Local Development Framework for South Kesteven

Core Strategy

Adopted 5 July 2010
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1 Introduction

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The Core Strategy and other information about the Local Development Framework can be found on the Council’s website:

www.southkesteven.gov.uk
1.1 Background

1.1.1 The Core Strategy Development Plan Document (DPD) is the key "umbrella" document of the new Local Development Framework (LDF). It will inform the other policy and guidance documents included within the LDF. It provides the spatial policy framework for development and change in the district of South Kesteven for the period to 2026 and establishes the key principles which should guide the location, use and form of development. The Core Strategy comprises:

- a vision of the District in 2026;
- an appropriate sequence and pattern of development;
- policies setting out how that vision can be achieved through decisions made about different land uses, location and form of development.

1.1.2 The Core Strategy does not identify specific sites for development. These will be brought forward in a separate Site Specific Allocations and Policies DPD.

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

1.1.4 The Core Strategy will also deliver those aspects of the Sustainable Community Strategy and other plans and strategies that affect the use of land or buildings across the District. It will guide the aspirations of not only the District Council but also other service providers and stakeholders.

1.2 Community Engagement

1.2.1 The preparation of the Core Strategy has involved extensive consultation with the local community and other key stakeholders in line with the adopted Statement of Community Involvement. As part of the Core Strategy preparation it needs to be subject to a series of statutory stages of consultation. The key stages and those related to the Sustainability Appraisal are summarised in the table below.

1.2.2 The views received helped shape the development of both the strategic approach of the Core Strategy and its policies.
1.3 Format of the Core Strategy

1.3.1 The Core Strategy initially sets out the characteristics of South Kesteven and the key issues and challenges faced within the District (this Section). These are used to derive the overall vision, spatial objectives (Section 2) and policies (Section 3) to deliver the vision and objectives.

1.3.2 The Core Strategy must be capable of being implemented. Key implementation mechanisms for each policy are set out in Section 4 together with monitoring indicators.

1.4 Policy Context

1.4.1 In producing the Core Strategy, consideration has been given to the context provided by existing policy frameworks at the national, regional and local level. The Core Strategy has been influenced by the Government’s Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs), which cover a wide range of topics, and Planning Circulars. Those national policy documents relevant to a particular Core Strategy policy are identified throughout.

1.4.2 The Core Strategy policies must be in ‘general conformity’ with the Regional Spatial Strategy (RSS) or where an alternative approach is being followed that this is clearly justified based on local circumstances and evidence. The RSS, also known as the East Midlands Regional Plan, forms part of the Development Plan and sets out the spatial strategy and policy framework for the Region over the period to 2026.
1.4.3 The Regional Plan has recently undergone a review and was formally adopted in March 2009.

1.4.4 As the review of RSS has taken place at a slightly advanced timeframe to the preparation of the Core Strategy, this has enabled the policies in the RSS to be a material consideration in preparing the Core Strategy policies.

1.4.5 The Secretary of State has confirmed that a partial review of the RSS will take place to address issues around transport, housing provision, affordable housing targets, gypsy and traveller provision and renewable energy targets. This review is currently timetabled to be completed by the end of 2011. In order to anticipate and respond to changes stemming from the partial review, flexibility has been incorporated into some of the Core Strategy policies, including Policy SP1 (spatial distribution of development), to enable the Core Strategy to respond to potential changes in policy direction or provision.

1.4.6 Other Regional documents that have an influence on the Core Strategy include the Regional Economic Strategy, produced by the East Midlands Development Agency (emda) and the Regional Housing Strategy, prepared by the East Midlands Regional Assembly (EMRA). 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.

1.4.7 At the local level, there are a number of strategies, prepared by the Council and other organisations, the Core Strategy should integrate with. In particular, the Core Strategy provides a spatial dimension to the vision, objectives and the strategic aims of the Sustainable Community Strategy (SCS). Developing a clear and effective relationship between the two documents is a key objective and a working partnership has been established with the Local Strategic Partnership (LSP) to ensure that where relevant the two documents share common themes and objectives.

1.4.8 The SCS is currently under preparation and the following themes and objectives are being developed:

1.4.9 1. Community Cohesion:
   
   - a) develop community pride
   - b) celebrate cultural diversity
   - c) improve local neighbourhoods
   - d) develop safer communities

1.4.10 2. Healthy Communities:
   
   - a) reduce adult obesity
   - b) address alcohol misuse
   - c) enhance and maintain health services in line with the growing population
d) maximise the use of leisure, choosing health to prevent ill health
e) develop community transport schemes to prevent isolation

1.4.11 3. Sustainable Communities:

a) promote and support Grantham Growth Point
b) promote and support Bourne Core Area
c) promote and support other towns, village and rural economies

1.4.12 The links between the Core Strategy objectives and those of the emerging SCS are set out in Section 2.

1.4.13 Other District Council strategies that have informed the Core Strategy include the Economic Development Strategy, Housing Strategy and the Council’s Corporate Plan and priorities.

1.4.14 In developing the Core Strategy, the objectives of other organisations and the spatial implications of their plans and strategies have also been taken into account. This has included those of the highway and education authority, Primary Care Trust (PCT) and other service and infrastructure providers to ensure the delivery of required infrastructure is co-ordinated with development.

1.4.15 The Council has worked jointly with neighbouring Councils on issues that have cross boundary spatial planning implications, in particular those relating to housing with both the Strategic Housing Land Availability Assessment (SHLAA) and Strategic Housing Market Assessment (SHMA) being undertaken through joint working.

1.5 Background Evidence

1.5.1 The preparation of the Core Strategy has been underpinned by the development of a robust evidence base. The evidence takes the form of both technical studies and evidence from dialogue with the community and stakeholders. The technical studies, commissioned by the Council unless otherwise stated, can be viewed on the Council’s website.

1.5.2 Housing

- Housing Needs and Market Assessment Study (February 2006)
- Peterborough Sub Regional Strategic Housing Market Assessment (2008) (joint study for Peterborough City, South Holland District, South Kesteven District, Rutland County, Huntingdonshire District, Fenland District and East Northamptonshire Councils)
- Gypsy and Travellers Housing Needs Survey (February 2006)
- Lincolnshire Gypsy and Traveller Accommodation Assessment (2007) (joint study for Lincolnshire authorities)
• Urban Capacity Study (December 2005)
• Strategic Housing Land Availability Assessment (2008) (joint study by Rutland County, South Holland and South Kesteven District Councils)

1.5.3 Economic
• Employment Land Review (October 2005)
• Retail Needs Study (undertaken in June 2006 projections extend to 2021)

1.5.4 Transport
• Second Lincolnshire Local Transport Plan (2006/7 – 2010/11)

1.5.5 Environment
• Open Space and Allotments Study (December 2004)
• Strategic Flood Risk Assessment (June 2009)
• Lincolnshire Biodiversity Action Plan (July 2006)
• Landscape Character Assessment (January 2007)
• Grantham Water Cycle Study (Level 1 Outline Strategy) (2008)

1.6 Sustainability Appraisal/Strategic Environmental Assessment

1.6.1 Sustainability Appraisal is an essential part of the process of preparing DPDs. The purpose of an SA/SEA is to assess the likely economic, social and environmental impacts of policies and proposals and whether, and how, these policies meet the objectives of sustainable development. The SA/SEA is intended to inform policy selection and identify areas where policies need to be adjusted to ensure negative impacts may be reduced or compensated for through "mitigation measures".

1.6.2 The first public stage in the SA/SEA process was the publication of the Scoping Report alongside the Issues and Options consultation in September 2005. The Scoping Report identified the sustainability objectives and set out a framework to be used to assess the policies and proposals included in the Core Strategy. The Scoping Report also assessed the LDF objectives against the sustainability framework.

1.6.3 The policies included in the Core Strategy have been assessed using the SEA framework and a final SA/SEA Report published.

1.6.4 An Assessment under the Habitats Regulations (1994) (The Habitats Directive 92/43/EEC) has also been undertaken on the policies included in this Core Strategy. This is required to determine whether they would adversely affect the integrity of the District's nature conservation sites which have been designated as Special Protection Areas (SPAs) and Special Areas of Conservation (SACs).
1.6.5 After the Screening stage, the Assessment concluded that the Core Strategy policies were not likely to have any significant effects on any Natura 2000 site. No further stages of assessment were, therefore, required.

1.7 Spatial Portrait of the District

1.7.1 South Kesteven is one of seven districts within the county of Lincolnshire. It covers some 365 square miles in the south western corner of the county. The District borders Leicestershire and Nottinghamshire to the west and Northamptonshire and Cambridgeshire to the south and east. South Kesteven has a population of just over 131,000 (2007) of which 51% (67,000) are female, comparable with the national average. In addition to the main town and administration centre of Grantham, the District has three other market towns, Stamford, Bourne and The Deepings and over 100 villages and hamlets. The largest village is Great Gonerby with a population of approximately 2050, whilst many of the rural parishes within the District have populations less than 500. In total, approximately 60% of the population lives in the District’s market towns: the other 40% residing in the villages and countryside.

1.7.2 South Kesteven has a low level of ethnic diversity within its population: 1.6% of the population comes from Ethnic Minority (EM) groups, which is lower than that of England as a whole at 9.1%. The largest EM group in the District is Chinese at 0.3%, followed by Indian at 0.2%: the corresponding national averages are 0.4% and 2.1% respectively. The number of residents over 65 makes up a sixth of the current population. This is projected to increase from 20,534 in 2001 to 25,900 in 2011, and the annual rate of that increase is projected to be even higher in the next 20 years. The population of the District as a whole is anticipated to grow by nearly 12% over the next 20 years.

1.7.3 The town of Grantham is the largest town in south west Lincolnshire. Grantham had a population estimated at just over 45,000 in 2007 and a travel to work population rising to over 60,000. Grantham’s strategic road and rail location along side the A1, A52 Nottingham/Derby east coast link and the A607 Lincoln to Leicester road are key routes which serve the town. The East Coast Main Line has an hourly rail service calling at Grantham, providing a fast and effective link to London’s Kings Cross, or north as far as Edinburgh. Grantham has been identified as an urban area with the capacity to support sustainable growth. This will provide the means to strengthen the role of the town as a Sub-Regional Centre. Grantham has also been awarded New Growth Point status, which will require two urban extensions to accommodate the increased development.

1.7.4 The three smaller market towns within South Kesteven District are Stamford, Bourne and The Deepings. Each of these towns has an important role providing key services for the surrounding rural hinterlands. Stamford, the largest of the three market towns, has a population of approximately 20,800 and is located in the southwestern corner of the District just off the A1. The town is also served directly by the A16, A43 and A606 and there are rail services to Leicester and London (via Peterborough). Stamford is renowned for its historical, landscape and architectural
qualities, being the first town in Britain to have a conservation area. Bourne is a historically important market town owing to its location on the A15 between Peterborough and Lincoln. According to population estimates (2009), the population was 14,700 but it is expected to grow by about 50% in the next 5-10 years when the large Elsea Park development is completed on the south-western edge of Bourne. The Deepings, including Market Deeping and Deeping St. James, are located on the south eastern border of South Kesteven, adjacent to the A15 and A16 and the River Welland. The combined population of Market Deeping and Deeping St. James is 14,000.

1.7.5 Outside of the four Market towns is a network of smaller settlements. These villages have been divided into Local Service Centres and smaller villages. Sixteen villages within the District are identified as Local Service Centres as they provide a range of community services similar to those found within a small town. Future appropriate development is considered necessary within these settlements to maintain their role as service providers for the surrounding smaller villages. The District’s smaller villages, which have fewer or no services, are considered less sustainable locations.

1.7.6 Housing prices within the District are comparable with the rest of the East Midlands. The population of South Kesteven has grown steadily in recent decades and this trend is expected to continue. Much of this population growth results from people moving into the District, attracted by the pleasant surroundings, relatively low house prices and good transport links to London, Peterborough and Nottingham. Housing needs research carried out in 2006 showed that in South Kesteven 76.5% of households are owner-occupiers, 13.7% are socially rented and that approximately a quarter of all households contain a pensioner. The study also found a significant shortfall of all sizes of affordable housing, and anticipated a need within the District for over 600 affordable units to be built annually for the next five years. Affordable housing is a particular issue, as salaries within the District are lower than those of residents who work outside of the District where salaries are generally higher. This has lead to an imbalance between local salary levels and perceived affordability within South Kesteven.

1.7.7 Traditional industries such as manufacturing and construction still have a good base in the District. These, together with the distribution and hospitality sectors, employ approximately half of the District’s workforce. The majority of local employment-generating development is located in the four towns. Grantham has a long association with the engineering industry, and the manufacturing base continues to expand and diversify. Stamford has a thriving economy based on tourism. Bourne plays an important role in the food processing and packaging industries, which are reliant upon its location adjacent to the agricultural areas to the east. The Deepings is a popular location for businesses wishing to expand and relocate out of Peterborough.
1.7.8 The majority of businesses in South Kesteven are small: of the 4965 businesses registered for VAT at March 2006, 4210 employed fewer than 10 employees. South Kesteven has several large businesses, employing in excess of 100 personnel, but few employing over 500. Two of the largest are Bourne Salads plc and Cummins Generator Technologies. Outside of the District’s market towns, agriculture has traditionally been the main industry. However, although Lincolnshire is one of England’s foremost agricultural counties, with 87% of the land in agricultural production compared with 72% for England as a whole, as elsewhere in the country jobs in this sector have greatly diminished. Unemployment rates within the District have been consistently lower than those experienced elsewhere in the County. South Kesteven is not considered to be deprived as it ranked 277 out of 354 according to the Index of Multiple Deprivation 2007. However within Grantham there are pockets of deprivation, the most severe of these being the Earlsfield estate, which is ranked amongst the 10% most deprived communities nationally.

1.7.9 Grantham and Stamford both have further education colleges that cater for a wide range of academic and vocational courses. Generally, the population of the District has an educational attainment slightly higher than other areas within the East Midlands, as over 70% of the population has achieved a NVQ level 2 qualification or the equivalent of five GCSEs.

1.7.10 The distance residents of the District travel to work varies considerably. However, owing to the rural nature of the area, the car is the favoured mode of transport, accounting for 80% of all employment related travel, making it the highest percentage of car travelling workforce in the East Midlands. Public transport accounts for less than 5% of travel to work journeys and 10% of the population walk to work. The main migration for work from the District is to Peterborough, London and
Nottingham. Public transport provision across the District is improving as the County Council expands its network of Interconnect and Call Connect bus services. However, many parts of the District are dependant upon access by car.

1.7.11 Transport accessibility is generally good within the District: Grantham is linked to the north and south by the East Coast Mainline railway which provides a fast link to London. Trains also travel east to the coast. Stamford's rail service travels between Peterborough and Leicester. East Midlands Airport is 35 miles from Grantham, and the ports of Boston, Hull, Harwich and Felixstowe are all accessible from the District. Both Grantham and Stamford have direct access to the A1. However, each of the towns is affected by local congestion. In particular, economic and residential development has been constrained within Grantham and Stamford by the restricted capacity of the local road network.

1.7.12 The main retail location within the District is in Grantham, closely followed by Stamford. Grantham offers a wide range of shops including two covered shopping precincts, the Isaac Newton Centre and The George Shopping Centre, all within easy reach of the bus and train stations. The retail offer in Stamford is focused towards the tourist trade with many attractive boutiques and specialist shops. Bourne and The Deepings equally have attractive traditional town centres that offer a variety of retail services. Markets and farmers markets are hosted weekly in all four of the District’s towns. Out of town shopping is located a few miles from Grantham at Gonerby Moor, where the Downtown Superstore provides a range of goods.

1.7.13 South Kesteven District has a good mix of leisure and community facilities. All four towns within the District have leisure centres, which are run by the Local Authority and exclusive private facilities. The historic centres of Grantham and Stamford have Arts Centres that house cinemas, art galleries, theatres and Tourism Information services within the same building. The Grantham Canal also runs from Grantham to the western boundary of the District.

1.7.14 South Kesteven prides itself on the wealth of open spaces within the market towns, and the attractive countryside that surrounds all settlements within the District. South Kesteven is predominantly rural, with large areas of open farmland, and is well wooded with 2194 ha of ancient woodland. The countryside effortlessly changes as it moves from flat fen in the east to the gently undulating central limestone Uplands and north to the more regulated field patterns of the neighbouring Trent and Belvoir Vale. The District has 27 nationally important Sites of Scientific Interest (SSSI) and 2 Natura 2000 sites (SACs). South Kesteven also has a rich heritage of large historic houses and parkland, several of which are included on the Register of Parks and Gardens of Historic Interest: these include Belton House, Grimsthorpe Castle, Harlaxton Manor and, just outside the District boundary, Burghley House and Belvoir Castle.

1.7.15 Just as South Kesteven’s distinctive landscape character changes as it moves across the District so does the local building vernacular: historically the building materials used within the District reflected the underlying geology. South Kesteven
has 89 Scheduled Ancient Monuments, 2,600 Listed Buildings and 48 Conservation Areas. These have been designated because of their special architectural or historic interest and are shown on the Built & Natural Environment Map (inside back cover).

1.8 Challenges to be Addressed in the Core Strategy

1.8.1 A number of interrelated issues illustrated by the Spatial Portrait need to be addressed if sustainable growth is to be delivered in South Kesteven. These set the context for the overall vision and objectives of this Plan.

1.8.2 South Kesteven has a number of established elements that make it an attractive location for sustainable growth and prosperity. These include:

- The location at the heart of England with good regional, national and international transport links
- The attractive rural setting and generally high quality of life
- Reasonable house prices
- Regionally higher educational attainments
- The availability of employment sites and other development opportunities
- Grantham's Growth Point Status

1.8.3 However, South Kesteven has a number of challenges that will need to be met. These include:

- Providing sustainable land to accommodate Grantham Growth
- Regeneration of the town centres, particularly in Grantham and Bourne
- Congestion management within the District’s market towns
- Regeneration of Grantham’s deprived areas
- Delivery of affordable homes throughout the District
- Maintaining the distinctive and varied character of the District’s countryside

1.9 Existing Local Plan Policies

1.9.1 The Core Strategy, along with policies in other Local Development Framework documents, will eventually replace the ‘saved’ policies of the South Kesteven Local Plan (1995). Until these documents are adopted, the Local Plan policies will continue to be used to guide development. Appendix A sets out those saved Local Plan policies that have been replaced by Core Strategy policies.
2 Vision and Spatial Objectives

**Vision**

South Kesteven will become by 2026

"A successful rural district supported by excellent social and transport infrastructure. Grantham will have developed as a key economic centre not only in Lincolnshire but also sub regionally. Stamford, Bourne and The Deepings will have equally developed their distinctive market town roles. Rural communities will have remained viable by achieving development that supports their needs.

All of this will have been achieved in ways which ensures a good quality of life, health and well being for everyone as well as celebrating the distinctiveness of the districts countryside and heritage."

This will be achieved by:

- Creating the right balance of jobs, housing and infrastructure;
- Ensuring that development is sustainable in terms of location, use and form;
- Balancing the development needs of the District with the protection and enhancement of the natural and built environment;
- Addressing and mitigating any negative effects of development on the built and natural environment.
- Working with partners and residents to develop a place where people really matter.

This vision seeks to reflect both the vision of the Local Strategic Partnership, as set out in the Community Plan for South Kesteven, and that of the Council’s Corporate Plan.

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

**Objective 1**

To facilitate a pattern of development that meets the diverse economic, social and cultural needs of the whole community and contributes to the environment in a way which ensures that development does not compromise the quality of life of future or existing generations.

**Objective 2**

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.

**Objective 3**

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.

2.2 Accessibility and Travel

**Objective 4**

To improve accessibility to jobs, houses and services, and to reduce traffic growth, by ensuring choice to use public transport, walk or cycle, for as many journeys as possible.
2.3 Community Needs

**Objective 5**

To make provision for an adequate supply and choice of land for new housing, employment, retail and other necessary development, to meet the needs of the District to the year 2026, in accordance with the requirements of the Regional Spatial Strategy (RSS). 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.

**Objective 6**

To promote and strengthen the role of Grantham as a Sub-Regional Centre, and properly plan and deliver the additional housing growth expected by the Grantham Growth Point and the Regional Spatial Strategy.

**Objective 7**

To ensure that new residential development includes a mix and range of housing types which are suitable for a variety of needs, including the need for affordable and local-need housing in the District.

**Objective 8**

To broaden and diversify the employment base of the District to meet the needs of a changing local economy by: identifying development opportunities for specific employment sectors within Grantham, Stamford, Bourne and The Deepings; ensuring an adequate and appropriate supply of land; increasing inward investment; and encouraging appropriate employment and diversification schemes to assist the rural economy and supporting existing employment uses in sustainable and accessible locations throughout the District.

**Objective 9**

Maintain and enhance the vitality and viability of the principal retail areas of Grantham, Stamford, Bourne and Market Deeping by concentrating new retail development within the town centres and ensuring that such schemes meet an identified retail need.
Objective 10

To support new and existing community infrastructure, and to ensure that relevant community and other infrastructure costs such as facilities for leisure, open space, green infrastructure, health, education, affordable housing, transport, water infrastructure and the arts arising from new development are delivered through on and off site contributions.

2.4 Protection and Enhancement of Environment

Objective 11

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.

Objective 12

To protect and promote the enhancement, sensitive use and management of the District’s natural, historic and cultural assets and the built environment through good design that respects important local characteristics.

Objective 13

To plan for and reduce the impacts of climate change including ensuring that new development is not exposed unnecessarily to the risk of flooding or increases the risk of flooding elsewhere.

Objective 14

To promote the prudent use of finite resources and the positive use of renewable resources, through the design, location and layout of development and by optimising the use of existing infrastructure.
2.4.1 The following table highlights how the Core Strategy objectives are aligned with the emerging priorities in the Sustainable Community Strategy.
3 Spatial Policies

3.0.1 The Core Policies within this section will be used to ensure that all proposals for new development and changes in the use of land and buildings in the District make a positive contribution towards meeting the Strategy’s vision and objectives.

3.0.2 The Core Strategy must be read as a whole. The policies in the Core Strategy should also be read in conjunction with policies in other documents that form part of the Development Plan.

3.0.3 The Core Policies are arranged into the following themes:

3.0.4 **Spatial policies**: The spatial policies provide the basis for considering future growth in the District in a manner that supports sustainable patterns of development.

3.0.5 **Environmental policies**: This section sets out policies aimed at protecting and enhancing the District and its natural features, emphasising the environmental standards and infrastructure requirements for new development.

3.0.6 **Sustainable Homes**: The policies in this section promote sustainable communities and the delivery of an appropriate amount of housing to meet the needs and requirements of all the residents of the District. Broad locations around Grantham where there is the potential for Sustainable Urban Extensions to support its Sub-Regional Centre status have been identified.

3.0.7 **Economic Prosperity**: The policies in this section focus on strengthening the economy of the District, enhancing the role of town centres and providing for rural employment opportunities.

The Policies in the Core Strategy are as follows:

**Spatial Policies**

- SP1 – Spatial Strategy
- SP2 – Sustainable Communities
- SP3 – Sustainable Integrated Transport
- SP4 – Developer Contributions

**Environmental Policies**

- EN1 – Protection and Enhancement of the Character of the District
- EN2 – Reducing the Risk of Flooding
- EN3 – Renewable Energy Generation
- EN4 – Sustainable Construction and Design

**Sustainable Homes**

- H1 – Residential Development
- H2 – Urban Extension Sites (Grantham)
- H3 – Affordable Housing
- H4 – Gypsies and Travellers
- H5 – Travelling Showpeople

**Economic Prosperity**

- E1 – Employment Development
- E2 – Town Centre and Retail Development
3.1 SP1: Spatial Strategy

INTRODUCTION and NATIONAL POLICY

3.1.1 The spatial policies are intended to provide the overarching framework for development within the District, providing the locational strategy to be adopted when allocating land for development in the Site Specific Allocations and Policies and Area Action Plan (AAP) DPDs, and when considering specific development proposals.

3.1.2 Government policy is to promote the more efficient use of land by locating development, wherever possible, on previously developed land in sustainable locations.

REGIONAL POLICY

3.1.3 The Regional Spatial Strategy (RSS) proposes that development should be concentrated in Urban Areas. Grantham has also been designated as both a Sub-Regional Centre and a New Growth Point. This means that the majority of development in the District should be concentrated in Grantham to consolidate its status as a Sub-Regional Centre.

LOCAL ISSUES

3.1.4 To ensure a balanced growth within the District there should also be development in other locations. 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).

3.1.5 The Local Service Centres are those main settlements that also fulfil the role of service centre for a wider rural area. The capacity of the services (such as sewerage and water disposal) in some villages is at or near capacity, however, in some cases a planned new development may bring about the provision of additional infrastructure which will resolve these issues. Some of the slightly smaller, less well-served villages do have the capacity to accommodate new development, however, these villages are not considered to be sustainable locations and, therefore, new development will be restricted. This may help to retain or improve the range of services within them, and development within these settlements may be beneficial. However, it must be controlled to make the most of existing infrastructure.
3.1.6 There are two Special Areas of Conservation (SACs) within the District, these are at Grimsthorpe and Baston Fen. The Spatial Strategy should ensure that these sites are protected by preventing non-agricultural development at these locations and also within the River Glen corridor where run-off could cause harm to the Baston Fen site.

3.1.7 The Strategic Flood Risk Assessment (SFRA) has identified some flood risk issues in the areas where growth is being proposed. All development proposals or the allocation of sites for development will be assessed against Policy EN2.

**SP1: SPATIAL STRATEGY**

The majority of all new development should be focused upon **Grantham** to support and strengthen its role as a Sub-Regional Centre. New development proposals shall be considered on appropriate sustainable and deliverable brownfield sites and appropriate greenfield sites (including urban extensions), sufficient to ensure the achievement of growth targets. Details of specific sites (including urban extension sites) will be included in a Grantham Area Action Plan.

New development which helps to maintain and support the role of the three market towns of **Stamford**, **Bourne** and the **Deepings**, will also be allowed. 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.

In the settlements identified as Local Service Centres, preference will be given to 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 Site Specific Allocations and Policies DPD.

Where a Village Design Statement or Parish Plan has been prepared by the Parish Council and adopted by the District Council, development should be in accordance with the design principles established.

/ policy continues overleaf...
In all other villages and the countryside development will be restricted. Proposals will only be considered acceptable if they are sites for:

A. affordable housing (rural exception or allocated sites)
B. agriculture, forestry or equine development
C. rural diversification projects
D. local services & facilities
E. replacement buildings (on a like for like basis); or
F. conversions of buildings provided that the existing building(s):

- contribute to the character & appearance of the local area by virtue of their historic, traditional or vernacular form;
- are in sound structural condition; and
- are suitable for conversion without substantial alteration, extension or rebuilding, and that the works to be undertaken do not detract from the character of the building(s) or their setting

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

All cases will also be subject to all relevant policies within the remainder of the core strategy or other relevant development plan documents.

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.

3.1.8 This Policy meets Spatial Objectives 1, 2 and 3
3.2 SP2: Sustainable Communities

INTRODUCTION

3.2.1 Probably the best known definition of sustainability was provided by the Brundtland Report in 1987: “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” It is this objective of achieving “sustainable development” that is at the heart of the planning system.

NATIONAL and REGIONAL POLICY

3.2.2 Government policy, as articulated in Planning Policy Statement 1: Delivering Sustainable Development (PPS1), Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4), Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7) and Planning Policy Statement 13: Transport (PPG13), is to ensure that new development occurs in locations where most services and facilities can be accessed by means other than the private car. To this end and to make the fullest use of public transport, development should be focused within existing centres. There is a recognition that difficulties can arise in rural areas because of the paucity of public transport. Planning policies should focus most development (jobs, shopping, leisure and services, as well as housing) on transport corridors in or near to local service centres, in order to promote sustainable patterns of development and sustainable communities in rural areas.

LOCAL ISSUES

3.2.3 South Kesteven is a largely rural district, and it is neither possible, nor desirable, to have development taking place only in the towns of Grantham, Stamford, Bourne and The Deepings. It is essential that some development takes place in the villages in order to maintain their vitality and to meet local need. A settlement hierarchy has, therefore, been established to ensure that development in the rural areas of the District is directed to the most sustainable rural locations: identified as Local Service Centres (LSCs).
3.2.4 **Local Service Centres** are those settlements which offer a range of localised services and facilities and which act as a focal point for the rural communities and their surrounding hinterlands. Some limited development in these villages will prevent local services from becoming unviable and help to create more mixed and balanced communities.

3.2.5 Local Service Centres have been identified by an assessment process, which takes account of those services and facilities considered to be essential or desirable, to meet the daily needs of the communities, as well as the public transport links with the main urban areas. Proximity to large towns for employment purposes and to satisfy needs not being met locally is an important factor in determining the sustainability of a community. Whether a village is on, or within easy reach of, one of the major transport corridors of the District is also important. 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.

3.2.6 Development is being directed towards the Local Service Centres to enable them to remain sustainable communities. That sustainability could be undermined if those services and facilities are lost, as the loss of essential services can have adverse consequences in the form of unsustainable travel patterns. Such losses will not be supported unless alternative facilities exist (or can be provided) to meet local needs at an equally accessible location, or all options for continued use have been fully explored and it can be demonstrated that this would be economically unviable. There will, therefore, be a presumption against change of use from retail and service premises in these centres. The Site Specific Allocations and Policies DPD will provide more detailed guidance to enable any proposals to be assessed.
SP2: SUSTAINABLE COMMUNITIES

Outside of the main towns of Grantham, Stamford, Bourne and the Deepings, development will be directed to rural settlements where localised service use is already strong.

LOCAL SERVICE CENTRES are defined as:

Ancaster
Barkston and Syston
Barrowby
Baston
Billingborough & Horbling
Castle Bytham
Caythorpe and Frieston
Colsterworth and Woolsthorpe by Colsterworth
Corby Glen
Great Gonerby
Harlaxton
Langtoft
Long Bennington
Morton and Hanthorpe
South Witham
Thurlby and Northorpe

In those villages, which have been identified as Local Service Centres, development will be allowed in accordance with the Spatial Strategy and subject to the following:

Support will be given to proposals and activities that protect, retain or enhance existing community assets, or that lead to the provision of additional assets that improve community well-being. Proposals involving the loss of community facilities, including land in community use* will not be supported. There will be a presumption against the change of use of existing retail, service and employment premises.

* including facilities such as community/village halls, village shops, post offices, schools, health services, care homes, public houses, playing fields and allotments.

3.2.7 This Policy meets Spatial Objectives 1, 2 and 3
3.3 SP3: Sustainable Integrated Transport

INTRODUCTION

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

NATIONAL and REGIONAL POLICY

3.3.2 This policy has been developed taking into account national and regional objectives to reduce car-borne dependency and promote more sustainable patterns of development which reduce the need to travel by car. The policy is also informed by the objectives of the Second Lincolnshire Local Transport Plan (LTP) and the Grantham Transport Strategy.

LOCAL ISSUES

3.3.3 Local concerns, highlighted by recent consultations, include the need to fund improvements to sustainable forms of transport (including public transport) and the provision of facilities and routes for cyclists. The Second Local transport Plan (LTP) includes proposals for improvements to the cycle network, and in some cases these can be delivered as part of specific developments through S106 obligations. This will provide wider health benefits of cycling and walking.

3.3.4 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.

3.3.5 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.
3.3.6 The Grantham Transport Strategy has identified the following road schemes as priorities for further work and investment:

- 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.
- 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.

3.3.7 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.

3.3.8 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 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.

3.3.9 A consequence of the rural nature of the District is the limited availability of public transport where access to services is often only realistic by car. In addition, access to broadband is limited restricting the ability of residents to work from home. Therefore, new development within many of the rural parts of the District will be dependant upon access by car.
SP3: SUSTAINABLE INTEGRATED TRANSPORT

In considering development proposals within the District, the council will ensure that the objectives of the most recent local transport plan for Lincolnshire are met. As part of the growth agenda for Grantham the delivery of traffic relief, including heavy goods vehicles, from the town centre will be a priority and any major development proposals within these areas will be expected to contribute towards delivering these schemes.

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.

The Council will also encourage the creation of a sustainable, modern transport network across the district by:

- promoting the location of development in areas which are particularly accessible by public transport, cycling and walking, whilst recognising that development which is necessary in rural areas may only be accessible by the motor car;
- promoting a balanced mix of land uses and patterns of development which reduces the need to travel by car;
- promoting and assisting journeys by public transport, cycling, mobility aids and walking, by making them accessible, safe, convenient and as attractive as possible (this may be secured either through the use of conditions or planning obligations);
- securing transport statements and travel plans where appropriate and requiring the preparation of transport assessments for all developments that are likely to have significant transport implications to determine the measures required on the surrounding highway network to ensure adequate access by all modes of transport;
- encouraging the use of Information and Communication Technology (ICT) for the purposes of businesses and for other service provision (this may be identified through travel plans); and
- supporting the retention and enhancement of service provision in local service centres.

Where appropriate, developer contributions will be sought towards the provision of necessary improvements.

3.3.10 This Policy meets Spatial Objectives 3, 4, 5, 13 and 14.
3.4 SP4: Developer Contributions

INTRODUCTION

3.4.1 Carefully considered and sensitive development offers substantial benefits to society. It provides the homes, employment opportunities and facilities we require and stimulates economic growth. However, development of all scales impacts on the environment, facilities and services of the area in which it is located and places burdens and costs on the community. As such, the planning system exists to reconcile the benefits of development with the costs it can impose. It has a key role to play not just in controlling land use, but in positively promoting sustainable development.

NATIONAL and REGIONAL POLICY

3.4.2 The framework for the current system of planning obligations in England is set out in section 106 (s106) of the Town and Country Planning Act 1990 (as substituted by the 1991 Act) and in Circular 05/2005.

3.4.3 Planning obligations (section 106 agreements) are an established mechanism for securing planning matters arising from a development proposal. They have, however, been criticised for delaying the planning process and for reducing its transparency, certainty and accountability. Circular 05/2005 was issued by Government in July 2005 in an attempt to address some of these criticisms.

3.4.4 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.

3.4.5 The CIL will be a new charge which local authorities in England and Wales will be empowered to charge on most types of new development in their area. CIL charges will be based on simple formulae which relate the size of the charge to the size and character of the development paying it. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the area. The Regulations underpinning CIL came into force on 6 April 2010.

3.4.6 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.
LOCAL ISSUES

3.4.7 Planning obligations are typically agreements negotiated between local authorities and developers in the context of granting planning consent. They are intended to ensure that development contributes towards the creation of a sustainable community, particularly by securing contributions towards the provision of necessary infrastructure and facilities required by local and national planning policies.

3.4.8 Typically, planning obligations are used to:

- specify the type of development (e.g. requirement for the delivery of affordable housing),
- mitigate the impact of development (e.g. provision of necessary infrastructure), or
- compensate for loss or damage by development (e.g. open space).

3.4.9 Government guidance encourages local authorities in growth areas to consider tariff arrangements to address the complex packages of infrastructure needed in such areas. This allows for infrastructure to be provided in a timely, well-planned way and as a key part of delivering a sustainable community. This will be key to ensuring that Grantham is able to fulfill its role as a Sub-Regional Centre and accommodate the development required as a result of its Growth Point status.

3.4.10 Infrastructure is needed at both strategic and site specific level:

**strategic infrastructure** needs arise off-site. These may include improvements needed to the transport system, such as a new road, or improvements to counter flood risk. New developments add incrementally to the need for this strategic infrastructure, and the logical response is to use strategic infrastructure contributions by applying a tariff approach to new dwellings.

**site specific** contributions relate to needs arising directly from the development. These will usually be provided within the development site boundary, although they may, exceptionally, be provided nearby or via in-lieu contributions. These may include open space provision, community halls and facilities and affordable housing.

3.4.11 The use of **Section 106** agreements is relatively straightforward where needs are clearly related to a specific development. Complications arise where a Section 106 approach is used to seek any necessary strategic off-site contributions, such as a relief road away from the site. These issues are better addressed by more flexible arrangements. The Council intends that, in future, Section 106 agreements will be used for site specific needs. The Council will seek to enter into negotiations with developers to secure these planning obligations where necessary.

3.4.12 The following list, which is not exhaustive, indicates examples of types of community benefit which where appropriate the Council will pursue through planning obligations:
Improvements for people with a mobility handicap;
Provision of car parking for public use;
Improvements to public transport system highways, cycleways and pedestrian routes; Improvements to and provision of community buildings and green spaces for recreation, social, leisure, health and education purposes;
Provision of an element of affordable and/or special needs residential accommodation;
Provision of recycling facilities;
Provision of an acceptable balance of uses in mixed use development;
Maintenance of small areas of green space or landscaping principally of benefit to the development;
Training centres, workshops and schemes which help develop the skills of the resident workforce and help groups such as women, ethnic minority groups and people with disabilities, facing disadvantage in the labour market;
Conservation and or provision of land and water for nature conservation and amenity;
Conservation of buildings, structures and places of historic or architectural or archaeological interest;
Provision of art or sculpture in public places; Public toilet and crèche facilities;
Street lighting;
CCTV and /or effective security measures

Section 106 Agreements

3.4.13 Local facilities required to support new development are determined on a site-by-site basis. They are related to site capacity and are "triggered" at different stages of site completion, so that provision is reasonably closely related to when the need arises.

3.4.14 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. 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. 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.
SP4: DEVELOPER CONTRIBUTIONS

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

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

The requirements of a planning obligation must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development;
- fairly and reasonably related in scale and kind to the development.

A Community Infrastructure Levy will be charged throughout the District.

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.

The charging schedule will include the rates, identify the charging zones and provide details of the processes involved.

Site specific requirements will be secured using dedicated Section 106 Agreements negotiated on an individual site basis. Facilities provided by such agreements will normally be located on-site but may, exceptionally, be provided nearby.

3.4.15 This Policy meets Spatial Objectives 1, 5, 7, 9 and 10.
4 Environmental Policies

4.1 EN1: Protection and Enhancement of the Character of the District

INTRODUCTION

4.1.1 Landscapes are an important part of Lincolnshire’s physical and cultural resource. They contain innumerable visible traces of human interaction with nature over many millennia. They contribute to the identity of the County, provide settings for everyday life, attract tourism and business, and are a source of enjoyment and inspiration. Virtually all landscape, however unassuming, means something to someone.

4.1.2 The District’s landscape character is not only its topography but is a blend of natural features, biodiversity and man-made structures. This policy aims to ensure that these resources are conserved and that the environment is protected and enhanced. It aims to make sure that development within the District does not compromise the variety and distinctiveness of the existing biodiversity and wider environment. It is intended to sustain an attractive, diverse, high-quality, accessible, thriving and environmentally healthy countryside in South Kesteven.

NATIONAL POLICY

4.1.3 At a national level PPS1, PPS7, Planning Policy Statement 12: Local Spatial Planning (PPS12), Planning Policy Guidance 17: Planning for open space, sport and recreation (PPG17) are relevant to the natural environment and biodiversity, with Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) providing a particularly relevant policy context for protecting biodiversity and geological conservation through the planning system. Guidance on the historic environment is provided by Planning Policy Guidance Note 15 (PPG15) and Planning Policy Guidance Note 16 (PPG16), although it is planned they be replaced by a single historic environment PPS.

4.1.4 The Council already has a statutory duty to protect many areas within the District, for example Sites of Special Scientific Interest, Regionally Important Geological and Geomorphological Sites (RIGS), protected species, Scheduled Ancient Monuments, Conservation areas, Listed Buildings and trees subject to Tree Preservation Orders. It is also important to recognise that there are other distinct features of the landscape which are important to the locality and which are valued by the local population.
REGIONAL POLICY

4.1.5 The RSS incorporates policies that recognise the need to maintain and enhance the region’s biodiversity to achieve targets in the national and local Biodiversity Action plans. It also stresses that Local Authorities should prepare Landscape Character Assessments to inform the preparation of Local Development Frameworks.

LOCAL ISSUES

4.1.6 South Kesteven has a rich heritage of buildings, archaeological remains and countryside. It boasts an attractive and varied landscape. The historic fabric of the towns, villages and individual buildings, archaeological features, historic parks and gardens, as well as their settings and the wider landscape all need to be recognised, understood and conserved. This high quality natural and built environment could suffer if the needs of development are met without taking steps to safeguard these finite resources.

4.1.7 The policy on natural environment will contribute to the wider aims of the UK Biodiversity Action Plan (BAP), whilst also being consistent with the objectives of the Lincolnshire BAP. Local Authorities have a duty to have regard to the conservation of biodiversity in accordance with Section 40 of the NERC.

4.1.8 In order to establish criteria against which development proposals can be assessed, and to ensure that they respect the intrinsic landscape character of the area, it is necessary to understand the characteristics of the local landscape. This is done by means of survey and assessment.

4.1.9 Natural England has co-ordinated the identification of Landscape Character and Natural Areas across England. Together these reflect a division into areas with particular combinations of geology, soil, plants, animals, settlement history, land use, scenery, heritage and culture. Each area has a defined local character, distinctiveness and sense of place. Although not based on administrative boundaries, these areas have long been recognised in topographical descriptions. Four of these areas relate to South Kesteven: Kesteven Uplands, Southern Lincolnshire Edge, Trent and Belvoir Vales and The Fens.

4.1.10 A more detailed assessment of the District’s landscape character has been undertaken (FPCR, January 2007). The study was carried out to ensure that appropriate future development is successfully integrated within the landscape. This has identified seven areas within the District: Kesteven Uplands, Trent and Belvoir Vales, Southern Lincolnshire Edge, Harlaxton Denton Bowl, Grantham Scarps and Valley, Fen Margin and the Fens. Each of these areas displays distinct characteristics of topography, agricultural usage, field systems and settlement patterns, as well as historic building styles. The assessment has also highlighted which of the distinctive
features of each area should be protected or enhanced. This also includes such things as views and styles of building. The Landscape Character Areas identified by this study are shown on the following Map:
4.1.11 The Landscape Character Assessment has been used by the Council to inform its Landscape Policy. There are several reasons for this: it is more recent than the Landscape Character and Natural Areas work, it is a more detailed survey of the District and it addresses issues such as regeneration and sustainable land management which were not considered.

4.1.12 The individual character of some of the District’s towns and villages has been examined through the parish plan process. In some cases this has resulted in the preparation of a Village Design Statement (VDS). Where these have been adopted by the Council they will be used as material considerations in determining planning applications.

4.1.13 Other studies will, when approved, be material considerations in determining planning applications. These are:

- the Belton House and Park Setting Study (which defines the setting of Belton House and provides an assessment of the potential impact of development on the setting),
- the Historic Landscape Characterisation Assessment (which provides historical and archaeological information for conservation, management and development decisions), and
- Conservation Area Appraisals (including Conservation Area Management Plans).

4.1.14 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.
EN1: PROTECTION AND ENHANCEMENT OF THE CHARACTER OF THE DISTRICT

South Kesteven's Landscape Character Areas are identified on the map [following paragraph 4.1.10]. 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.

All development proposals and site allocations will be assessed in relation to:

1. statutory, national and local designations of landscape features, including natural and historic assets
2. local distinctiveness and sense of place
3. historic character, patterns and attributes of the landscape
4. the layout and scale of buildings and designed spaces
5. the quality and character of the built fabric and their settings
6. the condition of the landscape
7. biodiversity and ecological networks within the landscape
8. public access to and community value of the landscape
9. remoteness and tranquillity
10. visual intrusion
11. noise and light pollution
12. Conservation Area Appraisals and Village Design Statements, where these have been adopted by the Council
13. impact on controlled waters
14. protection of existing open space (including allotments and public open space, and open spaces important to the character, setting and separation of built-up areas)

4.1.15 This Policy meets Spatial Objectives 1, 11 and 12
4.2 EN2: Reducing the Risk of Flooding

INTRODUCTION

4.2.1 Inappropriate development in fluvial floodplain areas should be avoided. Planning permission will not normally be granted for development which is likely to be at risk from flooding, or which is likely to increase the risk of flooding elsewhere. Development which would result in an adverse impact on the water environment due to surface run-off should also be resisted. The local authority will seek to bring about an overall reduction in flood risk through development.

NATIONAL POLICY

4.2.2 In accordance with Planning Policy Statement 25: Development and flood risk (PPS25), a Flood Risk Assessment (FRA) of the probability of risk of increased flooding as a result of the proposed development would have to be taken into account. Developers should ensure that increased surface water run off does not result from development. The FRA must demonstrate that the PPS25 sequential and exception tests have been applied, where necessary, to both the principal of use and the proposed layout of development within the site.

REGIONAL POLICY

4.2.3 In accordance with the Regional Plan (RSS8), the local authority's Strategic Flood Risk Assessment is the principal reference document for assessment of the flood risks associated with any development.

LOCAL ISSUES

4.2.4 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.

4.2.5 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). There is an initial presumption that preference should be given to locating new development in Flood Zone 1 areas. If there is no reasonably available site the flood vulnerability of the development can be taken into account in locating it within Flood Zone 2 and then Flood Zone 3.
4.2.6 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.

4.2.7 The Government has stressed that the new Growth Point proposals will need to demonstrate a good balance between homes and employment together with a greater awareness of environmental sustainability: new developments built to a higher standard of sustainable design with less demand on resources and with the right provision for water supply, treatment and flood risk. 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.

4.2.8 A Water Cycle Strategy (Stage 1 Outline) looking at the strategic issues on the existing water infrastructure related to the growth of Grantham associated with its Growth Point status was completed in 2008.

4.2.9 The outline strategy highlighted issues with the water infrastructure which will need to be addressed to ensure the proposed growth can progress without causing undue impact on the environment. In particular the lack of capacity in the sewer network and sewer treatment capacity needs to be resolved. Although they are not considered to be ‘show stoppers’, it will require the careful planning and timing of development in relation to future investment in infrastructure.
EN2: REDUCING THE RISK OF FLOODING

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.*

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.

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.

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.

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.

* 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.

4.2.10 This Policy meets Spatial Objectives 1, 9, 11 & 13.
4.3 EN3: Renewable Energy Generation

INTRODUCTION

4.3.1 The use of renewable energy, in combination with improvements in energy efficiency of all new development, offers an opportunity for dealing with wider concerns over climate change and the emission of greenhouse gases in South Kesteven.

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

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

4.3.4 Renewable energy is defined as energy that comes from:

- Solar thermal (solar hot water systems);
- Active photovoltaic energy (PV);
- Geo-thermal water heating;
- Wind turbines;
- Energy crops and biomass;
- Energy from human sewage and agricultural plant and animal waste but not energy from domestic or industrial waste, except methane from existing landfill sites;
- Ground source heat pumps; or
- Combined heat and power plants.

4.3.5 This policy seeks to achieve greater efficiency in use of natural resources, minimise energy demand and increase the use of renewable resources.
**NATIONAL POLICY**

4.3.7 PPS1 promotes prudent use of natural resources as a fundamental principle in delivering sustainable development. The supplement to PPS1, published in 2007, sets out how planning should contribute to reduce emissions and stabilise climate change. High quality design and high construction standards are an essential part of the Government’s drive to achieve carbon neutrality for all new housing by 2016.

4.3.8 The Code for Sustainable Homes is a national standard used to assess the sustainability of new dwellings and looks at dwellings in a holistic way. The Code has six levels, with level six being zero carbon: the Government is proposing that all new homes be zero carbon by 2016. The Code includes standards on water, energy, materials, surface water run-off, waste, pollution, health and well-being, management and ecology. In the event that the Code for Sustainable Homes is replaced by another method of assessment dwellings should meet at least the equivalent standards set out in the policy. Sustainability for non-residential buildings can also be set using independent assessment methods such as the Buildings Research Establishment’s Environmental Assessment Method (BREEAM).

4.3.9 PPS22 advises that RSSs and LDFs should contain policies designed to promote and encourage rather than restrict the development of renewable energy resources.

4.3.10 The UK has a legally binding commitment under the Kyoto Protocol to reduce greenhouse gases by 12.5% below 1990 levels by 2012. At the same time there is a target to reduce CO2 emissions in the UK by 20% by 2010. The Energy White Paper (2003) set out the Government’s goal to pursue policies which meet the targets of providing 10% of electricity supply from renewable sources by 2010 and 20% by 2020.

**REGIONAL POLICY**

4.3.11 The Regional Plan policies promote better design and sustainable construction, and set out regional priorities for energy reduction, energy efficiency, low carbon energy generation and are underpinned by an ‘energy hierarchy’.

4.3.12 The Regional Plan provides a steer towards the technologies that are appropriate in each regional Sub-area and sets out indicative 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 renewable energy 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.
LOCAL ISSUES

4.3.13 South Kesteven District Council signed the Nottingham Declaration on climate change in October 2006, which is a public statement of intent to work with the local community and business to respond to the challenges of climate change. Developers will be required to submit a sustainability statement identifying how their proposals meet current best practice standards of renewable energy provision and carbon dioxide reduction. The Council must be satisfied that there are no other environmental impacts arising from the renewable energy technology, which balance out the benefits. This may include the visual impact on listed buildings, Scheduled Ancient Monuments or conservation areas.

4.3.14 In order to reduce dependence on off-site and non-renewable energy the Council will encourage the incorporation of measures to reduce energy consumption and/or the generation of energy needs with renewable energy within development. The demand for energy resulting from the use of buildings can also be reduced through their design, layout and orientation. 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.

4.3.15 Policy EN4 seeks to achieve greater efficiency in the use of natural resources, to ensure that impacts on natural resources are minimised and potential use of renewable energy/resources is maximised: 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. This approach complements the development of renewable energy technologies: it aims to ensure that South Kesteven contributes to meeting the renewable energy targets and reducing overall demands for energy, through positive and innovative approaches in both urban and rural locations.

4.3.16 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.
4.3.17 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.

4.3.18 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).

**EN3 RENEWABLE ENERGY GENERATION**

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

The proposal can be connected efficiently to existing national grid infrastructure, unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user.

The proposal should make provision for:

- the mitigation of the real emissions/impacts arising from the installation of the renewable energy generation
- the removal of the facilities and reinstatement of the site, should the facilities cease to be operational.

4.3.19 This Policy meets Spatial Objectives 1 & 14.
4.4 EN4: Sustainable Construction and Design

**EN4: SUSTAINABLE CONSTRUCTION AND DESIGN**

Proposals for new development should consider and demonstrate how the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change in accordance with other core strategy policies.

To meet these requirements:

All new developments should maximise the use of energy efficiency and energy conservation measures in their design, layout and orientation on site to reduce overall energy demand.

All developments should minimise mains water use and demonstrate that water conservation measures are incorporated so that predicted per capita consumption does not exceed the appropriate levels set out in the Code for Sustainable Homes or BREEAM standards.

These requirements may be relaxed if it can be clearly demonstrated by the applicant/ developer, that to require full compliance would not be economically viable for the specific scheme.

4.4.1 This Policy meets Spatial Objectives 1 & 14.
5 Sustainable Homes

5.0.1 The Council aims to meet national objectives for a decent home for all. To do this the whole housing market and the forces which affect it must be understood. The District lies within the Peterborough (partial) Housing Market Area (HMA) as identified in the East Midlands Regional Plan. Together with neighbouring authorities in the HMA the Council has undertaken a Strategic Housing Market Assessment (SHMA). The assessment provides information about the existing housing stock; demand for new market housing; affordable housing and gypsy and travellers requirements; and local housing costs and incomes. This has been used to inform the policy framework for all types of housing provision across the District.

5.1 H1: Residential Development

INTRODUCTION

5.1.1 The Core Strategy provides the broad framework for the amount and distribution of new homes across the District. As a minimum the Council will seek to ensure that the requirements of the Regional Plan for the plan period to 2026 are met. In distributing this housing requirement the Council will promote mixed and balanced housing communities, where homes are of a size, design and tenure appropriate to all needs.

NATIONAL POLICY

5.1.2 Government policy, as set out in Planning Policy Statement 3: Housing (PPS3), is "to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live". The planning system aims to ensure that new homes are provided in the right place at the right time, whether through new development or the conversion of existing buildings. The aim is to provide a choice of sites which are both suitable and available for house building. It is, however, important that the momentum of economic growth is maintained.

REGIONAL POLICY

5.1.3 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 13,600 dwellings. As a result of Grantham's designation as a New Growth Point, at least 50% of the District housing total has been allocated in the town in order to address growth aspirations. Grantham is one of a number of towns across the Country which have been designated as New Growth Points, and the Council has entered into partnership with the Department for Communities and Local Government to deliver increased levels of sustainable growth over the next decade. To achieve this key development sites have been identified in and around the town for housing, commercial, employment and retail development together with social and physical infrastructure required to meet the needs of an expanding population.
5.1.4 The New Growth Point initiative is Government’s response to the Barker Review of Housing Supply. This highlighted the shortfall between supply and demand for housing: more houses are needed to help first time buyers, address overcrowding and keep up with rising demand. The New Growth Point initiative aims to ensure that there is an adequate supply of good quality housing of all types, including affordable housing for key workers and those in lower income groups.

5.1.5 Monitoring shows that 1857 dwellings have already been built in South Kesteven in the period 1st April 2006 to 31st March 2008, and a further 4335 dwellings have been approved, but not yet built. Assuming that all of these committed sites will be built over the plan period, land for at least 7410 additional homes will need to be identified through DPDs. To assist the process of identifying sites suitable for allocation the Council has prepared a Strategic Housing Land Assessment (SHLAA) together with neighbouring Rutland County Council and South Holland District Council. This reveals considerable potential capacity and availability of development land in the four towns and the Local Service Centres. 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:

- Availability
- Ability to maximise the use of public transport, cycling and pedestrian links and/or to create opportunities for improved accessibility (as set out in policy SP3)
- Access to, and capacity of appropriate existing services and infrastructure to support development
- 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)
- Ability of existing built form to absorb/accommodate new development
- Visual impact of development on the surrounding landscape
- Known constraints to a sites development such as flood risk (as set out in Policy EN2); presence of underground utilities infrastructure.

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.

LOCAL ISSUES

5.1.6 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 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 ElseaPark 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. 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.

5.1.7 The Council continuously monitors housing development rates across the District. The result of this monitoring is published each December through the Council's Annual Monitoring Report (AMR). The AMR 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 on-going five-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, the Council will 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 additional housing sites 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.
H1 RESIDENTIAL DEVELOPMENT

New housing development in South Kesteven during the period 2006 – 2026 should be planned and phased to deliver the minimum level of housing development required by the Regional Plan.

To achieve the proper distribution of development across the District during the plan period development targets have been set for each town, the Local Service Centres and the rural areas. Any additional housing growth proposed for the District throughout the plan period should be distributed in a similar manner following the framework set out below.

- Housing growth should be focused on Grantham to deliver the wider social and economic aspirations of Grantham Growth Point Partnership.
- Development in Bourne should be restricted to that already committed via planning approval at the date of adoption of this Core Strategy.
- Development rates in Stamford and the Deepings should be maintained at a modest level to meet the needs of these market towns, and to support the provision of additional community infrastructure, in accordance with Circular 05/05 and Policy SP4.
- Plan for a modest level of development within the more sustainable villages identified as Local Service Centres to enable them to continue to function as sustainable local centres.
- Restrict new housing development in all other areas to affordable local need housing, agricultural / forestry workers accommodation and conversions in accordance with policy SP1 spatial strategy.

<table>
<thead>
<tr>
<th>Approved RSS requirement</th>
<th>District</th>
<th>Grantham</th>
<th>Stamford</th>
<th>Bourne</th>
<th>Deepings</th>
<th>LSCs</th>
<th>Rural Areas</th>
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<tbody>
<tr>
<td>Remaining distributed by sub-area</td>
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<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Annual build rate 2006-2026</td>
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<td>385</td>
<td>58</td>
<td>115</td>
<td>43</td>
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<td>30</td>
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<tr>
<td>Completed 01/04/06 - 31/03/08</td>
<td>1857</td>
<td>688</td>
<td>146</td>
<td>526</td>
<td>89</td>
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<td>169</td>
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<td>994</td>
<td>1784</td>
<td>781</td>
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<tr>
<td>Annual build rate for remaining plan period</td>
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<td>389</td>
<td>55</td>
<td>99</td>
<td>43</td>
<td>42</td>
<td>25</td>
</tr>
</tbody>
</table>

5.1.8 This Policy meets Spatial Objectives 1, 2, 3, 4, 5, 6 & 7.
Footnote

1. Annualised Strategic Requirement: Based on RSS annual apportionment for District of 680 dwellings

2. Annual Requirement: The figures in this line take account the difference between the previous years’ actual or projected completions and the annualised requirement. The difference is then added or subtracted from the next years’ allocation figure to give a managed requirement for that year.
5.1.9 The concentration of housing growth in Grantham will assist in consolidating its status as a Sub-Regional Centre.

5.1.10 It allows for modest growth in the south of the District, particularly for Stamford and The Deepings, where development has been restricted in recent years, this will help provide a better balance of homes to jobs, and help to arrest the drift of households towards Peterborough. It is felt that the amount of development taking place, or already committed, in Bourne is such that no additional land needs to be allocated.

5.1.11 Some growth will be allowed in those villages which have been identified as Local Service Centres, in order to maintain their viability. In these locations development will be limited to identified allocated sites and infill/redevelopment sites within the built-up areas of the settlements.
5.2 H2: Urban Extension Sites (Grantham)

INTRODUCTION

5.2.1 Sustainable urban extensions (SUEs) are developments which take place at the edges of existing urban areas, typically on greenfield sites or on other open land at the urban fringe. They will comprise a mix of uses, ensuring that they are sustainable in terms of design and layout of uses, and building techniques, utilising where available existing community facilities and infrastructure, and providing all the necessary social and physical infrastructure required to support the growth in population.

The Structure of an Urban Extension

5.2.2 An urban extension is expected to comprise a full range of local facilities, and should be developed in accordance with established design principles and concepts which reflect local circumstances, infrastructure and design objectives.

5.2.3 It is considered that urban extensions to Grantham should seek to achieve the following objectives:

- minimise the total amount of land required for development, whilst ensuring that there is sufficient land available to provide a mixed-use development with a wide range of facilities and services capable of fostering a high degree of self-sufficiency;
- retain and preserve land and/or landscape features that are protected, or considered locally important, unless appropriate mitigation strategies can be successfully implemented or there are no other feasible alternatives;
- locate development around existing physical and social infrastructure to minimize the development of new infrastructure and to ensure that existing residents can benefit from new development; implement sustainable urban drainage systems to minimize impacts on groundwater quality and quantity;
- promote energy efficient layouts and buildings and encourage the harnessing of renewable sources of energy;
- ensure that areas of new residential development are successfully integrated with existing residential areas;
- enhance the local environment through the creation of wildlife corridors and refuges and through careful consideration of the landscape;
- promote the use of active, overlooked streets and areas of open space to provide community safety;
- ensure that development is based around existing good quality public transport links and improve the quality and frequency of public transport links where possible;
- ensure that there are safe, attractive, short and direct linkages for pedestrians and cyclists between housing areas and employment, retail, leisure and education facilities, and public transport links.
NATIONAL POLICY

5.2.4 Government policy states that future housing needs should be met in the most sustainable way possible. Grantham has been identified as a Growth Point and is, therefore, considered an appropriate location to focus a large amount of housing growth, which is also expected to bring commercial and economic growth. To deliver the amount of housing expected by the growth point it is necessary to identify land for two SUEs in Grantham. These will be developed in a phased manner throughout the plan period and beyond to deliver a steady increase in new housing to meet the needs of a growing population. It is expected that the SUEs will continue to be development beyond 2026 providing for the long term development needs of the town in a comprehensive planned and phased manner. In identifying the most suitable location for urban extensions PPS3 advises local planning authorities to focus upon creating mixed and sustainable communities by locating development in suitable locations with good access to work and community facilities.

REGIONAL POLICY

5.2.5 Regional planning guidance confirms this approach to identifying land for residential development, starting with urban areas and then sites adjoining urban areas, as part of planned and sustainable urban extensions.

LOCAL ISSUES

5.2.6 Grantham has been identified as an urban area with the capacity to support sustainable growth through its development objectives. The town is strategically well located, being adjacent to the A1 trunk road and connected to the East Coast rail link between London and Edinburgh. According to the 1991 and 2001 census data, the population of Grantham has grown from 35,660 to 37,860, a rise of nearly 6%. Grantham is identified in the Regional Spatial Strategy as the location for the majority of development within the District. This will provide the means to strengthen the role of the town as a Sub Regional Centre.

5.2.7 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 7,600 new homes will be built in the town. Between 2006 and 2008, 688 new homes were built and at 31st March 2008 a further 1143 homes had planning permission. This leaves a shortfall of about 5,850 homes to be identified. Whilst there is expected to be sufficient capacity for 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 extensions in Grantham to ensure that sufficient new homes are provided over the next 20 years and beyond.

5.2.8 The two SUEs offer the opportunity to provide significant benefits to Grantham, including a reduction in traffic congestion, as both sites will be expected to deliver road links which will take through traffic away from the town centre.
5.2.9 Development on each site will progress in a timely manner according to agreed phasing requirements, ensuring the delivery of new community infrastructure, such as schools, local shops, medical facilities and community halls at appropriate points within the development programme. Detailed master plans will be prepared for each site as Supplementary Planning Documents (SPD). The master plans will also ensure that the development of each SUE offers a self-sufficient new community, which at the same time has a close relationship with existing communities in the town through strategic open spaces and pedestrian and cycle links.

H2

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.

H2A NORTH WEST QUADRANT

This site is located to the north of the A52 Barrowby Road and south of the Nottingham rail line. It is expected that it could yield a total of 3500 new dwellings. A large part of the site has been allocated for housing through the local plan since 1995. Although development of this allocation has been constrained for a number of reasons, it is expected that development of this sue could begin in 2009. Initially development rates on the site will be relatively low.

However they are expected to increase as the site is developed and demand increases.

The site presents opportunities for sustainable, mixed use development incorporating housing, employment and local community facilities. This site is a natural extension to an existing residential development. Its proximity to the centre of the town means that the established cycle, walking and bus routes could be extended into the site. There is also access to the A1, both northbound and southbound, within easy reach, and the A52 is a major gateway to Nottingham and the rest of the East Midlands.

Development of the site will need to complete the road link between Pennine Way and Barrowby Gate and will need to provide a range of community facilities including a primary school, medical centre, local shops, formal and informal recreational space. The design and layout of the site will need to incorporate strong links into the town centre and across to Great Gonerby and Barrowby Gate, reflecting the natural topography of the site.
H2B SOUTHERN QUADRANT

The site is located to the south of Grantham, and spans the East Coast Main Line. The whole SUE includes land between the A1 in the west and the A52 in the east, although it is envisaged that housing development will be contained within that part of the site between the railway line and the A52. It is expected that the site could yield up to 4000 new homes, together with employment development and community facilities. Access to the residential part of the SUE will be dependant upon the provision of a new road from the A52. Construction of new homes on the site is not likely to begin until 2011/2012.

The site is currently part agricultural and part industrial. There is likely to be contamination around the industrial part of the site and also abutting the railway line. The land adjacent to the River Witham has been identified as being at a high risk of flooding and should, therefore, remain undeveloped; the incorporation of appropriate SUDS to alleviate any potential increase to flood risk arising from the development must be included in design proposals. Part of the site has been identified as a site of nature conservation importance (SNCI) and should be protected. There are known archaeological remains on part of the site, which should be investigated and protected if appropriate. The river corridor and wooded areas of the site are important for biodiversity and contribute to the landscape character of the area. As such, the development of the SUE will be expected to recognise important features and characteristics of the site and incorporate them fully into the design of development, ensuring protection and enhancement where necessary.

5.2.10 These Policies meet Spatial Objectives 2, 4, 6, 7 10 & 13.
5.3 H3: Affordable Housing

INTRODUCTION

5.3.1 An adequate supply of housing which is affordable for local incomes is an essential part of a thriving local economy and helps promote social inclusion. The planning system plays a central role in increasing the supply of affordable housing by creating mixed and balanced communities.

NATIONAL POLICY

5.3.2 Planning Policy Statement 3: Housing (PPS3) establishes that where there is a demonstrable need for affordable housing within an area, policies should be included within the LDF which seek the provision of affordable housing on appropriate sites. PPS3 also includes a national definition of affordable housing, which forms the basis upon which the local definition has been derived.

REGIONAL POLICY

5.3.3 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 an indicative affordable housing target of 8,400 affordable homes has been identified. However RSS also states LPAs should adopt affordable housing targets in line with the conclusions of the most up to date Strategic Housing Market Assessment.

LOCAL ISSUES

5.3.4 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.
5.3.5 The SHMA (March 2007) established a need 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, ensuring an appropriate element of affordable units are provided in association with normal market housing schemes across the District.

5.3.6 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:

- Site considerations (including land value at time of assessment)
- Local sales values and development costs
- Policy constraints (e.g. cost of compliance with other LDF policies)
- Scheme mix (e.g. design, type and tenure of housing)
- Abnormal site development costs
- Necessary infrastructure costs
- Greenfield / brownfield site
- Affordable housing assumptions (ongoing management and maintenance costs)
- Availability of public funding

5.3.7 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.
5.3.8 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.

5.3.9 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.

**Definition of Affordable Housing in South Kesteven:**

5.3.10 “Housing which is provided for local people who are unable to rent or purchase a house on the open market. (1) Such housing must be made available either to let at rents approved by the local authority, or sold as shared ownership / low cost home intermediate ownership, values also to be approved by the local authority. The Council would prefer affordable housing to be provided by a Registered Housing Provider (RHP). All developers of affordable housing will be encouraged to entered into the Council’s Housing Partnership Agreement which establishes a consistent approach to the delivery and management of affordable housing in the District.”

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1 Information relating to local rents and house prices, together with local incomes is regularly monitored by the Council and can be made available to prospective applicants, developers and social housing providers.
H3: AFFORDABLE HOUSING

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.

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.

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.

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.

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.

Together with Registered Housing Providers (RHPs) and land owners the council aims to deliver additional affordable housing in the rural area to meet identified local need. To achieve this, the Council will investigate and identify specific sites or areas of search to allocate specifically for local affordable housing development (exception sites).

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.

5.3.11 This Policy meets Spatial Objectives 1 and 7.
5.4 H4: Gypsies and Travellers

INTRODUCTION

5.4.1 The housing needs of all the community, including Gypsies and Travellers should be provided for. Gypsies and Travellers are believed to experience the worst health and education status of any disadvantaged group in England and research has consistently confirmed the link between the lack of good quality sites for Gypsies and Travellers and poor health and education. The key to reduction in unauthorised camping is to increase the supply of authorised sites.

NATIONAL POLICY

5.4.2 The Housing Act 2004 places a requirement on local housing authorities to include Gypsies and Travellers in their accommodation assessments and Circular 01/2006 \(^2\) clearly establishes a duty upon the Council to make appropriate provision for sites for Gypsies and Travellers where there is a known need. In the absence of allocated sites the Council must include a clear criteria based policy against which speculative proposals can be assessed. Sustainable site provision and enforcement where needed, aims to reduce unauthorised camping and reduce tensions (within settled communities).

REGIONAL POLICY

5.4.3 A strategic approach is advocated, developed through the Lincolnshire Gypsy and Traveller Accommodation Assessment (September 2007), with the RSS identifying a minimum requirement of 21 additional pitches to be provided for in the District in the period up to 2012, the figures being derived from the most up to date Gypsy and Traveller Accommodation Assessment. The RSS also requires the need arising from future growth beyond 2012 to be taken into account in making provision for additional pitch requirements.

LOCAL ISSUES

5.4.4 The South Kesteven 2006 Gypsy & 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.

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\(^2\) Circular 01/2006 defines Gypsies and Travellers as “Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependents’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such”. (ODPM, 2006, p.6)
A jointly funded Lincolnshire Gypsy and Traveller Accommodation Assessment (GTAA) has also been undertaken, using methodology based upon the latest version of central Government Good Practice Guidance (February 2006). This recommends provision of between 21-33 permanent pitches up to 2012.

To assess future provision beyond 2012, a standard rate of 3% compound 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.

In light of the known need in South Kesteven, the Council will seek to identify and allocate appropriate sites through the Site Specific Allocations and Policies DPD.

Proposals for sites should be in accordance with the criteria of Policy H4 and guidance on the design of sites for Gypsies and Travellers.

This approach recognises that there can be tensions between Gypsies and Travellers and the settled community and seeks to minimise this issue while meeting Gypsy and Travellers needs. Therefore, sites should be on the edge of, or within reasonable distance of, settlements which offer a range of services. However, they should not be located where use of the site would cause nuisance to adjoining properties, nor should sites be located where existing land uses will cause nuisance to the site residents, for example through pollution (noise, smell, contamination etc.). Circular 01/2006 advises that sites on the outskirts of built-up areas may be appropriate and that sites within rural or semi-rural settings are acceptable in principle.

In the absence of allocated sites the Council must include a clear criteria based policy against which speculative proposals can be assessed. It is recognised that Gypsy sites may have to be located in the countryside, but decisions about the acceptability of particular locations need to take into account access to essential services, the impact on the settled community in the vicinity and the need to minimise visual intrusion.
H4 GYPSIES AND TRAVELLERS

Where evidence from the most up to date Gypsy and Traveller Accommodation Assessment identifies the need for additional accommodation planning permission may be granted or sites allocated to meet this need where:

- the proposed site provides an acceptable living environment for its residents;
- the site has good access to the highway network and will not cause traffic congestion or safety problems;
- the site is near or adjoining a residential area;
- the site is accessible to shops, schools and health facilities by public transport, on foot or by bicycle.
- the site is not identified as an area at risk of flooding in the SFRA.
- the site will not over dominate the residential (settled) community and not place undue pressure on the local infrastructure.

5.4.11 This Policy meets Spatial Objectives 1, 5, 7 & 13.
5.5 H5: Travelling Showpeople

INTRODUCTION

5.5.1 Travelling showpeople are self-employed business people who travel the country holding fairs. Most travelling showpeople are members of the Showman’s Guild of Great Britain.

5.5.2 Traditionally, most travelling showpeople travel for their businesses in summer and spend the winter on sites, which they either own themselves or which are publicly owned. Although the nature of their work involves travelling, they do require secure bases for the storage of equipment and for residential purposes, particularly during the winter months; additionally this will allow children to have uninterrupted access to education and access to healthcare for older family members.

NATIONAL and REGIONAL POLICY

5.5.3 It is clear from statutory Regulation that the accommodation needs of Travelling Showpeople should be included in Gypsy and Traveller Accommodation Assessments (GTAA). Circular 04/2007 ‘Planning for Travelling Showpeople’ gives planning guidance on travelling show people, to facilitate provision of both privately and publicly owned sites where there is a known need.

5.5.4 In the absence of allocated sites the Core Strategy should contain a clear criteria-based policy against which speculative proposals can be assessed.

LOCAL ISSUES

5.5.5 The Lincolnshire GTAA (Sept 2007) identified two existing Travelling Showpeople sites in South Kesteven: Honington Circus, Grantham and Fairview, Lound.

5.5.6 The Lincolnshire GTAA did not identify a need for additional Travelling Showpeople accommodation and the RSS does not include specific pitch requirements. This does not mean that such a need will not be identified in the future. The Council will expect proposals for travelling showpeople sites to be in accordance with the criteria included in the Policy H5. This will allow for the proper consideration of any planning application made for a site for travelling showpeople.

5.5.7 It is recognised that sites for travelling showpeople may have to be located in the countryside, however the acceptability of particular locations need to be considered. The sites need to be suitable for mixed residential and business uses, having regard to the safety and amenity of the occupants and their children, and neighbouring residents, access to essential services, the impact on the settled community in the vicinity and the need to minimise visual intrusion.
H5 TRAVELLING SHOWPEOPLE

Proposals for sites for travelling showpeople must be justified by a demonstration of need.

Where such need is demonstrated planning permission may be granted for sites to meet this need where:

- the site has good access to the highway network and will not cause traffic congestion or safety problems.
- the site includes sufficient space for storage and maintenance of equipment and the parking and manoeuvring of all vehicles associated with the occupiers.
- the site should respect the scale of the nearest settled community and not place undue pressure on the local infrastructure.
- the site is not identified as an area at risk of flooding in the SFRA.
- the site is accessible to shops, schools and health facilities by public transport, on foot or by bicycle.

5.5.8 This Policy meets Spatial Objectives 1, 5, 7 & 13.
6 Economic Prosperity

6.1 E1: Employment Development

INTRODUCTION

6.1.1 This policy seeks to meet the objectives of the Council’s Economic Development Strategy, the Sustainable Community Strategy’s economic and tourism objectives and the aims of national guidance by ensuring that well located, good quality employment land which is attractive to businesses is allocated in appropriate, accessible and sustainable locations.

NATIONAL and REGIONAL POLICY

6.1.2 The key messages from Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4) relevant to South Kesteven include: the need to develop flexible policies which are responsive to economic change; the need for co-ordination with infrastructure and housing provision; facilitation of a supply of land to meet business needs, taking account of the different locational requirements and the expected employment needs of the District’s communities; provide for a range of business types from small start-ups to larger concerns.

6.1.3 A number of regional studies have been undertaken in recent years. All of these studies have found that there will be a significant decline in demand for industrial floorspace and a significant increase in demand for office floorspace over the next 10 to 15 years. The East Midlands Regional Plan encourages local authorities to work in partnership at a sub-regional level to ensure that sites allocated for employment uses are consistent with the priorities of the Regional Economic Strategy, are attractive and responsive to the needs of the market and promote the diversification of the rural economy.

6.1.4 The Good Practice Guide on Planning and Tourism (2006) provides guidance on effectively facilitating, providing and delivering new tourism development in a sustainable way, which can bring benefits to both urban and rural areas, regenerating towns and villages, supporting local services and facilities and securing improvements to the built and natural environment. Under the regional priority for tourism set out in the Regional Plan, Local Authorities and other public bodies should seek to identify potential areas for tourism growth where economic benefit can be maximised whilst minimising the adverse impacts on the environment. 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.
LOCAL ISSUES

6.1.5 The Employment Land Review (Savills, Oct 2005) demonstrated a high degree of take-up of land allocated for employment use in the District and put forward a strategy for new allocations based on sustainability principles. These principles are:

- The District has historically seen a good take up of employment land allocations, but a current shortage of available, well located allocated sites is constraining the development of new employment opportunities in key locations.
- Redevelopment of existing employment sites and premises for non-employment uses should be carefully considered and restricted where sites are considered to be suitable for modern business uses.
- Where employment land has been lost to other uses there is a need to provide additional employment land to compensate for that loss.
- A1, A15, A52 and A607 provide strategic transport routes which provide important economic opportunities for the District especially for storage and distribution uses which have not to date been capitalised upon by the district.
- Grantham has to date failed to exploit its excellent rail connections and proximity to the A1.
- With appropriate land allocations there is a real opportunity to meet modern demands for office (business park), industrial and distribution sectors and capitalise upon the growth of such sectors in key locations.
- There is a need to redress the balance between housing development and employment opportunities in parts of the District, particularly Stamford, Bourne and the Deepings.

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.

6.1.6 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 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, 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.

6.1.7 The strategy for Stamford is to provide for high quality modern office and industrial premises and ancillary uses. Whilst the redevelopment of suitable 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 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 land has also been 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 Grantham Area Action Plan.

6.1.8 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:

- Availability
- Suitability of the site to meet the needs of different employment uses
- Attractiveness of the site to the market
- Location of site in relation to the strategic road network and the ability to maximise the use of public transport, cycling and pedestrian links to access it
- Access to, and capacity of, appropriate existing services and infrastructure to support development
Potential impact on wildlife sites, protected species, biodiversity, historic assets, archaeology, water quality, landscape character, TPOs and open spaces (as set out in Policy EN1)

Ability of existing built form to absorb/accommodate new development

Visual impact of development on the surrounding landscape

Known constraints to a site's development such as flood risk (as set out in Policy EN2), presence of underground utilities infrastructure.

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**E1 EMPLOYMENT DEVELOPMENT**

To meet the objectives of the Council's Economic Development Strategy and the Sustainable Community Plan the Council will ensure that a portfolio of land and buildings, with a range of sizes, uses and locations, with access to a good transport network is available to ensure a successful, competitive and well-balanced business environment.

The Council's objective to broaden and diversify the employment bases of the District will be delivered by identifying development opportunities and sites for specific employment sectors within Grantham, Stamford, Bourne and the Deepings, and by encouraging appropriate employment, tourist related opportunities and appropriate diversification schemes in rural areas.

Specific sites will be allocated for employment land use in the Site Specific Allocations and Policies DPD and Grantham Area Action Plan based on the following hierarchy:

**Sub-Regional Centre:**

- 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.

**Other Market Towns:**

- 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 identified sites.
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.

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.

Other Sites:
- Colsterworth A1 junction – approximately 10 hectares for B2, B8 use
- Roseland Business Park (Long Bennington) A1 junction – approximately 8 hectares for B1, B2 and B8 use.

Further land will be brought forward towards the end of the plan period, if demand is proven under the “plan, monitor, manage” approach.

The Council will seek to retain and enhance existing areas of employment use in Grantham, Bourne, Stamford, the Deepings and villages unless it can be demonstrated that:

- The site is vacant and no longer appropriate or viable as an employment allocation; and
- Redevelopment will deliver wider regeneration benefits; or
- An alternative use would not be detrimental to the overall supply and quality of employment land within the district; or
- An alternative use would resolve existing conflicts between land uses.

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 are met.

Within the rural areas new employment development that meets a local need will generally be supported within local service centres, providing that the proposals will not have an adverse impact on the character and setting of the village, or negatively impact on neighbouring land uses through visual, noise, traffic or pollution impacts.
Outside Local Service Centres, rural diversification proposals will be supported where it can be demonstrated that it is necessary to meet the needs of farming, forestry, recreation, tourism or other enterprises and has an essential requirement for a rural location. Such proposals would need to demonstrate that they will help to support or regenerate a sustainable rural economy.

6.1.9 This Policy meets Spatial Objectives 1, 2, 4, 6 and 8.
6.2 E2: Retail Development

INTRODUCTION

6.2.1 The Council’s approach for town centre development (encompassing retail, office, leisure and community facilities) is guided by national policies set out in Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4).

6.2.2 The approach therefore emphasises that retail and other town centre uses should be located either within defined town centres or in adjacent planned extensions. The four towns benefit from good access by a range of modes of transport including public transport. This allows them to serve the needs of a much wider rural hinterland. This policy aims to maintain and enhance the roles of the defined towns and local service centres as locally significant service and employment centres through the protection of existing retail and community facilities.

NATIONAL and REGIONAL POLICY

6.2.3 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 the existing centres to accommodate new town centre development. They should also define a network and hierarchy of centres.

6.2.4 The Regional Plan (RSS8) sets out the town centre hierarchy for the East Midlands and identifies Grantham as the primary retail and service centre in South Kesteven, through its designation as a Sub-Regional Centre. The Plan notes that Grantham has significant potential for growth. Bourne and Stamford are identified as "main towns", providing a range of higher-order district-wide services and facilities, with The Deepings identified as a "small town", providing a range of facilities to meet local needs.

LOCAL ISSUES

6.2.5 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.

6.2.6 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.

6.2.7 In addition, a number of Local Service Centres (LSC) have been identified as hubs for development to accommodate local needs, based on an audit of community facilities within all other centres and villages in the District. The inclusion of LSCs alongside the main towns aims to ensure that the current level of facilities in the rural area is maintained, which enable the residents of the villages to meet their daily retail needs without having to travel by private car.
POLICY E2: RETAIL DEVELOPMENT

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.

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.

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.

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 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.

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.

The Local Service Centres should accommodate small-scale local shopping facilities to serve the everyday needs of local people but more significant development will not be appropriate.

Small local shops and retail parades will be provided as part of the comprehensive planning of large residential areas.

6.2.8 This Policy meets Spatial Objectives 1, 3, 6 and 9.
7 Monitoring and Implementation

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, SixthFormCollege 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 stage 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 The 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.
### Area: Health

<table>
<thead>
<tr>
<th>Infrastructure Description</th>
<th>Detail &amp; Cost Estimate</th>
<th>Phasing</th>
<th>Potential Funding Sources</th>
<th>Delivery Agency &amp; Partners</th>
<th>Risks and Contingency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grantham: NW Quadrant GP Services 2GP facility</td>
<td>On construction of 600 unit (Section 106 term)</td>
<td>Developer contributions, PCT</td>
<td>PCT, landowner/developer</td>
<td>Low risk as agreement through current planning application for developer funding contribution</td>
<td></td>
</tr>
<tr>
<td>Grantham: Southern Quadrant GP services 4-6GP facility</td>
<td>To be determined</td>
<td>Developer contributions, PCT</td>
<td>PCT, landowner/developer</td>
<td>Risk that developer funding not available. Seek alternative funding sources. Risk is that no provision will increase pressure on existing GP's.</td>
<td></td>
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</tbody>
</table>

### Area: Highways

<table>
<thead>
<tr>
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<th>Detail &amp; Cost Estimate</th>
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<th>Potential Funding Sources</th>
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<th>Risks and Contingency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grantham: Southern Quadrant Highways Scheme (East West Relief Road) Construction of new road and viaduct</td>
<td>2010-2012 Secure agreement with Network Rail, completion of detailed design work 2014 Construction commences</td>
<td>Developer contributions, LCC, Other Public Sector funding</td>
<td>Landowner/developer, HA, LCC, SKDC, Network Rail</td>
<td>Requires agreement from Network Rail. (Network Rail have appointed specialists consultants to negotiate the crossing rights on their behalf)</td>
<td></td>
</tr>
<tr>
<td>Grantham: NW Quadrant Highways Scheme (Pennine Way Link) Construction of new road and rail bridge</td>
<td>2010-2014 Secure agreement with Network Rail, completion of detailed design work and construction</td>
<td>Developer contributions</td>
<td>Landowner/developer, LCC, Network Rail</td>
<td>Requires agreement from Network Rail (Network Rail have appointed specialists consultants to negotiate the crossing rights on their behalf)</td>
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<tr>
<td>AREA</td>
<td>INFRASTRUCTURE DESCRIPTION</td>
<td>DETAIL &amp; COST ESTIMATE</td>
<td>PHASING</td>
<td>POTENTIAL FUNDING SOURCES</td>
<td>DELIVERY AGENCY &amp; PARTNERS</td>
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<tr>
<td>Grantham</td>
<td>Improved public transport and extension of town bus services</td>
<td>2010</td>
<td>Developer contributions, LCC, LTP</td>
<td>LCC, public transport operators</td>
<td>Low as funding already identified and infrastructure works underway.</td>
</tr>
<tr>
<td>Water Resources</td>
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<tr>
<td>Grantham: Southern Quadrant</td>
<td>Supply new pipeline between reservoir and development site</td>
<td>Temporary connection 2014 2-3 year lead in for new main (2012-2015)</td>
<td>Developer Requisition Landowner/developer, AWS</td>
<td>Temporary connection to existing main to allow first phase to begin. Risk that AWS will not agree; therefore development commencement may be delayed.</td>
<td></td>
</tr>
<tr>
<td>Foul Sewerage Networks (FSN) and Sewage Treatment Works (STW)</td>
<td>Sewer network capacity upgrade from Barrowby Road</td>
<td>Following completion of 250 units</td>
<td>Developer Requisition AWS</td>
<td>Low risk as cost of developer requisition included within site viability calculations.</td>
<td></td>
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<tr>
<td>Grantham: NW Quadrant</td>
<td>FSN</td>
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South Kesteven Adopted Core Strategy
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<tr>
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<th>PHASING</th>
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<th>DELIVERY AGENCY &amp; PARTNERS</th>
<th>RISKS AND CONTINGENCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grantham: Southern Quadrant</td>
<td>STW</td>
<td>Construction of new STW to south of Grantham (or upgrade of existing Marston STW)</td>
<td>2010-2014 Finalisation of preferred solution and inclusion in next AMP 2015-2017 Construction of STW 2014 onwards</td>
<td>AWS</td>
<td>AWS</td>
<td>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 may be delayed.</td>
</tr>
<tr>
<td>Energy</td>
<td>Operational infrastructure</td>
<td>Dependant on development and location</td>
<td>Throughout plan period</td>
<td>Central Networks, landowner/ developer</td>
<td>Central Networks</td>
<td>There are no known constraints to delivery of electricity infrastructure.</td>
</tr>
<tr>
<td>AREA</td>
<td>INFRASTRUCTURE DESCRIPTION</td>
<td>DETAIL &amp; COST ESTIMATE</td>
<td>PHASING</td>
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</tbody>
</table>
| 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 |
| Education                 |                                 |                                               |                    |                                                   |                             |                        |
| Grantham: NW Quadrant     | Primary School                  | New 2 Form Entry school  
|                           |                                 | Indicative cost £5 million plus site each    | 2010-2015 (by 600 homes) | Developer contributions, LCC, DCSF                | LCC, SKDC, landowner/developer | Provision in North West Quadrant accommodated for in the Section 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 |
| 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 | LCC has statutory duty to provide school places when needed. |
| 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 | Without funding they would achieve this by relying upon the use of mobile/temporary classrooms. Increased travel to access school places beyond Grantham. |
| 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 A - Schedule of 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.

<table>
<thead>
<tr>
<th>Local Plan Policy</th>
<th>Local Plan Policy Name</th>
<th>Replaced by Core Strategy Policy</th>
<th>Will be replaced at a later date in a further DPD, AAP, SPD</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>H1</td>
<td>Housing Allocation - Grantham</td>
<td>H1 - Partial replacement</td>
<td>Allocations included in Grantham AAP</td>
<td>The overall approach to housing will be detailed in Policy H1. Site allocations and detailed criteria will be set out in Grantham AAP.</td>
</tr>
<tr>
<td>H2</td>
<td>Housing Allocation - Stamford</td>
<td>H1 - Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
<td>The overall approach to housing will be detailed in Policy H1. Site allocations and detailed criteria will be set out in SSAP DPD.</td>
</tr>
<tr>
<td>H3</td>
<td>Housing Allocation - Bourne</td>
<td>H1 - Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
<td>The overall approach to housing will be detailed in Policy H1. Site allocations and detailed criteria will be set out in SSAP DPD.</td>
</tr>
<tr>
<td>H4</td>
<td>Housing Allocation - The Deepings</td>
<td>H1 - Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
<td>The overall approach to housing will be detailed in Policy H1. Site allocations and detailed criteria will be set out in SSAP DPD.</td>
</tr>
<tr>
<td>H5</td>
<td>Housing Allocation in the Rural Area outside the towns of Grantham,</td>
<td>H1 - Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
<td>The overall approach to housing will be detailed in Policy H1. Site allocations and detailed criteria will be set out in SSAP DPD.</td>
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<tr>
<td>Stamford, Bourne and the Deepings</td>
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<tr>
<td>H6 Residential Development on sites not allocated at the towns and villages in policies H1, H2, H3, H4 and H5</td>
<td>SP1, SP2</td>
<td>n/a</td>
<td></td>
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</tr>
<tr>
<td>H7 Residential Development in settlements other than those listed in Policies H1, H2, H3, H4 and H5 and at Belton</td>
<td>SP1, SP2</td>
<td>n/a</td>
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<tr>
<td>H8 Affordable Housing</td>
<td>H3</td>
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<tr>
<td>H9 Affordable Housing</td>
<td>H3</td>
<td></td>
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<tr>
<td>H11 Sub-Division of Houses into Flats</td>
<td>No replacement</td>
<td>No replacement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>H12 Restriction on Change of Use of Residential Properties at Grantham and Stamford</td>
<td>Grantham AAP Site Specific Allocations and Policies DPD</td>
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</tr>
<tr>
<td>E1 Employment Allocation - Grantham</td>
<td>E1 – Partial replacement</td>
<td>Allocations included in Grantham AAP</td>
<td>The overall approach to employment will be detailed in Policy E1. Site allocations and detailed criteria will be set out in Grantham AAP.</td>
<td></td>
</tr>
<tr>
<td>E2 Employment Allocation - Stamford</td>
<td>E1 – Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
<td>The overall approach to employment will be detailed in Policy E1. Site allocations and detailed criteria will be set out in SSAP DPD.</td>
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<tr>
<td>E3 Employment Allocation - Bourne</td>
<td>E1 – Partial replacement</td>
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<tr>
<td>E4 Employment Allocation - The Deepings</td>
<td>E1 – Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
<td>The overall approach to employment will be detailed in Policy E1. Site allocations and detailed criteria will be set out in SSAP DPD.</td>
<td></td>
</tr>
<tr>
<td>E5 Employment Development elsewhere within the towns listed in H1, H2, H3 and H4</td>
<td>SP1, E1</td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E6 Employment in the Rural Areas</td>
<td>SP1, E1, EN1</td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E7 Employment Allocations - Rural Area</td>
<td>No replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E8 New Employment in the Open Countryside</td>
<td>SP1, E1</td>
<td>n/a</td>
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<tr>
<td>E11 Safeguarding of Industrial Sites</td>
<td>E1</td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>S1 Existing Town Centre Shopping Areas</td>
<td>E2 – Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD and Grantham AAP</td>
<td>The overall approach to retail development will be detailed in Policy E2. Site allocations and detailed criteria will be set out in Grantham AAP and SSAP DPD.</td>
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<tr>
<td>S2 New Shopping Development In and Around Town Centres</td>
<td>E2 – Partial replacement</td>
<td>Allocations included in Site Specific Allocations and Policies DPD and Grantham AAP</td>
<td>The overall approach to retail development will be detailed in Policy E2. Site allocations and detailed criteria will be set out in Grantham AAP and SSAP DPD.</td>
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<tr>
<td>S3 Non-Retail Uses in Primary Town Centre Shopping Streets</td>
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<tr>
<td>S6 Local Shopping in the Towns</td>
<td>E2</td>
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<tr>
<td>S7 Local Shopping Centres in Major New Housing Development</td>
<td>E2</td>
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</tbody>
</table>
### South Kesteven Adopted Core Strategy

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<tr>
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<tr>
<td>S8 Shopping development in Villages</td>
<td>SP2, EN1</td>
<td>n/a</td>
<td></td>
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</tr>
<tr>
<td>EN1 Protection and Enhancement of the Environment</td>
<td>SP2, EN1</td>
<td>n/a</td>
<td></td>
<td>Proposals Map will identify conservation areas</td>
</tr>
<tr>
<td>EN2 Development in the Countryside</td>
<td>SP2, EN1</td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EN5 Prevention of coalescence</td>
<td>EN1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EN6 Open Areas Important to the Character and Setting of Built-Up Areas</td>
<td>EN1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EN7 Historic Parks and Gardens</td>
<td>EN1</td>
<td></td>
<td></td>
<td>Areas will be identified on Proposals Map</td>
</tr>
<tr>
<td>EN8 Protection of Wildlife and Geological Sites</td>
<td>EN1</td>
<td></td>
<td></td>
<td>Areas will be identified on Proposals Map</td>
</tr>
<tr>
<td>AG1 Agricultural Buildings</td>
<td>No replacement</td>
<td>No replacement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AG2 Reuse and Adaptation of Agricultural and Other Rural Buildings</td>
<td>E1, EN1, SP2, SP1</td>
<td>No replacement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AG3 Development Related to Agriculture</td>
<td>E1, EN1, SP2, SP1</td>
<td>No replacement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C1 Sites of Archaeological Interest</td>
<td>EN1</td>
<td>No replacement</td>
<td></td>
<td>Areas will be identified on Proposals Map</td>
</tr>
<tr>
<td>C2 Other Known Sites of Archaeological Importance</td>
<td>EN1</td>
<td>No replacement</td>
<td></td>
<td>Areas will be identified on Proposals Map</td>
</tr>
<tr>
<td>REC1 Protection of Existing Recreational Open Space</td>
<td>EN1</td>
<td>No replacement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Plan Policy Name</td>
<td>Local Plan Policy Name</td>
<td>Replaced by Core Strategy Policy</td>
<td>Will be replaced at a later date in a further DPD, AAP, SPD</td>
<td>Comments</td>
</tr>
<tr>
<td>------------------------</td>
<td>------------------------</td>
<td>---------------------------------</td>
<td>----------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>REC3</td>
<td>Public Open Space and new Housing Development</td>
<td>SP4 - partial replacement</td>
<td>Site Specific Allocations and Policies DPD and Grantham AAP</td>
<td>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</td>
</tr>
<tr>
<td>REC4</td>
<td>Playing Fields provision in new Residential Development of more than 100 dwellings or 4 Hectares</td>
<td>SP4 - partial replacement</td>
<td>Site Specific Allocations and Policies DPD and Grantham AAP</td>
<td>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</td>
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<tr>
<td>REC5</td>
<td>Play Space provision in new Residential Developments of more than 50 dwellings or 2 Hectares</td>
<td>SP4 - partial replacement</td>
<td>Site Specific Allocations and Policies DPD and Grantham AAP</td>
<td>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</td>
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<tr>
<td>REC7</td>
<td>Allotments</td>
<td>EN1</td>
<td>Site Specific Allocations and Policies DPD and Grantham AAP</td>
<td></td>
</tr>
<tr>
<td>REC9</td>
<td>The Grantham Canal</td>
<td>No replacement</td>
<td>Grantham Area Action Plan</td>
<td></td>
</tr>
<tr>
<td>REC10</td>
<td>Indoor Leisure Facilities</td>
<td>SP1, SP2</td>
<td>Site Specific Allocations and Policies DPD and Grantham AAP</td>
<td></td>
</tr>
<tr>
<td>REC11</td>
<td>Touring Caravan and Camping Sites</td>
<td>SP1</td>
<td>Site Specific Allocations and Policies DPD and Grantham AAP</td>
<td></td>
</tr>
<tr>
<td>T2</td>
<td>Existing Town Centre Car Parks</td>
<td>No replacement</td>
<td>Site Specific Allocations and Policies DPD and Grantham AAP</td>
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</table>

South Kesteven Adopted Core Strategy
## Appendix B - Monitoring and Implementation Framework

<table>
<thead>
<tr>
<th>Policy</th>
<th>Target</th>
<th>Implementation</th>
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<tbody>
<tr>
<td><strong>Spatial Strategy Policies</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SP1 Spatial Strategy</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Core Strategy Policies</td>
<td>SKDC developers</td>
<td>Adoption of SPD by 2010 and LSSs by 2012</td>
</tr>
<tr>
<td>Site Specific Allocations and Policies DPD</td>
<td>Grantham AAP</td>
<td>To be established through Site Specific Allocation Policies DPD and Grantham AAP</td>
</tr>
<tr>
<td>Affordable Housing SPD</td>
<td>SKDC Development management process</td>
<td>New development in terms of housing, commercial and other development</td>
</tr>
<tr>
<td><strong>Sustainable Communities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Core Strategy Policies</td>
<td>SKDC developers</td>
<td>Adoption of SPD by 2010 and LDDs by 2012</td>
</tr>
<tr>
<td>Site Specific Allocations and Policies DPD</td>
<td>Grantham AAP</td>
<td>To be established through Site Specific Allocation and Policies DPD</td>
</tr>
<tr>
<td>Affordable Housing SPD</td>
<td>LCC Development management process</td>
<td>Development in terms of housing, commercial and other development</td>
</tr>
<tr>
<td><strong>Sustainable Integrated Transport</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Core Strategy Policies</td>
<td>SKDC developers</td>
<td>Adoption of SPD by 2010 and LDDs by 2012</td>
</tr>
<tr>
<td>Site Specific Allocations and Policies DPD</td>
<td>Grantham AAP</td>
<td>To be established through Site Specific Allocation and Policies DPD</td>
</tr>
<tr>
<td>Affordable Housing SPD</td>
<td>LCC Development management process</td>
<td>Development in terms of housing, commercial and other development</td>
</tr>
<tr>
<td>Policy</td>
<td>Implementation</td>
<td>Responsible Agencies</td>
</tr>
<tr>
<td>--------</td>
<td>----------------</td>
<td>----------------------</td>
</tr>
</tbody>
</table>
| Grantham AAP  
Lincolnshire Local Transport Plan  
Development management process | Developers  
Public transport operators  
Highways Agency  
Network Rail | Length of dedicated walking and cycling routes (LO) | Increase in length of dedicated walking and cycling routes over plan period |
|  |  | Number of major planning applications granted planning permission with approved travel plan (where required) (LO) | 100% of applications per annum |
|  |  | Number of bus journeys per annum (LO) | % increase in number of journeys per annum year-on-year |
| SP4 Developer Contributions  
Infrastructure Provision | Developer Contributions SPD  
LCC (Highways, Education, Social Services, Libraries)  
Local Strategic Partnership  
Anglian Water  
Environment Agency  
Developers | Adoption of SPD | Adoption of SPD by 2010 |
<p>|  |  | Supply of new infrastructure in phase with development (LO) | All new infrastructure required to be delivered in conjunction with the development of sites to be secured through Section 106 Agreement or CIL |</p>
<table>
<thead>
<tr>
<th>Policy</th>
<th>Implementation</th>
<th>Responsible Agencies</th>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Environmental Policies</strong></td>
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<tr>
<td><strong>EN1</strong></td>
<td>Protection &amp; Enhancement of District's Character</td>
<td>Biodiversity Action Plan</td>
<td>Lincolnshire Biodiversity Partnership</td>
<td>Condition of habitats (CO)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Development management process</td>
<td>SKDC Landowners Developers</td>
<td>Percentage of sites positively managed (NI 197)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Amount of public open space (CO)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Percentage of Conservation Areas covered by an up-to-date Conservation Area Appraisal and management proposals</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Number of applications granted contrary to advice of English Heritage (LO)</td>
</tr>
<tr>
<td><strong>EN2</strong></td>
<td>Reducing the Risk of Flooding</td>
<td>Development management process</td>
<td>SKDC Private developers</td>
<td>Number of planning permissions granted contrary to advice of Environment Agency on flood risk grounds (CO)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Number of new developments incorporating SUDs (LO)</td>
</tr>
<tr>
<td><strong>EN3</strong></td>
<td>Renewable Energy Generation</td>
<td>Development management process</td>
<td>SKDC Private developers Energy providers</td>
<td>Renewable energy capacity installed by type (CO)</td>
</tr>
<tr>
<td>Policy</td>
<td>Responsible Agencies</td>
<td>Indicator</td>
<td>Implementation</td>
<td>Target</td>
</tr>
<tr>
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<td>--------</td>
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<tr>
<td>EN4</td>
<td>SKDC Private sector commercial development and Design</td>
<td>Number and proportion of total new build housing completions assessed against Building for Life criteria (CO)</td>
<td>Adoption of LDDs by 2012</td>
<td>All sites of 10 or more dwellings to achieve at least good score per site</td>
</tr>
<tr>
<td>H1</td>
<td>SKDC Private housebuilders</td>
<td>Net additional housing completions (CO/NI154)</td>
<td>Adoption of LDDs</td>
<td>Completion of ready to develop housing sites (NI159)</td>
</tr>
<tr>
<td>H2</td>
<td>SKDC Private housebuilders</td>
<td>Supply of ready to develop housing sites (NI159)</td>
<td>Adoption of LDDs</td>
<td>At least 100% completions per annum in accordance with housing trajectory</td>
</tr>
<tr>
<td>H3</td>
<td>SKDC Private housebuilders</td>
<td>Total net additional affordable homes completed (LO/NI155)</td>
<td>Adoption of LDDs</td>
<td>At least 100% completions per annum in accordance with housing trajectory</td>
</tr>
<tr>
<td></td>
<td>Parish &amp; Town Councils</td>
<td>Proportion of housing completions on qualifying sites that is affordable</td>
<td>Adoption of SPD</td>
<td>Up to 35% of total housing completions per annum to be affordable</td>
</tr>
<tr>
<td></td>
<td>RHPs</td>
<td>Number of dwellings completed on rural exception sites (LO)</td>
<td>Adoption of SPD</td>
<td>238 dwellings per annum</td>
</tr>
</tbody>
</table>

*South Kesteven Adopted Core Strategy*
<table>
<thead>
<tr>
<th>Policy</th>
<th>Implementation</th>
<th>Responsible Agencies</th>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>H4 Gypsies &amp; Travellers</td>
<td>Site Specific Allocations and Policies DPD Development management process</td>
<td>SKDC Gypsy &amp; Traveller community RHPs Landowners</td>
<td>Adoption of DPD Number of net additional pitches provided (CO) Number of unauthorised encampments (Caravan count)</td>
<td>Adoption of DPD by 2012 Provision of minimum of 11 permanent pitches by 2017 No unauthorised encampments per annum</td>
</tr>
<tr>
<td>H5 Travelling Showpeople</td>
<td>Development management process</td>
<td>SKDC Travelling Showpeople community Landowners</td>
<td>Number of additional pitches provided (LO)</td>
<td>Needs identified in accordance with Lincolnshire GTAA</td>
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</table>

**Economic Prosperity Policies**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Implementation</th>
<th>Responsible Agencies</th>
<th>Indicator</th>
<th>Target</th>
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<tr>
<td>E1 Employment Development</td>
<td>Site Allocations and Policies DPD Grantham AAP Development management process Private sector commercial development</td>
<td>SKDC Developers LCC</td>
<td>Adoption of LDDs Employment land available by type (CO) Amount of additional employment floorspace completed (CO)</td>
<td>Adoption of LDDs by 2012 Targets to be established through Site Allocations and Policies DPD and Grantham AAP Net increase in amount of employment floorspace per annum</td>
</tr>
<tr>
<td>Policy</td>
<td>Implementation</td>
<td>Responsible Agencies</td>
<td>Indicator</td>
<td>Target</td>
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<tr>
<td>--------</td>
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<td>--------</td>
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<tr>
<td>E2 Retail Development</td>
<td>Site Allocations and Policies DPD Grantham AAP Bourne Core Area SPD Development management process Private sector commercial development</td>
<td>SKDC Developers Landowners</td>
<td>Adoption of LDDs</td>
<td>Adoption of LDDs by 2012</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>New floorspace completed in identified centres (CO)</td>
<td>Provision of convenience and comparison floorspace in accordance with Retail Needs Study</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Pedestrian footfall in each town centre (LO)</td>
<td>Increase in footfall year-on-year</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Vacancy rates in each town centre (LO)</td>
<td>Maintain at 5%</td>
</tr>
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</table>

**KEY**

<table>
<thead>
<tr>
<th>AAP</th>
<th>Area Action Plan</th>
</tr>
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<tbody>
<tr>
<td>CO</td>
<td>Annual Monitoring Report Core Output Indicator</td>
</tr>
<tr>
<td>DPD</td>
<td>Development Plan Document</td>
</tr>
<tr>
<td>LCC</td>
<td>Lincolnshire County Council</td>
</tr>
<tr>
<td>LDD</td>
<td>Local Development Document</td>
</tr>
<tr>
<td>LO</td>
<td>Annual Monitoring Report Local Output Indicator</td>
</tr>
<tr>
<td>LSC</td>
<td>Local Service Centre</td>
</tr>
<tr>
<td>NI</td>
<td>National Indicator</td>
</tr>
<tr>
<td>RHP</td>
<td>Registered Housing Provider</td>
</tr>
<tr>
<td>SKDC</td>
<td>South Kesteven District Council</td>
</tr>
<tr>
<td>SPD</td>
<td>Supplementary Planning Document</td>
</tr>
</tbody>
</table>
Appendix C - Glossary

**Adoption** - the point at which a planning document becomes official policy.

**Affordable Housing** - Housing which meets the present and future needs of households unable to secure adequate housing at prices determined by the market.

**Amenity** - A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

**Annual Monitoring Report (AMR)** - Produced by the Council to provide an assessment of the progress made against targets and the performance of policies. The monitoring period is 1st April to 31st March.

**Area Action Plans (AAP)** - AAPs are used to provide the planning framework for areas where significant change or conservation is needed. A key feature of AAPs will be the focus on implementation. They will deliver the planned ‘growth’ areas and resolve conflicting objectives in the areas subject to the major development pressures.

**Biodiversity** - The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

**Brownfield** - Land that has been previously developed (also known as previously developed land).

**BREEAM** - Building Research Establishment Environmental Assessment Method. A widely used means of reviewing and improving the environmental performance of buildings. BREEAM assessment methods generally apply to commercial developments (industrial, retail etc.).

**BAP** - Biodiversity Action Plans. Plans that set out a methodology to protect, conserve and enhance the diversity of wildlife. A UK BAP applies across the United Kingdom, and South Kesteven is also covered by a local BAP (Lincolnshire BAP)

**Carbon Emissions** - Carbon Dioxide (CO₂) that enters the atmosphere as a result of human activity, especially the burning of carbon-based fuels.

**Carbon Neutral** - When CO₂ emissions of an individual group, organisation or activity have been entirely "cancelled out" through a process of calculation, reduction and offsetting.

**Code for Sustainable Homes** - A new national best practice standard for sustainable design and construction of new homes. Level 6 of the Code is equivalent to zero carbon.
Commitments - A term used to describe sites that have planning permission, and those that have been identified in principle as being suitable for development. Commitments apply to both housing and employment uses.

Compulsory Purchase Order - The power to acquire land for redevelopment which includes development by private developers.

Conservation Areas - Areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Controlled Waters - Defined by the Water Resources Act 1991, Part III, Section 104. Comprise of all rivers, canals, lakes, ground waters, estuaries and coastal waters to three nautical miles from the shore.

Core Strategy - The Local Development Framework document which sets out the long term spatial vision for the local planning authority area, and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document.

Development Plan Documents (DPD) - A document that is the main consideration in deciding planning applications.

EMRA - East Midlands Regional Assembly

Fauna - The animal life of a particular time or region.

Flora - The plants of a particular region or time period.

Greenfield land - Land (or a defined site) which has never been built on before, that has not been previously developed, and is therefore typically in a natural state.

Growth Point Status - Status awarded to a number of Local Planning Authorities (including South Kesteven District Council), which has resulted in Grantham receiving an allocation of funding towards various infrastructure projects, in exchange for agreeing to additional housing provision over requirements.

GOEM - Government Office for the East Midlands

Housing Needs Study - A study which assesses the future housing needs of the District, in terms of the size, type and affordability of dwellings.

Infrastructure - The basic services and facilities needed for the smooth running of a community.

Issues and Options - The first consultation stage in producing development plan documents.

Key Diagram - A diagram which illustrates the main strategic principles of the spatial strategy of the LDF. It is not site specific, unlike the proposals map.
**Listed Building** - Buildings of special architectural or historic interest. Permission is required before works that might affect their character or appearance can be undertaken. They are divided into Grades I, II*, and II, with I being of exceptional interest.

**Local Development Document (LDD)** - A document making up part of the planning strategy.

**Local Development Framework (LDF)** - The overall name for the folder or portfolio of Local Development Documents and the LDS and AMR, which together makes up the planning strategy for an authority.

**Local Development Scheme (LDS)** - The programme for producing planning documents which will make up the LDF.

**Local Distinctiveness** - Elements or features of a local area that make it distinct from other local areas.

**Local Plan** - The plan produced under the former planning system by the District. The South Kesteven District Local Plan (and the Lincolnshire County Council Structure Plan) will be replaced by the RSS and LDF.

**Local Strategic Partnership (LSP)** - A partnership of service providers, the community, the voluntary sector and businesses that help to identify local priorities for action and devise strategies for delivery. One of its main tasks is to prepare and implement the Sustainable Community Strategy.

**Local Transport Plan (LTP)** - The transport strategy prepared by the local transport authority, i.e. Lincolnshire County Council. A five year plan setting out the strategy and priority for transport.

**Open Space** - In applying the policies in this guidance open space should be taken to mean all open space of public value in line with the latest National Guidance. Including: parks and gardens, natural and semi-natural urban green spaces, green corridors and outdoor sports facilities, amenity green space, allotments etc.

**Planning and Compulsory Purchase Act 2004 (The Act)** - Puts in place the new statutory framework for preparing RSS and LDFs.

**Planning Obligation** - A legally binding agreement or obligation entered into by the local authority and a land developer over an issue related to a planning application, under Section 106 of the Town and Country Planning Act 1990.

**Planning Policy Guidance Notes (PPG)** - Guidance produced by the Government on planning matters (being replaced by PPSs)

**Planning Policy Statements (PPS)** - Statements of National Planning Policy issued by the Government (to replace PPGs)
**Population Density** - A measurement of the number of people in a given area.

**Preferred Options** - Document(s) produced as part of the preparation of Development Plan Documents, and issued for formal public participation. The general preferred approach is presented.

**Proposals Map** - A map on an Ordnance Survey base, which shows the sites and locations to which policies apply, it is site and location specific. The Proposals Map will be revised each time a new DPD is prepared which has site specific policies or proposals, and will always reflect the up-to-date planning strategy for the area.

**Public Examination** - DPDs are assessed at an examination, during which the Planning Inspector assesses the soundness of the document.

**PINS** - Planning Inspectorate

**Regional Planning Body** - The body responsible for preparing the Regional Spatial Strategy. In the East Midlands, this body is the East Midlands Regional Assembly.

**Regional planning Guidance (RPG)** - The strategic plan for the region prepared under the former planning system, now replaced by the Regional Spatial Strategy.

**Regional Spatial Strategy (RSS)** - A strategy that sets out Government’s planning and transport policy for a region, for a 15-20 year period. It is prepared by the East Midlands Regional Assembly, and forms part of the statutory Development Plan.


**Renewable Energy** - Energy supplies that are produced from elements which can be renewed i.e. used over and over again. The use of renewable energy helps to reduce carbon emissions. Examples include solar energy and wind power.

**Section 40: NERC** - Section 40: Natural Environment and Rural Communities Act 2006. States "Every public body must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

**Section 106 Agreement** - Derived from Section 106 of the Town and Country Planning Act 1990. A voluntary agreement between the local planning authority and any other body with an interest in land in their area. Its purpose is to restrict or regulate the use of land, or to make other such arrangements (such as financial contributions) as the Local Authority considers it necessary.
Site Specific Allocations and Policies document - Allocations of sites for specific or mixed uses or development, to be contained in the Site Allocations DPD, which will come forward during the lifetime of the Local Development Framework. Policies will identify any specific requirements for individual proposals. The sites will be shown on the Proposals Map.

Spatial Planning - The bringing together and integration of policies for the development and use of land, with other policies and programmes that influence the nature of places and how they function.

Spatial Strategy - A strategy for the future development of South Kesteven District, also illustrated on a plan, which identifies broad locations for various forms of development, key principles, and strategic level policies governing development and land use.

Statement of Community Involvement (SCI) - Document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of the LDF (and in the consultation of individual planning applications).

Strategic Environmental Assessment (SEA) - Sustainability Appraisal needs to be undertaken in a way that incorporates the requirements for SEA. SEA is a generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. This is a statutory requirement under the European ‘SEA Directive’ (2001/42/EC).

Strategic Housing Land Availability Assessment (SHLAA) - To identify sites which may be suitable for housing development during the period to 2026. Each site within the SHLAA has been assessed to establish whether it is likely to be suitable for residential development and, if so, when it might come forward for development.

Strategic Housing Market Assessment (SHMA) - An assessment of need and demand for housing, to assist in developing long term strategies for planning and housing for a housing market area.

Structure Plan - The strategic plan produced under the former planning system by county Councils. The Lincolnshire Structure Plan (and the South Kesteven Local Plan) will be replaced by the RSS and LDF.

Supplementary Planning Document (SPD) - Elaborates on policies or proposals in DPDs, and gives additional guidance.

Supplementary planning Guidance (SPG) - Provides guidance or development briefs to supplement policies and proposals in a Local Plan (being replaced by SPD)

Sustainability Appraisal - A sustainability appraisal should be completed for all local development documents, at all stages. It identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.
**Sustainable Community Strategy** - A document that all local authorities are required to produce. It should aim to improve the quality of life for local communities through partnership working and improvements in service delivery.

**Sustainable Development** - Development to improve quality of life and protect the environment in balance with the local economy, for current and future generations.
## Appendix D - List of Abbreviations

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>AAP</td>
<td>Area Action Plan</td>
</tr>
<tr>
<td>AMR</td>
<td>Annual Monitoring Report</td>
</tr>
<tr>
<td>BAP</td>
<td>Biodiversity Action Plan</td>
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<td>CIL</td>
<td>Community Infrastructure Levy</td>
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<td>DPD</td>
<td>Development Plan Document</td>
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<td>EMRA</td>
<td>East Midlands Regional Assembly</td>
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<tr>
<td>GTAA</td>
<td>Gypsy and Traveller Accommodation Assessment</td>
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<td>GTNS</td>
<td>Gypsy and Traveller Needs Survey</td>
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<td>LDF</td>
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<td>Planning Policy Statement</td>
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<td>RSS</td>
<td>Regional Spatial Strategy</td>
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<td>SA</td>
<td>Sustainability Appraisal</td>
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<td>Special Area of Conservation</td>
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<td>SCS</td>
<td>Sustainable Community Strategy</td>
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<td>SFRA</td>
<td>Strategic Flood Risk Assessment</td>
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<tr>
<td>SHLAA</td>
<td>Strategic Housing Land Availability Assessment</td>
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<td>Strategic Housing Market Assessment</td>
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<td>SSSI</td>
<td>Site of Special Scientific Interest</td>
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<td>SUDS</td>
<td>Sustainable Urban Drainage System</td>
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<td>SUE</td>
<td>Sustainable Urban Extension</td>
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Alternative formats
South Kesteven has a rich and diverse culture - a community made up of people from different cultures, with differing backgrounds, beliefs and experiences. This diversity is one of the things that make South Kesteven such a great place to live and work.

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

To request a document in a specific language or format, you can ring us or email us:
☎ 01476 406127 ✉ communications@southkesteven.gov.uk

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

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

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

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

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Šo informāciju var iegūt arī latviešu valodā. Ja Jums vai kādai no Jūsu pazīpāi šādi pakalpojumi naktu par labu, lūdzu kontaktejiet mūs.

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

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

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

Русский
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Türkçe
Bu bilgiler Türkçe dilinde mevcuttur. Siz veya bir tanidiğinizin bu hizmetden faydalanacağını düşünüyorsanız lütfen bizi arayınız.