements to consider the appropriate amount of affordable housing in each phase of the development.</u></p>
12D	Sustainable Homes	Policy H3	<p>Delete from the beginning of the policy: Using evidence from the most up-to-date strategic housing market assessment (SHMA) the council will ensure that:</p> <p><del>All new urban developments comprising 15+ dwellings or sites of 0.5ha or larger in size and/or rural developments of 2+ dwellings should provide an appropriate number of affordable housing units within the development site</del></p>

Ref	Section	Policy/ Paragraph	Required Change
			<p><del>Where affordable housing units are provided, a target of 40% affordable and 60% market housing will be required. Of the affordable housing provided on each site it is expected that at least 65% will be socially rented housing and 35% will be intermediate housing. All units should be of an appropriate size and type to meet the need identified by the current evidence of housing need for that ward. To achieve this, targets for affordable housing will be set on every allocated site.</del></p> <p><del>In addition, the council will seek to identify suitable opportunities to deliver about 10 rural affordable housing units each year through the allocation of rural exception sites.</del></p> <p><del>Rural exception sites should be in or adjacent to a village where there is a proven need for local affordable housing. Such houses should be available in perpetuity for local need. Sites should be suitable for development in all other respects and meet all other policy requirements for development.</del></p> <p>And replace with:  <u>All developments comprising 5 or more dwellings should make appropriate provision for affordable housing within the development site. On small sites of between 5- 14 housing units, provision may be made on site; off site or as a commuted sum in lieu of provision, depending on the viability of the individual site.</u>  <u>Where affordable housing is to be provided on site, a target of up to 35% of the total capacity of a scheme should be affordable. The affordable element will be expected to include a mix of socially rented and intermediate housing appropriate to the current evidence of local need.</u></p> <p><u>All units should be of an appropriate size and type to meet the need identified by the current evidence of housing need for that ward. To achieve this, targets for affordable housing will be set on every allocated site.</u>  <u>In addition, the Council will seek to identify suitable opportunities to deliver about 10 rural affordable housing units each year through the allocation of rural exception sites within or adjacent to the smaller villages which are not identified as Local Service Centres or towns.</u></p> <p><u>In addition to allocated sites, rural exception schemes which are located in or adjacent to a smaller village will be considered acceptable where the scheme clearly meets a proven need for local affordable housing. Such houses should be available in perpetuity for local need. Sites should be suitable for development in all other respects and meet all other policy requirements for development.</u></p> <p>At the end of the Policy add:  <u>In negotiating the level of affordable housing on sites, the Council will have regard to the overall viability of individual development schemes. An Affordable Housing Supplementary Planning Document will set out in detail how these requirements will be calculated on a site by site basis.</u></p>
12E	Sustainable Homes	Paragraphs 5.4.3, 5.4.4 and 5.4.5	<p>Amend paragraphs to read:</p> <p>A strategic approach is advocated, developed through the Lincolnshire Gypsy and Traveller Accommodation Assessment</p>

Ref	Section	Policy/ Paragraph	Required Change
			<p>(September 2007), with the <del>emerging</del> RSS identifying a minimum requirement of <u>21 additional pitches</u> to be provided for in the District in the period up to 2012, the figures being derived from the most up to date <u>Gypsy and Traveller Accommodation Assessment</u>. The RSS also requires the need arising from future growth beyond 2012 to be taken into account in making provision for <u>additional pitch requirements</u>.</p> <p>The <u>South Kesteven</u> 2006 Gypsy &amp; Travellers Housing Needs Survey (GTNS) revealed that in addition to the existing permanent sites in the District there was an outstanding need for 20 permanent pitches and 5 transit pitches, with the number of Gypsy and Traveller households expected to increase by 6% over the next five years. <del>Since then, planning consent has been given for 15 permanent and 12 transit pitches at Lazy Acres, near Grantham.</del></p> <p>A jointly funded Lincolnshire Gypsy and Traveller Accommodation Assessment (GTAA) has <u>also</u> been undertaken, <u>using the methodology based upon the latest version of central Government Good Practice Guidance (February 2006)</u>. <del>The findings in the final report concur with the GTNS undertaken in 2005.</del> <u>This recommends provision of between 21-33 permanent pitches up to 2012.</u></p> <p><u>To assess future provision beyond 2012, a standard rate of 3% compounded growth per year for household formation is used. Over 5 years this would require an additional 5 permanent pitches giving a total of a minimum of 26 permanent pitches between 2012-2017. Since completion of the GTAA planning consent has been given for 15 permanent (and 12 transit pitches) at a site (Lazy Acres) in Grantham. As a consequence the outstanding need identified for additional permanent pitches in the period to 2017 is 11 permanent pitches.</u></p>
13A	Economic Prosperity	Paragraph 6.1.2	<p>Delete the first sentence:</p> <p><del>National policy on employment development is currently under review.</del></p> <p>In second sentence delete <del>draft</del> and replace <del>Development</del> with <u>Growth</u></p>
13B	Economic Prosperity	Paragraph 6.1.4	<p>At end of paragraph add the following:</p> <p><u>Both leisure and tourism related development can be employment generating, as such it is encompassed by Policy E1. Detailed consideration of local need for, support and feasibility of, as well as the availability and deliverability of suggested sites for tourism and/or leisure development will be considered as part of the preparation of the Site Specific Allocations and Policies DPD and the Grantham Area Action Plan. In determining the need for, and suitability of, sites for allocation the Council will continue to work closely with relevant town / parish councils and sports clubs to ensure that the most appropriate way forward for delivering these identified facilities is identified.</u></p>
13C	Economic Prosperity	Paragraph 6.1.5	<p>In first sentence after Employment Land Review add:</p> <p><u>(Savills, Oct 2005)</u></p> <p>Amend fourth bullet point to read:</p> <p><u>A1, A15, and A52 and A607</u></p>

Ref	Section	Policy/ Paragraph	Required Change
			<p>Amend seventh bullet point to read:</p> <p>... Stamford, <del>and Bourne and The Deepings</del></p> <p>At end of paragraph add:</p> <p><u>The recommendations of the study have been used together with the District Council's own objectives and aspirations to establish realistic and deliverable targets for new employment land supply.</u></p>
13D	Economic Prosperity	Paragraph 6.1.6	<p>Amend paragraph to read:</p> <p><u>The allocation of employment land in Policy E1 encompasses all types of employment generating development, other than retail which is the focus of Policy E2. The policy therefore, covers development within the B Use Classes as well as public and community uses and other town centre uses including: leisure, entertainment and intensive sport and recreation facilities, arts, cultural and tourism development which provide employment opportunities. The location of these other town centre uses should be in accordance with Policy E2 or on specifically allocated sites in the Site Specific Allocations and Policies DPD or Grantham AAP. The strategy of Policy E1 is to focus economic development focuses on Grantham in the first instance, and then the other three market towns and the A1 corridor. An employment land target is included within this policy for each of the four towns and for the A1 corridor. This target is considered both deliverable and appropriate to market demands: however economic growth and change can be accommodated by bringing forward additional land later in the plan period should demand exceed original supply under the plan monitor and manage approach. The land targets accord with the spatial strategy for directing growth to Grantham and providing for the needs of the other towns and rural communities. There is a need for Grantham to increase its supply of attractive modern office and business premises; in particular, the need for a high quality business park with good access to the strategic highway network has been identified. Access to the strategic highway network also means that Grantham is well placed to accommodate major storage and distribution development. The housing growth expected in the town over the plan period will require the creation of a considerable number of new jobs if out commuting is to be reduced. Whilst key Growth Point schemes within the town centre and as part of the Southern Quadrant SUE will address some of this need, it is expected that additional greenfield land on the edge of the town will need to be identified to meet the space needs of a full range of employment generating uses.</u></p>
13E	Economic Prosperity	Paragraph 6.1.7	<p>Amend paragraph to read:</p> <p><del>As a result of consultation in summer 2006 and May 2007 the strategy for Stamford has been revised to concentrating on providing for high quality modern B1 and A2 office and industrial premises and ancillary uses development in Stamford. Whilst the redevelopment of suitable primarily on previously developed land and sites within the town centre will be a priority, it is acknowledged that additional employment land will also need to be identified. To address this, sites which afford good access to the strategic road network and which can be sympathetically integrated within the local landscape will need to be identified and allocated. In Bourne, there is a need to match housing growth with opportunities for employment and to improve the vitality and viability of the town centre. In the Deepings a supply of employment land will ensure that demand for sites and premises for new and existing local employment opportunities can be met. Overall the employment</del></p>

Ref	Section	Policy/ Paragraph	Required Change
			<p>strategy will help to create a better balance between homes and jobs in all four towns, providing the opportunity to reduce out-commuting in the south of the district and create a sustainable pattern of development. To take account of the strategic highway connections offered by the A1 sites have land has also been located identified (including Colsterworth A1 junction, Grantham and Roseland Business Park, Long Bennington) which could accommodate a proportion of B2: general Industrial and B8: Storage and Distribution development. Specific sites will be identified in the Site Specific Allocations and Policies DPD and the Grantham Area Action Plan.</p>
13F	Economic Prosperity		<p>After paragraph 6.1.7 add following:</p> <p><u>In considering sites for allocation for employment generating uses in the Site Specific Allocations and Policies DPD and Grantham AAP the Council will consider all potential sites which are located in accordance with the spatial strategy (established by Policies SP1 and SP2); these sites will be assessed against the following criteria:</u></p> <ol style="list-style-type: none"> <li><u>1. Availability</u></li> <li><u>2. Suitability of the site to meet the needs of different employment uses</u></li> <li><u>3. Attractiveness of the site to the market</u></li> <li><u>4. Location of site in relation to the strategic road network and the ability to maximize the use of public transport, cycling and pedestrian links to access it</u></li> <li><u>5. Access to, and capacity of appropriate existing services and infrastructure to support development</u></li> <li><u>6. Potential impact on wildlife sites, protected species, biodiversity, historic assets, archaeology, water quality, landscape character, TPO's and open spaces (as set out in Policy EN1)</u></li> <li><u>7. Ability of existing built form to absorb/accommodate new development</u></li> <li><u>8. Visual impact of development on the surrounding landscape</u></li> <li><u>9. Known constraints to a sites development such as flood risk (as set out in Policy EN2); presences of underground utilities infrastructure.</u></li> </ol>
13G	Economic Prosperity	Policy E1	<p>In second paragraph before 'diversification' add:</p> <p><u>appropriate</u></p> <p>After Sub-Regional Centre amend bullet points and heading to read:</p> <ul style="list-style-type: none"> <li>• <u>Grantham approximately 90 hectares to include the identification of a high quality business park with good access to the strategic highway network; sites which meet the needs of storage and distribution (B8) industries with excellent access to the A1 and A52; sites for quality modern office, commercial and leisure development within the town centre; and a broad and flexible portfolio of sites across the town to accommodate office, commercial and manufacturing opportunities</u></li> </ul> <p><del>Main</del> <u>Other Market Towns</u></p> <ul style="list-style-type: none"> <li>• <u>Stamford – approximately 24 hectares to include provision for high quality modern office, commercial premises, leisure and tourism facilities within the town centre as well as high quality office, industrial and ancillary premises located on</u></li> </ul>

Ref	Section	Policy/ Paragraph	Required Change
			<p><u>identified sites.</u></p> <ul style="list-style-type: none"> <li>• <u>Bourne – approximately 50 hectares of land to provide a broad and flexible portfolio of sites to accommodate commercial, manufacturing, industrial, storage and distribution to support food producing industries, and ancillary use, including modern office, commercial and leisure uses within and on the edge of the town centre.</u></li> </ul> <p><u>The Deepings – approximately 23 hectares of land to provide a broad and flexible portfolio of sites to accommodate modern office, commercial, manufacturing, industrial, storage and distribution associated with food production, and ancillary use, including modern office, commercial and leisure uses within and on the edge of the town centre.</u></p> <p>Amend fourth paragraph to read:</p> <p><u>Further land will be brought forward towards the end of the plan period, if demand is proven under the 'plan, monitor, manage' approach.</u></p> <p>At end of seventh bullet point add: <u>and</u>  At end of eighth bullet point add: <u>or</u>  At end of ninth bullet point amend to <del>and</del> <u>or</u></p> <p>After tenth bullet point add following paragraph:</p> <p><u>Locally important existing employment areas which are suitable, sustainable and attractive to the market and which can continue to meet modern employment needs will be identified within the Site Specific Allocations and Policies DPD and the Grantham AAP. These documents will also detail policy criteria to protect existing employment areas from redevelopment for other uses, unless specific criteria is met.</u></p>
14A	Retail Development	Paragraph 6.2.1	<p>Delete:</p> <p><del>is strongly guided by national guidance set out in Planning Policy Statement 6: Planning for Town Centres (PPS6).</del></p> <p>and replace with the following:</p> <p><u>'is guided by national policies set out in Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4).'</u></p>
14B	Retail Development	Paragraph 6.2.3	<p>Delete paragraph:</p> <p><del>The key objective expressed in PPS6 is to promote the vitality and viability of town centres, by enhancing and focusing development in existing centres, and where appropriate, planning for their growth. The document requires that town centre policies in LDFs be informed by an assessment of need and capacity. PPS6 also requires the identification of a hierarchy of centres through LDFs.</del></p> <p>And replace with:</p>

Ref	Section	Policy/ Paragraph	Required Change															
			<p>The key objectives expressed in PPS4 are to build prosperous communities and promote the vitality and viability of town and other centres, by enhancing and focusing development in existing centres, and where appropriate, planning for their growth. Development Plans should be informed by an assessment of the quantitative and qualitative need for additional floorspace and the capacity of existing centres to accommodate new town centre development. They should also define a network and hierarchy of centres.</p>															
14C	Retail Development	Paragraph 6.2.5	<p>Delete paragraph and table:</p> <p>The Retail Needs Study for the District (June 2006) looked at the period to 2021, and had particular regard to targeted population growth in and around the study area. It is unrealistic to predict with any certainty floorspace needs beyond more than five years, therefore the long-term projections in this study should only be used as a guide. With this in mind the study concludes that the LDF should seek to make provision for about 20,000 sq m of comparison goods floorspace in all four towns and approximately 1800 sq m of convenience goods floorspace in Stamford. This can be accommodated within, or on the edge of, the town centres of Grantham, Stamford, Bourne and The Deepings. The study concluded that there is unlikely to be need for further convenience retail floorspace during the study period in Grantham, Bourne and the Deepings. However, the study does reveal convenience goods capacity in Stamford, and that the following floorspaces could be supported:</p> <table border="1" data-bbox="651 762 1727 874"> <thead> <tr> <th></th> <th>2009</th> <th>2011</th> <th>2016</th> <th>2021</th> </tr> </thead> <tbody> <tr> <td>Superstore (sqm)</td> <td>1166</td> <td>1253</td> <td>1485</td> <td>1717</td> </tr> <tr> <td>Small store (sqm)</td> <td>1217</td> <td>1307</td> <td>1549</td> <td>1791</td> </tr> </tbody> </table> <p>and replace with:</p> <p>The Retail Needs Study (2006) provides a broad overview of the qualitative and quantitative requirements for further retail development up to 2021, broken down into five year periods. The 2006 Study concluded that provision should be made to accommodate an additional 38,000 sq m of comparison floorspace across all four town centres and 1,800 sq m of convenience floorspace in Stamford town centre over the period to 2021 to support the predicted population increase. However, forecasts and projections of additional floorspace capacity, particularly longer term forecasts, are subject to uncertainty and may need to be amended to reflect, amongst other things, changing economic conditions, trends in retailing and commitments. The Retail Needs Study will, therefore, be updated on a regular basis (every 4 to 5 years) and an update of the 2006 study is due to be completed in early 2010. The recommendations of the most up to date Retail Needs Study will inform the implementation of Policy E2.</p>		2009	2011	2016	2021	Superstore (sqm)	1166	1253	1485	1717	Small store (sqm)	1217	1307	1549	1791
	2009	2011	2016	2021														
Superstore (sqm)	1166	1253	1485	1717														
Small store (sqm)	1217	1307	1549	1791														
14D	Retail Development	Paragraph 6.2.6	<p>Delete paragraph:</p> <p>The study estimates that the LDF, through the Site Specific Allocations and Policies DPD, will need to make provision for the following amounts of new comparison retail floorspace in the four towns of the District, in accordance with the latest government locational guidance:</p> <ul style="list-style-type: none"> <li>o Grantham — 20,000 sq m net</li> </ul>															

Ref	Section	Policy/ Paragraph	Required Change
			<p>○Stamford 13,000-15,000 sq m net  ○Bourne 4,500-8,000 sq m net  ○The Deepings 1,000-4,000 sq m net</p> <p>and replace with:</p> <p><u>Grantham town centre currently presents a fragmented offer, underperforms and is in need of improvement to ensure increased footfall and better services for local people. The redevelopment of several town centre sites to provide mixed use developments including retail, leisure, office and housing uses combined with public realm and transport improvements have been identified as key to the regeneration of the town centre. The East Midlands Regional Plan indicates that, given their proximity, Grantham and Newark, which is also a Growth Point town, should look to develop complementary roles reflecting their individual characteristics and development opportunities. Policy E2 provides the strategic framework within which the Grantham town centre role can be developed and this will be taken forward through specific policies or site allocations in the Grantham AAP.</u></p>
14E	Retail Development	Policy E2	<p>Delete first paragraph and hierarchy:</p> <p><del>The following retail hierarchy will be applied in the development of policies for retail and town centre uses and in the determination of planning applications for the district:</del></p> <p><del>Sub-regional centre: Grantham</del>  <del>Main towns: Stamford, Bourne and the Deepings</del>  <del>Local service centres (as defined in policy S2)</del></p> <p>and replace with:</p> <p><u>The town centres of Grantham, Stamford, Bourne and The Deepings will be strengthened and regenerated and uses and activities which sustain and improve their vitality and viability will be supported.</u></p> <p>Add following four new paragraphs:</p> <p><u>The scale of development should be appropriate to the role and function of the centre where it is to be located, having regard to Policy SP1. Large scale developments should be located in Grantham and all proposals should support and enhance the town's status as a sub-regional centre and growth point.</u></p> <p><u>In order to promote the vitality of the town centres provision will be made to accommodate additional retail floorspace over the Plan period based on the recommendations of the most up to date Retail Needs Study. The Site Specific Allocations and Policies DPD and Grantham AAP, will identify allocated sites. These will be phased as necessary taking account of the phasing periods recommended in the Retail Needs Study and site deliverability.</u></p> <p><u>Town centre developments should be focused in identified town centres, the boundaries of which will be defined in the Site Allocation and Policies DPD and Grantham AAP. Where developments cannot be identified within defined town centres a</u></p>

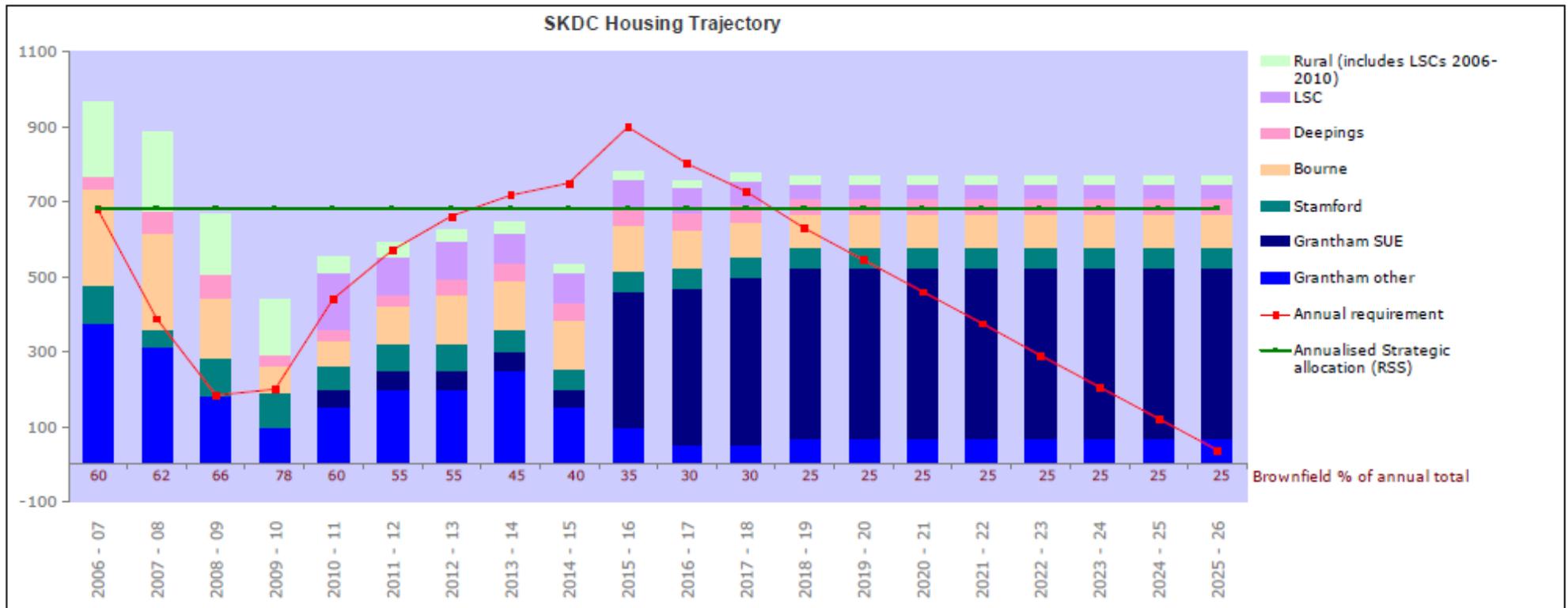
Ref	Section	Policy/ Paragraph	Required Change
			<p><del>sequential approach will be followed with preference first to sites on the edge of the defined town centre prior to consideration of out of centre sites.</del></p> <p><u>To protect and enhance the existing retail function of the town centres, existing retail uses within defined town centres will be safeguarded with primary and secondary shopping frontages identified in the Site Specific Allocations and Policies DPD and Grantham AAP.</u></p> <p>Delete second and fourth paragraphs:</p> <p><del>Accordingly, proposals for district-wide retail and other town centre uses will be promoted and permitted within town centres, (which will be defined in the Site Allocations and Policies DPD or Area Action Plans), of the four main towns, with particular emphasis on Grantham as a Sub-Regional Centre. If no suitable sites are available within town centres, sites on the edge of the defined town centre will be considered prior to consideration of out of centre sites.</del></p> <p><del>Allocations for new development within existing town centres, together with any necessary town centre extensions, will be identified in the Site Specific Allocations and Policies DPD or Area Action Plans, based on the conclusions of the relevant Retail Needs Study. Small local shops and retail parades will be provided as part of the comprehensive planning of large residential areas.</del></p>
15	Chapter 7 Monitoring & Implementation		Delete Chapter and replace with revised Chapter 7 as set out in Appendix 3 of this schedule
16	Appendix A		Revise table as set out in Appendix 4 of this schedule
17	Appendix B	Implementation and Monitoring Framework	Delete existing table and replace with revised table as set out in Appendix 5 of this schedule

APPENDIX 1

Policy H1 – Revised table

	<u>District</u>	<u>Grantham</u>	<u>Stamford</u>	<u>Bourne</u>	<u>Deepings</u>	<u>LSCs</u>	<u>Rural Areas</u>
<u>Approved RSS Requirement</u>	<b><u>13600</u></b>						
<b><u>Remaining distributed by sub-area</u></b>	<u>13620</u>	<b><u>7680</u></b>	<b><u>1140</u></b>	<b><u>2310</u></b>	<b><u>870</u></b>	<b><u>1000</u></b>	<b><u>620</u></b>
<u>Annual build rate 2006-2026</u>	<u>680</u>	<u>385</u>	<u>58</u>	<u>115</u>	<u>43</u>	<u>50</u>	<u>30</u>
<u>Completed 01/04/06 - 31/03/08</u>	<u>1857</u>	<u>688</u>	<u>146</u>	<u>526</u>	<u>89</u>	<u>239</u>	<u>169</u>
<b><u>Residual to be found 2008-2026</u></b>	<b><u>11743</u></b>	<b><u>6992</u></b>	<b><u>994</u></b>	<b><u>1784</u></b>	<b><u>781</u></b>	<b><u>761</u></b>	<b><u>451</u></b>
<b><u>Annual build rate for remaining plan period</u></b>	<b><u>656</u></b>	<b><u>389</u></b>	<b><u>55</u></b>	<b><u>99</u></b>	<b><u>43</u></b>	<b><u>42</u></b>	<b><u>25</u></b>

APPENDIX 2 – REVISED HOUSING TRAJECTORY



## APPENDIX 3

### 7 Monitoring and Delivery

7.1 The Core Strategy must be capable of being implemented and monitoring and review are key aspects of ensuring that the Core Strategy is being delivered.

7.2 The implementation of a number of the Core Strategy policies will be through the identification of sites in the Site Specific Allocations and Policies DPD and, in the case of Grantham, an Area Action Plan. More detailed guidance on the implementation of policies will also be provided through the preparation of SPDs such as those proposed for Affordable Housing and Developer Contributions.

7.3 The delivery of the Core Strategy is not, however, solely the responsibility of the District Council. Rather the implementation of policies will require action by the private (developers, landowners, infrastructure providers), the public (primary care trust, Lincolnshire County Council) and the voluntary sectors working in partnership.

7.4 The South Kesteven LSP will be a key delivery partnership in securing a co-ordinated approach to service delivery. The South Kesteven LSP has established a Sustainable Growth sub-group to assist the programmes of sustainable growth by supporting Grantham Growth Point, the Bourne Core Area and the provision of Affordable Housing. The Grantham Growth Strategic Board in relation to development in Grantham associated with the Growth Point will also be a key partnership. The Growth Point Strategic Board is made up of representatives of South Kesteven District and Lincolnshire County Councils, as well as the Homes and Communities Agency, GOEM and Emda. The Strategic Board is committed to the timely delivery of housing, employment growth and associated infrastructure necessary for Grantham Growth, as set out in the Core Strategy and subsequent DPDs.

7.5 An implementation framework (Appendix B) sets out how the policies will be implemented. It identifies indicators and targets for each Core Strategy policy and the agencies or organisations responsible for contributing to the delivery of each policy. To avoid duplication in the collection of data, existing indicators and targets have been used where possible.

7.6 The specific monitoring requirements of sustainability appraisal are detailed in Appendix 1B of the Sustainability Appraisal Report. An assessment of the performance of the Core Strategy against identified sustainability indicators will be incorporated into future Annual Monitoring Reports.

7.7 Housing delivery will be monitored against the housing trajectory set out in Section 5.

7.8 Monitoring will be undertaken primarily through the Annual Monitoring Report (AMR), which the Council is required to prepare every year. This will enable an assessment to be made of:

- whether targets are being achieved
- whether policies are meeting the objectives of sustainable development
- how policies are affecting wider indicators
- whether the assumptions and objectives behind the policies are still relevant

7.9 Should annual monitoring of the key indicators reveal any significant failure to meet targets, the Council will identify the necessary action to rectify the situation through the Annual Monitoring Report: this may include the review of one or more of the Core Strategy policies or the preparation of further DPDs or SPDs.

## **Infrastructure Delivery**

7.10 The effectiveness of the Core Strategy is dependant on the delivery of the necessary infrastructure in the right location and at the right time to support the spatial strategy and level of growth envisaged. The capacity of existing infrastructure and ability of that infrastructure either with or without new or expanded facilities has formed a fundamental part of formulating the spatial strategy of the Core Strategy: it promotes development in specific locations around the District which have existing infrastructure capacity to absorb new development or the potential for existing infrastructure to be expanded or new infrastructure developed to support new development.

7.11 Consultation with agencies responsible for the delivery of infrastructure and other services has been ongoing through the preparation of the Core Strategy. Although service provider's plans have, in general, different timeframes to the LDF, often only for 3 to 5 years ahead, they have provided information on currently known planned infrastructure proposals and likely new infrastructure needed to support the delivery of the levels of growth contained in the Core Strategy. The Council will continue to engage with service providers to continually update the evidence base on infrastructure provision and additional requirements as they become known.

7.12 It is not possible to identify the precise infrastructure requirements for the whole of the Core Strategy period and the Council has, therefore, sought to identify the critical infrastructure necessary to serve new development proposed during the plan period. The Infrastructure Schedule identifies these critical infrastructure requirements, the timescales for delivery, together with an indication of the estimated costs, sources of funding and delivery partners. The Council recognises that there is a risk that this infrastructure may not be provided and the schedule also considers the risk of major slippage in infrastructure delivery, although working with service providers and partners the risk that infrastructure will not be forthcoming can be mitigated or addressed at an early stage. The cost estimates and phasing information contained in the schedule has been derived from discussions with the service providers, technical studies that have been completed such as the Water Cycle Study and work undertaken by the landowners/developers of the Sustainable Urban Extensions (SUEs).

7.13 The Council will monitor the provision of infrastructure, as set out in the Infrastructure Schedule, and report on the progress of delivery through the AMR.

## **Education**

7.14 It is difficult to project long-term school rolls due to migration, new housing, population changes etc., but in the medium term projections are made and are generally accurate. The recent trend of falling birth rates appears to have ended and projections in the primary sector show an increasing roll for much of South Lincolnshire, especially urban areas. Developers should consult the County Council for details of projected local available school permanent places and an estimate of developer contributions, prior to submitting their application. Lincolnshire County Council (LCC) will provide the latest assessment using up-to-date figures at the time of application. Contributions to Early Years, Secondary Sixth Form College and Youth Facilities will also be requested where necessary and reasonable. The County Council makes requests based on the need to provide permanent infrastructure to accommodate the new children generated by the development in question and the funding is not a substitute for alternative funding, merely impact migration.

### *Primary School*

7.15 The number of pupils generated by the scale of growth proposed in Grantham will require new primary schools, located on, and to serve, the new developments. These need to be funded by the development and suitably located to provide sustainable accessible locations. A site for a

new 2-form entry primary school to serve the north of the town has been identified within the eastern part (Poplar Farm) of the Northwest Quadrant SUE.

7.16 There is only limited permanent space available in Bourne at primary level, although, as the Core Strategy does not propose any significant development beyond existing commitments, this should not have any significant impact. There is, however, no capacity in the Deepings, Stamford or Grantham and limited or no capacity in 9 of the LSCs and the expansion of existing, or new, primary schools would be necessary to serve the level of proposed new development.

### Secondary School

7.17 There is capacity available in both of the LSC secondary schools and at Stamford, but no permanent spaces are currently available in Bourne, the Deepings or Grantham. The existing secondary schools will need to expand to serve the level of proposed new development in Stamford and the Deepings. LCC has confirmed that each of the existing secondary schools is able to increase capacity through expansion. Secondary school pupils in the northern parts of the District attend schools located outside the District – most notably the Sir William Robertson School in Welbourn and a variety of schools in Sleaford. A recent restructure of secondary schools in Sleaford will provide very little capacity for the long term.

7.18 In Grantham the expanding population will require additional educational facilities at secondary level within the town. The proposed SUEs are located where the nearest schools are full and, based on local projections of future school numbers, will continue to be full. The proposed restructuring of two secondary schools in Grantham (Grantham Church VA High School and Grantham Central Technology College), will not result in any additional capacity.

7.19 In Grantham, therefore, a new secondary school to serve the south of the town has been identified by LCC as being required in addition to increased capacity in existing secondary schools to meet the need generated by new development.

### Sixth Form Provision

7.20 Sixth form provision is available in all four towns, and the two secondary schools located in LSCs have partnership arrangements with secondary schools in Sleaford and Grantham which enable them to provide follow on education for their pupils. Whilst it is expected that these will be at capacity by 2012 there is scope for such facilities to be expanded and for sites which currently have no sixth form provision to develop this through partnership arrangements.

### Further Education

7.21 Further Education provision is available in Grantham and Stamford. Both colleges are looking to improve and expand their facilities. New College Stamford has embarked upon a multi-million pound development of its main campus including new facilities and resources to expand its curriculum, and Grantham College is looking to increase its presence in the town with the development of a new flagship college, although a site for this has not yet been identified.

### Health

7.22 Health Provision in South Kesteven is co-ordinated by NHS Lincolnshire, the Primary Care Trust (PCT) for the County. There are two hospitals: Stamford, run by the Peterborough and Stamford Hospital Trust, and Grantham, run by the United Lincolnshire Hospitals NHS Trust.

7.23 The PCT uses a formula to calculate a financial contribution to improvements to medical care associated with new housing development. These contributions are used to improve medical care facilities in the locations where development occurs.

7.24 All four towns and a number of the LSCs have extensive GP practices. The LSC GP practices operate as part of clusters or partnerships allowing access to a range of medical facilities within the partnership practices. There are proposals to develop a new practice premises in Corby Glen. The PCT has not, however, identified any capacity issues in the LSCs arising from new patient registrations.

7.25 The current expansion of the existing GP practices in Bourne and the Deepings will increase their capacity to accommodate additional population growth in those towns. There is some capacity for additional population in Stamford, but existing GP and hospital care facilities could be under pressure later in the plan period as the cumulative impact of development takes effect.

7.26 The PCT has identified that population growth associated with the development of the SUEs in Grantham will require an increase in the number of GPs practising in the town. The need for a 2 GP practice to serve the North West Quadrant and a 4/6 GP practice to serve the Southern Quadrant has been identified. The new GP practices will be accommodated within the SUEs with the detailed siting identified through the master planning process. A site has been identified on the Northwest Quadrant SUE.

## **Water Resources**

7.27 Anglian Water (AWS) has indicated that there is predicted to be a surplus water supply within the Grantham Planning Zone to 2035. Within Billingborough (to the east of the District) and Bourne Planning Zones there is a predicted deficit but proposed measures (new water treatment works and winter transfer of flows from the River Trent to a storage reservoir) are being implemented to overcome this. There may be the requirement for local reinforcements to the water supply network in various locations to ensure adequate supply before development can proceed. The cost of these works will be borne by developers.

7.28 The Water Cycle Strategy (WCS) for Grantham has confirmed that Grantham will have sufficient available water resource and that the local water treatment works will be able to cater for future growth. Some developments will require water main reinforcements. The North West Quadrant is crossed by a strategic water main which will cater for the whole development of this site. The Southern Quadrant will require a dedicated water main from the reservoir to the east of Grantham. This will be developer funded. There is likely to be a 2 – 3 year lead in time for this, although temporary connection may be permitted to the existing supply to allow development to begin.

## **Sewage Treatment Works (STW)**

7.29 The District is served by AWS who has a statutory obligation to meet the District's growth. As part of its normal asset management planning AWS has identified the investment to support new, known developments in the five year period 2010-2015 (AMP5). Investment to serve future large-scale, long-term development should be incorporated into future Periodic Review cycles of the Asset Management Plan (AMP) which will be submitted to OFWAT.

7.30 The Grantham WCS has highlighted that in parts of Grantham the foul sewerage network has either limited or no spare capacity. The main STW is located in the north of the catchment near the village of Marston which has capacity for approximately 1,600 new homes. A solution will need to be agreed to accommodate sewage treatment capacity to accommodate the total housing

growth planned for Grantham. Two possible solutions have been identified in the Water Cycle Study, the preferred option of which is the construction of a new STW to the south of Grantham. However, AWS is still in the process of gathering the necessary information which will be used to determine the best solution to cater for future growth but has confirmed that there will be a viable solution and an appropriate scheme to serve growth in Grantham will be put forward for inclusion within the next AMP6 (2015-2020), subject to OFWAT determination.

7.31 A more limiting factor is the sewerage network. Capacity varies across the network and in some parts of the town discharge to the sewerage network will be restricted. This is a particular issue affecting development in the Barrowby Road area although there is sufficient residual capacity to permit initial development as described below. The WCS also notes, however, that trade effluent flows have recently been reduced which has had the beneficial effect of freeing up capacity in the sewer network elsewhere in the town and reducing the biological load on the STW.

#### North West Quadrant, Grantham

7.32 Following discussions between the landowners for the eastern most part of the North West Quadrant and AWS, it has been agreed that a first phase of 250 dwellings can be accommodated by the existing pumping station that discharges to the sewage system in Barrowby Road. The developer will need to requisition a sewer to serve subsequent phases of this development as it is likely that, based on investigations previously carried out by AWS, the remaining flows will need to be discharged directly to the trunk sewers in Manthorpe, which in turn discharges to Marston STW. This will require a new pumping station and off-site transfer main.

#### Southern Quadrant

7.33 Using the most current information it has been determined that dealing with foul flows from the Southern Quadrant development would be best served by discharging to a new southern STW. There an alternative option of increasing capacity at Marston STW and improving the network which would require extensive upgrading of the sewers and storage facilities. It should be noted, that the preferred solution is subject to confirmation through a WCS Stage 2c study following completion of the AWS Urban Pollution Management study.

7.34 The lead-in time for any new or extended works including the planning and construction stages is likely to be in the region of 6 – 10 years but negotiations between the developer and AWS can be commenced at an early following adoption of the Core Strategy to ensure that the development can proceed to an agreed timetable. Prior to the construction of a new STW interim solutions can be used to serve new development in the early years. The Grantham WCS has identified that a temporary connection to the existing sewer system should not be a problem and is likely to be permitted. Such measures would however be subject to discharge consent from the Environment Agency (EA).

### **Highways**

7.35 The two road schemes identified as being critical to the delivery of the spatial strategy are the East West Relief Road and Pennine Way Link, both in Grantham.

#### East-West Relief Road, Grantham

7.36 The road will link the A1 and A52 and has been identified in the Grantham Transport Strategy as being critical to reducing the amount of through-traffic, particularly heavy goods vehicles (HGVs), and resultant congestion in the town centre. The relief road will also provide access to, and open up the development of, the Southern Quadrant SUE, although a quantum of development (yet to be determined) could be served from the existing highway network.

7.37 The western end of the relief road will require the construction of a new grade separated junction (GSJ) with the A1 and agreement has been reached with the Highways Agency on this. The junction with the A1 and the construction of the first phase of the relief road will be delivered by major commercial development on land to the east of the A1. Design work for both a viaduct crossing of the River Witham and the East Coast Main Line and initial route options has been commissioned by LCC and agreement reached with Network Rail regarding a potential crossing point over the ECML for the bridge. The delivery of the remainder of the East-West relief road will be funded by developer contributions from the Southern Quadrant. In addition the Single Conversation Local Investment Plan for Grantham, which has been agreed between the District and County Councils and the Homes and Communities Agency, provides the opportunity for resource intervention to support the delivery of key identified strategic projects and sites, including the provision of critical infrastructure.

7.38 The current programme for delivery of the East-West relief road anticipates the completion of the forward design of the road and viaduct by 2012, with a start on-site in 2014 and a construction period of 2 years.

#### *Pennine Way Link, Grantham*

7.39 The Pennine Way Link between the A52 (Barrowby Road) and B1174 (Gonerby Road) will reduce traffic congestion in the town centre and provide access to the North West Quadrant SUE. The eastern most phase of the North West Quadrant (Poplar Farm) will deliver the construction of the Pennine Way Link, including the construction of a rail bridge. The District Council has resolved to grant planning permission for this development, subject to the completion of a S106 Agreement. This contains a trigger point for the construction of the Pennine Way Link before the completion of 750 units which is mirrored in the draft planning conditions.

7.40 A four year delivery programme for the Pennine Way Link, including the Network Rail agreement, detailed design and construction phases, is anticipated. From experience of similar developments elsewhere this is considered to be a reasonable timeframe for delivery.

#### **Contingencies**

7.41 PPS12 requires Councils to set out a contingency strategy to handle changing circumstances which may occur over the lifetime of the Core Strategy. Sufficient land will be identified in the Site Allocations and Policies DPD and the Grantham Area Action Plan to accommodate the quantum of development proposed by the Core Strategy. Should it become clear through monitoring that the overall housing requirement is not being achieved then the Council will follow the mechanism set out in paragraph 5.1.7.

7.42 Work on infrastructure requirements has indicated that, throughout the plan period, small and medium developments should not encounter major infrastructure difficulties. The infrastructure issues that do arise are likely to be resolvable at site level, through direct provision and developer contributions.

7.43 Two Northwest Quadrant and the Southern Quadrant SUEs in Grantham are key for the growth of the town and it is essential that once committed they deliver new homes, jobs and infrastructure in a timely manner.

7.44 If, despite best endeavours, the critical infrastructure required to support the delivery of housing on a SUE fails to come forward and deliver the housing requirement outlined in the Core Strategy, the Council will have to consider reviewing the Core Strategy. The approach to this would depend on which element of critical infrastructure does not come forward, for instance the lack of sewage treatment works capacity will impact on alternative housing development locations

in the town, and also need to be in the context that it is Grantham and not the District that has been identified as a Growth Point. A review of the Core Strategy would have to consider options for the delivery of growth in Grantham to a different timescale. Any alternatives, such as a redistribution of the quantum of housing growth apportioned to Grantham to the rest of the District, would have to be robustly justified.

## INFRASTRUCTURE DELIVERY SCHEDULE

<u>AREA</u>	<u>INFRASTRUCTURE DESCRIPTION</u>	<u>DETAIL &amp; COST ESTIMATE</u>	<u>PHASING</u>	<u>POTENTIAL FUNDING SOURCES</u>	<u>DELIVERY AGENCY &amp; PARTNERS</u>	<u>RISKS AND CONTINGENCY</u>
<u>Health</u>						
Grantham: NW Quadrant	GP services	2GP facility  Cost estimate: £2million capital	On construction of 600 <sup>th</sup> unit (Section 106 term)	Developer contributions, PCT	PCT, landowner/ developer	Low risk as agreement through current planning application for developer funding contribution
Grantham: Southern Quadrant	GP services	4-6GP facility  Cost estimate: Approx £4million capital	To be determined	Developer contributions, PCT	PCT, landowner/ developer	Risk that developer funding not available. Seek alternative funding sources. Risk is that no provision will increase pressure on existing GP's.
<u>Highways</u>						
Grantham: Southern Quadrant	Highways Scheme (East West Relief Road)	Construction of new road and viaduct  Cost estimate: £40m	2010-2012 Secure agreement with Network Rail, completion of detailed design work  2014 Construction commences	Developer contributions, LCC, Other Public Sector funding	Landowner/ developer, HA, LCC, SKDC, Network Rail	Requires agreement from Network Rail. (Network Rail have appointed specialists consultants to negotiate the crossing rights on their behalf)
Grantham: NW Quadrant	Highways Scheme (Pennine Way Link)	Construction of new road and rail bridge  Cost estimate: £4.1m	2010-2014 Secure agreement with Network Rail, completion of detailed design work and construction	Developer contributions	Landowner/ developer, LCC, Network Rail	Requires agreement from Network Rail (Network Rail have appointed specialists consultants to negotiate the crossing rights on their behalf)  Low risk as cost of developer/ Network Rail 'ransom' included within site viability calculations as part of current planning application

<b>AREA</b>	<b>INFRASTRUCTURE DESCRIPTION</b>	<b>DETAIL &amp; COST ESTIMATE</b>	<b>PHASING</b>	<b>POTENTIAL FUNDING SOURCES</b>	<b>DELIVERY AGENCY &amp; PARTNERS</b>	<b>RISKS AND CONTINGENCY</b>
Grantham	Improved public transport accessibility	New bus infrastructure and extension of town bus services	2010	Developer contributions, LCC, LTP	LCC, public transport operators	Low as funding already identified and infrastructure works underway
<b>Water Resources</b>						
Grantham: Southern Quadrant		Supply new pipeline between reservoir and development site  Cost estimate: £3.5m	Temporary connection 2014 2-3 year lead in for new main (2012-2015)	Developer Requisition	Landowner/ developer, AWS	Temporary connection to existing main to allow first phase to begin. Risk that AWS will not agree; therefore development commencement may be delayed.
<b>Foul Sewerage Networks (FSN) and Sewage Treatment Works (STW)</b>						
Grantham: NW Quadrant	FSN	Sewer network capacity upgrade from Barrowby Road Cost Estimate £1.9 for Poplar Farm first phase  (Subsequent phases will also require sewer improvement unless agreement reached at time of first requisition for joint solution)	Following completion of 250 units	Developer Requisition	AWS	Low risk as cost of developer requisition included within site viability calculations. Sewer improvement for Poplar Farm phase incorporated in current planning application.  Potential to include network improvements for subsequent phases as part of initial requisition – subject to developer agreement.
Grantham: Southern Quadrant	STW	Construction of new STW to south of Grantham (or upgrade of existing Marston STW)  Cost estimate: approx £5m  New sewerage network to connect to new STW Cost estimate: £0.8 - £1.9m  (If alternative solution to increase capacity at Marston	2010-2014 Finalisation of preferred solution and inclusion in next AMP 2015-2017 Construction of STW 2014 onwards	AWS   Developer Requisition	AWS   AWS	Confirmation of preferred solution by WCS 2c for scheme inclusion in AMP6. Interim solution i.e. installation of package treatment works but subject to approval by Environment Agency (EA) Discussions with Anglian Water to seek mid-AMP funding from Regulator  Risk that EA do not give discharge consent; therefore development commencement.

<u>AREA</u>	<u>INFRASTRUCTURE DESCRIPTION</u>	<u>DETAIL &amp; COST ESTIMATE</u>	<u>PHASING</u>	<u>POTENTIAL FUNDING SOURCES</u>	<u>DELIVERY AGENCY &amp; PARTNERS</u>	<u>RISKS AND CONTINGENCY</u>
		STW and improve network to allow discharge to Marston cost estimate £6m for STW plus £0.6- £1.2 m for network improvements)				may be delayed
<u>Energy</u>						
All areas	Operational infrastructure	Dependant on development and location	Throughout plan period	Central Networks, landowner/developer	Central Networks	There are no known constraints to delivery of electricity infrastructure.
Southern Quadrant	Operational infrastructure	Reinforcement of electricity and gas supply network. £6.5m Electricity £0.6m Gas	2014 onwards	Developer funded	Central Networks	Low risk as is a pre-requisite of development and landowner aware of the cost implications
<u>Education</u>						
Grantham: NW Quadrant	Primary School	New 2 Form Entry school Indicative cost £5 million plus site	2010-2015 (by 600 homes)	Developer contributions, LCC, DCSF	LCC, SKDC, landowner/developer	Provision in North West Quadrant accommodated for in the Sec 106 agreement
Grantham: Southern Quadrant	2 Primary Schools	New 2 Form Entry school Cost estimate: £5 million plus site each	To be confirmed through master planning process	Developer contributions, LCC, DCSF	LCC, SKDC, landowner/developer	Provision in Southern Quadrant will be included within master plan  LCC has statutory duty to provide school places when needed.
Grantham: Southern Quadrant	Secondary School	To be confirmed through master planning process	To be confirmed through master planning process	Developer contributions, LCC, DCSF	LCC, SKDC, landowner/developer	Without funding they would achieve this by relying upon the use of mobile/ temporary classrooms. Increased travel to access school places beyond Grantham.
Stamford	Extended or new facilities	Dependant upon location and scale of allocations.	To be confirmed through site allocations process	Developer contributions, LCC, DCSF	LCC, SKDC, landowner/developer	

<u>AREA</u>	<u>INFRASTRUCTURE DESCRIPTION</u>	<u>DETAIL &amp; COST ESTIMATE</u>	<u>PHASING</u>	<u>POTENTIAL FUNDING SOURCES</u>	<u>DELIVERY AGENCY &amp; PARTNERS</u>	<u>RISKS AND CONTINGENCY</u>
Deepings	Extended or new facilities	Dependant upon location and scale of allocations.	To _____ be confirmed through site allocations process	Developer contributions, LCC, DCSF	LCC, SKDC, landowner/ developer	

## APPENDIX 4

### APPENDIX A – SCHEDULE OF SAVED LOCAL PLAN POLICIES TO BE REPLACED

The table below sets out which saved policies of the South Kesteven Local Plan are superseded in whole or in part (partial replacement) by policies in the adopted Core Strategy and/or by a subsequent DPD. Policies which are wholly superseded by the Core Strategy on its adoption will no longer form part of the Development Plan. Local Plan policies which are to be superseded by a subsequent DPD rather than the Core Strategy will remain part of the Development Plan until that subsequent DPD is adopted.

Not all saved Local Plan policies are to be replaced by a policy in either the Core Strategy or subsequent DPD and these are highlighted. However, where the policy relates to areas of protection such as nationally or locally designated sites or areas, for example Policy EN8 which includes sites designated as Sites of Special Scientific Interest, then these designated areas will continue to be identified on the adopted Proposals Map.

The Proposals Map will also, in accordance with guidance in PPS12, continue to identify other national and local designations including Conservation Areas.

<b>Local Plan Policy Number</b>	<b>Local Plan Policy Name</b>	<b>Replaced by Core Strategy Policy</b>	<b>Will be replaced at a later date in a further DPD, AAP, SPD</b>	<b>Comments</b>
H1	Housing Allocation - Grantham	H1 Partial replacement	Allocations included in <del>Site Specific Allocations and Policies</del> <del>DPD</del> <u>Grantham AAP</u>	<u>The overall approach to housing will be detailed in Policy H1. Site allocations and detailed criteria will be set out in Grantham AAP.</u>
H2	Housing Allocation - Stamford	H1 Partial replacement	Allocations included in Site Specific Allocations and Policies DPD	<u>The overall approach to housing will be detailed in Policy H1. Site allocations and detailed criteria will be set out in SSAP DPD.</u>
H3	Housing Allocation - Bourne	H1 Partial replacement	Allocations included in Site Specific Allocations and Policies DPD	<u>The overall approach to housing will be detailed in Policy H1. Site allocations and detailed criteria will be set out in SSAP DPD.</u>
H4	Housing Allocation – The Deepings	H1 Partial replacement	Allocations included in Site Specific Allocations and Policies DPD	<u>The overall approach to housing will be detailed in Policy H1. Site allocations and detailed criteria will be set out in SSAP DPD.</u>
H5	Housing Allocation in the Rural Area outside the towns of Grantham, Stamford, Bourne and the Deepings	H1 Partial replacement	Allocations included in Site Specific Allocations and Policies DPD	<u>The overall approach to housing will be detailed in Policy H1. Site allocations and detailed criteria will be set out in SSAP DPD.</u>

H6	Residential Development on sites not allocated at the towns and villages in policies H1, H2, H3, H4 and H5	SP1, SP2	n/a	
H7	Residential Development in settlements other than those listed in Policies H1, H2, H3, H4 and H5 and at Belton	SP1, SP2	n/a	
H8	Affordable Housing	H3	<del>Affordable Housing SPD</del>	
H9	Affordable Housing	H3	<del>Affordable Housing SPD</del>	
H11	Sub-Division of Houses into Flats	× <u>No replacement</u>	× <u>No replacement</u>	
H12	Restriction on Change of Use of Residential Properties at Grantham and Stamford	× <u>No replacement</u>	<u>Grantham AAP and Site Specific Allocations and Policies DPD</u>	
E1	Employment Allocation - Grantham	E1 Partial replacement	<del>Allocations included in Site Specific Allocations and Policies DPD</del> <u>Grantham AAP</u>	<u>The overall approach to employment will be detailed in Policy E1. Site allocations and detailed criteria will be set out in Grantham AAP.</u>
E2	Employment Allocation - Stamford	E1 Partial replacement	Allocations included in Site Specific Allocations and Policies DPD	<u>The overall approach to employment will be detailed in Policy E1. Site allocations and detailed criteria will be set out in SSAP DPD.</u>
E3	Employment Allocations - Bourne	E1 Partial replacement	Allocations included in Site Specific Allocations and Policies DPD	<u>The overall approach to employment will be detailed in Policy E1. Site allocations and detailed criteria will be set out in SSAP DPD.</u>
E4	Employment Allocations - The Deepings	E1 Partial replacement	Allocations included in Site Specific Allocations and Policies DPD	<u>The overall approach to employment will be detailed in Policy E1. Site allocations and detailed criteria will be set out in SSAP DPD.</u>

E5	Employment Development elsewhere within the towns listed in H1, H2, H3 and H4	SP1, E1	n/a	
E6	Employment in the Rural Areas	SP1, E1, EN1	n/a	
E7	Employment Allocations – Rural Area	✗ <u>No replacement</u>	Allocations included in Site Specific Allocations and Policies DPD	
E8	New Employment in the Open Countryside	SP1, E1	n/a	
E11	Safeguarding of Industrial Sites	E1	n/a	
S1	Existing Town Centre Shopping Areas	E2 Partial replacement	Allocations included in Site Specific Allocations and Policies DPD <u>and Grantham AAP</u>	<u>The overall approach to retail development will be detailed in Policy E2. Site allocations and detailed criteria will be set out in Grantham APP and SSAP DPD.</u>
S2	New Shopping Development In and Around Town Centres	E2 Partial replacement	Allocations included in Site Specific Allocations and Policies DPD <u>and Grantham AAP</u>	<u>The overall approach to retail development will be detailed in Policy E2. Site allocations and detailed criteria will be set out in Grantham APP and SSAP DPD.</u>
S3	Non-Retail Uses in Primary Town Centre Shopping Streets	✗ <u>No replacement</u>	<del>Allocations-Policies</del> included in Site Specific Allocations and Policies DPD <u>and Grantham AAP</u>	
S6	Local Shopping in the Towns	E2	n/a	
S7	Local Shopping Centres in Major New Housing Development	E2	n/a	
S8	Shopping development in Villages	SP2, EN1	n/a	
EN1	Protection and Enhancement of the Environment	SP2, EN1	n/a	<u>Proposals Map will identify conservation areas</u>

EN2	Development in the Countryside	SP2, EN1	n/a	
EN5	Prevention of coalescence	EN1	<del>Landscape Character Assessment</del>	
EN6	Open Areas Important to the Character and Setting of Built-Up Areas	EN1	<del>Landscape Character Assessment</del>	
EN7	Historic Parks and Gardens	EN1	<del>Tbc—Proposal Map</del>	<u>Areas will be identified on Proposals Map</u>
EN8	Protection of Wildlife and Geological Sites	EN1	<del>Tbc—Proposal Map</del>	<u>Areas will be identified on Proposals Map</u>
AG1	Agricultural Buildings	✗ <u>No replacement</u>	✗ <u>No replacement</u>	
AG2	Reuse and Adaptation of Agricultural and Other Rural Buildings	E1, EN1, SP2, SP1	✗ <u>No replacement</u>	
AG3	Development Related to Agriculture	E1, EN1, SP2, SP1	✗ <u>No replacement</u>	
C1	Sites of Archaeological Interest	EN1	✗ <u>No replacement</u>	<u>Areas will be identified on Proposals Map</u>
C2	Other Known Sites of Archaeological Importance	EN1	✗ <u>No replacement</u>	<u>Areas will be identified on Proposals Map</u>
REC1	Protection of Existing Recreational Open Space	EN1	✗ <u>No replacement</u>	
REC3	Public Open Space and new Housing Development	SP4 partial replacement	Site Specific Allocations and Policies DPD <u>and Grantham AAP</u>	<u>The overall approach to securing open space provision as part of new developments will be covered by Policy SP4. Policies providing settlement specific standards for open space provision will be included in the SSAP and Grantham AAP</u>
REC4	Playing Fields provision in new Residential Development of more than 100 dwellings or 4 Hectares	SP4 partial replacement	Site Specific Allocations and Policies DPD <u>and Grantham AAP</u>	<u>The overall approach to securing open space provision as part of new developments will be covered by Policy SP4. Policies providing settlement specific standards for open space provision will be included in the SSAP and Grantham AAP</u>

REC5	Play Space provision in new Residential Developments of more than 50 dwellings or 2 Hectares	SP4 partial replacement	Site Specific Allocations and Policies <u>DPD and Grantham AAP</u>	<u>The overall approach to securing open space provision as part of new developments will be covered by Policy SP4. Policies providing settlement specific standards for open space provision will be included in the SSAP and Grantham AAP</u>
REC7	Allotments	EN1	Site Specific Allocations and Policies <u>DPD and Grantham AAP</u>	
REC9	The Grantham Canal	✗ <u>No replacement</u>	Grantham Area Action Plan	
REC10	Indoor Leisure Facilities	SP1, SP2	Site Specific Allocations and Policies <u>DPD and Grantham AAP</u>	
REC11	Touring Caravan and Camping Sites	SP1	Site Specific Allocations and Policies <u>DPD and Grantham AAP</u>	
T2	Existing Town Centre Car Parks	✗ <u>No replacement</u>	Site Specific Allocations and Policies <u>DPD and Grantham AAP</u>	

**APPENDIX 5  
APPENDIX B: MONITORING AND IMPLEMENTATION FRAMEWORK**

<u>Policy</u>	<u>Implementation</u>	<u>Responsible Agencies</u>	<u>Indicator</u>	<u>Target</u>
<b><u>Spatial Policies</u></b>				
<u>SP1 Spatial Strategy</u>	<u>Core Strategy Policies</u> <u>Site Specific Allocations and Policies DPD</u> <u>Grantham AAP</u> <u>Affordable Housing SPD</u> <u>Development management process</u> <u>New housing, commercial and other development</u>	<u>SKDC</u> <u>Developers</u> <u>Landowners</u>	<u>Adoption of LDDs</u>  <u>Amount of new development completed in Grantham, market towns and local service centres (LO)</u>  <u>Percentage of housing development completed on previously developed land (CO)</u>	<u>Adoption of SPD by 2010 and LDDs by 2012</u>  <u>To be established through Site Specific Allocations and Policies DPD and Grantham AAP</u>  <u>Minimum 45% of total completions per annum</u>
<u>SP2 Sustainable Communities</u>	<u>Core Strategy Policies</u> <u>Site Specific Allocations and Policies DPD</u> <u>Grantham AAP</u> <u>Affordable Housing SPD</u> <u>Development management process</u>	<u>SKDC</u> <u>Developers</u>	<u>Adoption of LDDs</u>  <u>Amount of new development completed in LSCs (LO)</u>  <u>Number and type of community facilities in LSCs (LO)</u>	<u>Adoption of SPD by 2010 and LDDs by 2012</u>  <u>To be established through Site Specific Allocation and Policies DPD</u>  <u>No net reduction in number of facilities over plan period</u>
<u>SP3 Sustainable Integrated Transport</u>	<u>Site Specific Allocations and Policies DPD</u> <u>Grantham AAP</u> <u>Lincolnshire Local Transport Plan</u> <u>Development management process</u>	<u>SKDC</u> <u>LCC</u> <u>Developers</u> <u>Public transport operators</u> <u>Highways Agency</u> <u>Network Rail</u>	<u>Adoption of LDDs</u>  <u>Length of dedicated walking and cycling routes (LO)</u>  <u>Number of major planning applications granted planning permission with approved travel plan (where required) (LO)</u>  <u>Number of bus journeys per annum</u>	<u>Adoption of LDDs by 2012</u>  <u>Increase in length of dedicated walking and cycling routes over plan period</u>  <u>100% of applications per annum</u>  <u>% increase in number of journeys per annum year on year</u>

<b>Policy</b>	<b>Implementation</b>	<b>Responsible Agencies</b>	<b>Indicator</b>	<b>Target</b>
SP4 <u>Developer Contributions</u>	<u>Developer Contributions SPD</u>  <u>Infrastructure Provision</u>	<u>SKDC</u>  <u>LCC (Highways, Education, Social Services, Libraries)</u>  <u>Local Strategic Partnership</u>  <u>Anglian Water</u>  <u>Environment Agency</u>  <u>Developers</u>	<u>Adoption of SPD</u>  <u>Supply of new infrastructure in phase with development (LO)</u>	<u>Adoption of SPD by 2010</u>  <u>All new infrastructure required to be delivered in conjunction with the development of sites to be secured through Section 106 Agreement or CIL</u>
<b>Environmental Policies</b>				
<u>EN1 Protection &amp; Enhancement of District's Character</u>	<u>Biodiversity Action Plan</u>  <u>Development management process</u>	<u>Lincolnshire Biodiversity Partnership</u>  <u>SKDC</u>  <u>Landowners</u>  <u>Developers</u>	<u>Condition of habitats (CO)</u>   <u>Percentage of sites positively managed for conservation (NI197)</u>   <u>Amount of public open space (CO)</u>   <u>Percentage of Conservation Areas covered by an up to date Conservation Area Appraisal and management proposals (LO)</u>   <u>Number of applications granted contrary to advice of English Heritage (LO)</u>	<u>Contribute to Natural England target of 95% of total SSSI area to be in favourable or recovering condition</u>  <u>10% increase in proportion of sites under positive management per annum</u>  <u>Net increase in public open space provision over plan period</u>  <u>100% of Conservation Areas by 2015</u>  <u>No planning permissions granted contrary to advice</u>

<b>Policy</b>	<b>Implementation</b>	<b>Responsible Agencies</b>	<b>Indicator</b>	<b>Target</b>
<u>EN2</u> <u>Reducing the Risk of Flooding</u>	<u>Development management process</u>	<u>SKDC</u> <u>Private developers</u>	<u>Number of planning permissions granted contrary to advice of Environment Agency on flood risk grounds (CO)</u> <u>Number of new developments incorporating SUDs (LO)</u>	<u>No planning permissions granted contrary to advice per annum</u> <u>100% of eligible applications per annum</u>
<u>EN3</u> <u>Renewable Energy Generation</u>	<u>Development management process</u>	<u>SKDC</u> <u>Private developers</u> <u>Energy providers</u>	<u>Renewable energy capacity installed by type (CO)</u>	<u>Contribute to targets in East Midlands Regional Plan over plan period</u>
<u>EN4</u> <u>Sustainable Construction and Design</u>	<u>Development management process</u> <u>Private sector commercial development</u>	<u>SKDC</u> <u>Private housebuilders</u> <u>Developers</u>	<u>Number and proportion of total new build housing completions assessed against Building for Life criteria (CO)</u>	<u>All sites of 10 or more dwellings to achieve at least good score per annum</u>
<b><u>Sustainable Homes Policies</u></b>				
<u>H1</u> <u>Residential Development</u>	<u>Site Specific Allocations and Policies DPD</u> <u>Grantham AAP</u> <u>Development management process</u>	<u>SKDC</u> <u>Private housebuilders</u>	<u>Adoption of LDDs</u> <u>Net additional housing completions (CO/NI154)</u> <u>Supply of ready to develop housing sites (NI159)</u>	<u>Adoption of LDDs by 2012</u> <u>Completions per annum in accordance with housing trajectory</u> <u>At least 100%</u>
<u>H2 Urban Extensions (Grantham)</u>	<u>Grantham AAP</u> <u>North West and Southern Quadrant SPDs</u>	<u>SKDC</u> <u>Landowners</u>	<u>Adoption of LDDs</u>	<u>Adoption of AAP by 2012</u>

<b>Policy</b>	<b>Implementation</b>	<b>Responsible Agencies</b>	<b>Indicator</b>	<b>Target</b>
H3 <u>Affordable Housing</u>	<u>Affordable Housing SPD</u> <u>Site Specific Allocations and Policies DPD</u> <u>Development management process</u>	<u>SKDC</u> <u>Private housebuilders</u> <u>Landowners</u> <u>Parish &amp; Town Councils</u> <u>RSLs</u> <u>Homes and Communities Agency</u>	<u>Adoption of LDDs</u>  <u>Total net additional affordable homes completed (LO/NI155)</u>  <u>Proportion of housing completions on qualifying sites that is affordable (LO/NI155)</u>  <u>Number of dwellings completed on allocated rural exception sites (LO)</u>	<u>Adoption of SPD by 2010 and DPD by 2012</u>  <u>238 dwellings per annum</u>  <u>Up to 35% of total housing completions per annum to be affordable</u>  <u>10 dwellings per annum</u>
H4 <u>Gypsies &amp; Travellers</u>	<u>Site Specific Allocations and Policies DPD</u> <u>Development management process</u>	<u>SKDC</u> <u>Gypsy &amp; Traveller community</u> <u>RSLs</u> <u>Landowners</u>	<u>Adoption of DPD</u>  <u>Number of net additional pitches provided (CO)</u>  <u>Number of unauthorised encampments (Caravan count)</u>	<u>Adoption of DPD by 2012</u>  <u>Provision of minimum of 11 permanent pitches by 2017</u>  <u>No unauthorised encampments per annum</u>
H5 <u>Travelling Showpeople</u>	<u>Development management process</u>	<u>SKDC</u> <u>Travelling Showpeople community</u> <u>Landowners</u>	<u>Number of additional pitches provided (LO)</u>	<u>Needs identified in accordance with Lincolnshire GTAA</u>

<b>Economic Prosperity Policies</b>				
<u>E1 Employment Development</u>	<u>Site Specific Allocations and Policies DPD</u> <u>Grantham AAP</u> <u>Development management process</u> <u>Private sector commercial development</u>	<u>SKDC</u> <u>Developers</u> <u>LCC</u>	<u>Adoption of LDDs</u> <u>Employment land available by type (CO)</u>  <u>Amount of additional employment floorspace completed (CO)</u>  <u>Employment land lost to non-employment uses (LO)</u>  <u>Number and type of diversification schemes permitted in rural area (LO)</u>	<u>Adoption of LDDs by 2012</u> <u>Targets to be established through Site Allocations and Policies DPD and Grantham AAP</u>  <u>Net increase in amount of employment floorspace per annum</u>  <u>No net loss of employment land per annum</u>  <u>Increase range and number of schemes over plan period</u>
<u>E2 Retail Development</u>	<u>Site Specific Allocations and Policies DPD</u> <u>Grantham AAP</u> <u>Bourne Core Area SPD</u> <u>Development management process</u> <u>Private sector commercial development</u>	<u>SKDC</u> <u>Developers</u> <u>Landowners</u>	<u>Adoption of LDDs</u> <u>New floorspace completed in identified town centres (CO)</u>  <u>Pedestrian footfall in each town centre (LO)</u>  <u>Vacancy rates in each town centre (LO)</u>	<u>Adoption of LDDs by 2012</u> <u>Provision of convenience and comparison floorspace in accordance with Retail Needs Study</u>  <u>Increase in footfall year on year</u>  <u>Maintain at 5%</u>

<b>KEY</b>	
<u>AAP</u> Area Action Plan	<u>LSC</u> Local Service Centre
<u>CO</u> Annual Monitoring Report Core Output Indicator	<u>NI</u> National Indicator
<u>DPD</u> Development Plan Document	<u>RSL</u> Registered Social Landlord
<u>LCC</u> Lincolnshire County Council	<u>SKDC</u> South Kesteven District Council
<u>LDD</u> Local Development Document	<u>SPD</u> Supplementary Planning Document
<u>LO</u> Annual Monitoring Report Local Output Indicator	