Local Development Framework for South Kesteven

Site Allocation and Policies Development Plan Document

Policies Consultation

November 2010
Site Allocation DPD: Additional Sites and Policy Options

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Policies Consultation November 2010
1 Introduction

The Site Allocations and Policies Development Plan Document (DPD) forms part of the South Kesteven Local Development Framework (LDF). Together with the Core Strategy and the Grantham Area Action Plan, it will provide the planning policy framework for the District, guiding the location, design, form and use of land and buildings across the District over the next 16 years to 2026.

The Site Allocations and Policies DPD will identify and allocate sites for specific types of development. It will also include policies to guide the way sites are developed, ensuring that where development takes place, proper provision is made for necessary community facilities and infrastructure; and that appropriate open space and affordable housing is incorporated into the design and development of a scheme. The policies will also provide the detailed framework to guide the scale form and location of new employment and retail development expanding upon the core policies included in the Core Strategy.

The Site Allocations and Policies DPD will cover all of South Kesteven district except for the town of Grantham which is to be covered by a separate Grantham Area Action Plan (GAAP). Both of these document are being prepared to the same timescale. The Site Allocations and Policies DPD must be in conformity with the spatial strategy and core policies included within the Core Strategy, which was adopted in July 2010.

1.1 Background

Work on the Local Development Framework for South Kesteven began in 2005 with the publication of an Issues and Options consultation paper. This led to consultation on two documents in 2006 - the Core Strategy and a Housing and Economic Development Plan Document. In 2007 the Council prioritised the preparation of the Core Strategy so that it would be adopted in advance of the more detailed policy and site allocation plans. This has ensured that the guiding principles and spatial strategy established by the Core Strategy are in place to guide the development of subsequent plans and to provide an overarching policy framework for determining planning applications. Many of the policy issues included in this consultation are the same or similar to those previously consulted upon. Where this is the case we have made reference to the earlier version within the text of this consultation document.

In October 2009 and September 2010 the Council asked for comments from local communities and key stakeholders about a large number of sites which had been suggested for consideration as future development sites. These sites are currently being assessed to determine whether they are suitable, available and deliverable. Consideration will also be given to the communities responses about the sites and the amount of new development needed within each of the principle settlements, before a decision is made by the Council about which sites to allocate.
1.2 Community Engagement

This consultation document is about the detailed policies which are required by the Core Strategy to provide further guidance and criteria on a number of specific issues.

The draft policies provide detailed criteria for decision making about specific types of development. It also defines the town centres; existing employment sites and areas of search for rural exception affordable housing schemes. These detailed policies will enable the core strategy objectives to be implemented appropriately.

The following Core Strategy policies establish the need for more detailed policy guidance on:

- Policy SP2 – Retention of local facilities in Local Service Centres (LSCs)
- Policy E1 – protection of existing employment areas
- Policy E1 – rural employment opportunities, including rural diversification
- Policy E2 - town centre boundaries (including primary and secondary shopping frontages)
- Policies SP4 and EN1 – open space standards

In addition the following Core Strategy policies require specific areas to be defined:

- Policy H3 Affordable Housing – states that areas of search for rural exception affordable housing schemes will be identified.
- Policy E1 Employment Development states that locally important existing employment areas will be identified and
- Policy E2 Town Centre and Retail Development requires sites or areas to be allocated where there is a need for additional retail floorspace.

Previous community engagement has taken place on a number of these policy issues when we published the Issues and Options paper in September 2005 and the Housing and Economic Development DPD in June 2006. Where this is the case we have referenced an earlier version in the text of this plan.

Consultation about the policies will last for six weeks beginning on 5th November 2010 and ending on 17th December 2010. This consultation is open to everyone and will be specifically targeted towards groups and organisations with a particular interest in the areas covered by the draft policies.

1.3 How to Respond

We welcome your comments about the draft policies included in this plan. All comments received will be used to inform the final version of the plan which will include both allocated sites and polices.

Your comments can be submitted to us using one of the following methods:
by directly entering your comments on the online consultation event using the following web link
http://southkesteven-consult.limehouse.co.uk/portal/planning/sa/sa2010
- Downloading an editable comments form from our web site and returning it by email to planningpolicy@southkesteven.gov.uk or by post.
- Collecting a comment form from one of our area offices or local libraries and returning it to: Planning Policy, South Kesteven District Council, Council Offices, St Peters Hill, Grantham , NG31 6PZ

Each policy in this consultation document is prefixed by the letters SAP. This will help us to collate the responses we receive. It is likely that these references will change when a final version of the plan is published next year. Please use the policy reference when submitting comments on the comment form or by email. If you use the consultation portal the policy reference will be automatically entered.

1.4 Next Steps

Consultation on these policies will close on Friday 17th December. Consideration will be given by the Council to all the responses received about the policies and where appropriate the policies may be changed. The revised policies will be included in a final version of the plan which will also include the allocated sites.

Whilst this consultation is taking place the Council will complete its assessment of the 300+ sites which have been suggested for development and which we have consulted upon over the last two years. This will lead to a number of sites being selected for allocation. The allocation of land does not grant planning permission, however, it does establish the principle that a site is suitable for a certain type of development. A planning application will still be required to determine the suitability of a particular development proposal on all allocated sites. The intention of allocating sites is to provide developers, the local authority and residents with some certainty about what sites will be developed in the future and for what purpose.

The final plan will be published for a formal six week consultation period next year (2011). All representations made about the final plan will be considered by an independent planning inspector at an Examination in Public. The Inspector will publish a report to the Council determining whether the plan is "sound" and what (if any) changes need to be made to it before it can be formally adopted. The examination process is expected to begin towards the end of 2011.
2 Policy Options

Sustainability Appraisal

The DPD is being prepared within the context of a large number of other plans and programmes prepared by a wide variety of statutory bodies and other organisations. Many of these plans and programmes will have implications for the District and for the policies and proposals included within the DPD. These implications need to be identified to ensure that the DPD is either consistent with existing policies or allows an opportunity to influence future change of other plans and programmes.

In addition to the other plans and programmes the Council must also consider a broad base of data which provides an overview of the current state of the District’s environment, economy and social well-being. This process allows us to identify things which are good and should be protected as well as the identification of issues which may need to be addressed through planning policy.

Information has been collated about the District over a number of years, this information is reviewed and updated at each stage in the LDF process through the Sustainability Assessment (SA). This constant updating allows for the identification of trends and significant changes in the state of the environment, economy or social structure. This information can be used to predict and monitor the effects of planning policies.

Baseline data relating to biodiversity; flora; fauna; land; water; air; climate change; cultural heritage; landscape; population; health; recreation; the economy; employment and transport, have been collated and are used as the generic baseline of information on the state of the District. This process has enabled the Council to identify key issues which will affect the choice of sites for allocation and guide the way sites are developed over the plan period. These key issues have been used to inform the preparation of the adopted Core Strategy and as a result necessitate the preparation of a number of detailed policies.

Key issues which are considered relevant to policies to be included in this DPD are:

- Ensure new development is directed to locations which meet the spatial strategy established by the Core Strategy
- Meet the Core Strategy requirements in respect of delivering appropriate levels of affordable housing in rural areas
- Consider new open space requirements for development as well as ensuring existing open space is protected and where possible enhanced by development
- Identify town and local centres as the focus for new retail, leisure and service development to promote their vitality and viability
- Identify retail need/capacity and seek to address this through policies or site allocations
- Promote rural diversification and development of local employment to assist the rural economy
The assessment of other plans and programmes and the consideration of baseline data is an integral part of the Sustainability Assessment (SA) process. A SA Report about the draft policies has been prepared and forms Appendix 3 of this consultation document. This provides an assessment of the potential environmental, social and economic impact of the policies as currently drafted. Details of the baseline data, key issues, other plans and programmes and the sustainability objectives which have been used to undertake this assessment are included in the Scoping Report which was published in 2009.

**Habitats Regulations Assessment**

The Habitats Directive (Council Directive 92/43/EEC) requires an assessment of the implication of plans and projects on Natura 2000 sites (These are European sites identified and protected for their nature conservation value). There are two Natura 2000 sites within the district (Baston Fen and land at Grimsthorpe) and two areas outside the district which could be affected by development within South Kesteven (Rutland Water and the Barnack Hills and Holes). The Habitats Regulation Assessment for the Core Strategy was prepared, published and considered as part of the Public Examination. This concluded that the Core Strategy policies are not likely to have any significant effects on these Natura 2000 sites.

The draft policies included in this DPD have been developed from and in conformity with the Core Strategy policies. These draft policies have been assessed to identify any possible effects on the Natura 2000 sites. The Assessment concludes that the draft policies of this DPD are not likely to have any significant effects on the four Natura 2000 sites. There is therefore no need to proceed to the next stage of undertaking an Appropriate Assessment. The Habitats Regulation Assessment for this DPD is published as a separate supporting document.

**Previous Consultation on Policy Options**

As the policy issues included in this plan are required by the Core Strategy, and in most cases provide the detailed criteria against which development proposals will be assessed, there has been little scope to consider an alternative policy approach. Earlier consultation documents including: the Issues and Options consultation in September 2005; the Core Strategy Preferred Options in 2006 and 2007; and the Housing and Economic DPD Preferred Options both published in May 2006 gave consideration to alternative approaches to addressing some of these issues. The comments received about these four documents have been used to help determine the preferred approach on each issue included in this document.

**2.1 Vision and Objectives**

The Core Strategy establishes the overarching policy framework for the LDF. It incorporates the Vision and Objectives for the whole LDF.
LDF 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, which is included in the South Kesteven part of the Lincolnshire Sustainable Community Plan, and that of the Council's Corporate Plan. It is supported in the Core Strategy by fourteen broad objectives as the means of delivering the LDF vision.

The Site Allocations and Policies DPD will provide more detailed policies and specific site allocations to enable the Core Strategy vision and objectives and policies to be delivered.

To ensure the policies and allocations of the DPD are in conformity with the Core Strategy and are developed in a consistent and robust manner, a number of sub-objectives have been identified to guide the preparation of the DPD.
Statement 1

DPD Objectives

Housing

- Make provision for at least 8250 new homes across the district (excluding Grantham) up to 2026. Ensuring a rolling five year supply of housing development which varies in terms of sites, size, type and tenure and affordability.
- Identify suitable and deliverable sites for affordable housing schemes to meet local needs within rural villages, and ensure the provision of an appropriate amount of affordable housing on qualifying development sites.

Employment/Commercial

- Identify a range of suitable and available sites to support a diversity of new and existing employers (including commercial, retail, leisure and other business sectors) to promote a thriving local economy.
- Restrict the loss of existing viable and well located employment land to other non-employment generating uses.
- Identify opportunities to support and encourage appropriate rural employment and diversification schemes in sustainable and accessible locations throughout the District.
- Promote and enhance the vitality and viability of the principal retail areas within the District (excluding Grantham) by concentrating new retail, leisure and service developments within identified town centres and ensuring that such schemes meet an identified retail need and capacity. Identify local centres as the focus for local retail and service needs.

Supporting Rural Communities

- Promote sustainable patterns of development through: the identification of appropriate housing allocations including rural affordable housing sites; promoting sustainable rural employment opportunities; improving access and public transport; and by seeking to retain and improve existing facilities.

General

- Ensure all allocated sites are located in accordance with the spatial strategy and policies of the Core Strategy. In particular that they:
  1. Prioritise the use of well located previously developed sites
  2. maximise the use of existing public transport, cycling and pedestrian routes
  3. have access to appropriate services and infrastructure
  4. protect and enhance wildlife sites, protected species; biodiversity; historic assets; archaeology; water quality; landscape character and open space.
Minimise the impact of new development on the environment from construction through to occupation, by reducing the use of resources (including land); reducing carbon emissions and promoting a reduction in energy use.

Reduce the risk of flooding by ensuring that new development is appropriately located and designed, and that consideration is given to the use of SUDs on allocated sites.

**Green spaces**

- To ensure that the District has a network of multi-functional green space which increases biodiversity, provides for the sporting and recreational needs of the population, promotes healthy lifestyles and enhances the quality of the natural and built environment.

### 2.2 Retention of Services/Facilities in LSC's

Core Strategy Policy SP2 identifies the 16 settlements which have been identified as Local Service Centres (LSCs). These are villages which offer a range of local services and facilities which are able to meet the day-to-day needs of the local population. These settlements also act as focal points for the rural community and surrounding area.

Identification of LSCs was based on an assessment of the services and facilities existing within them. The assessment also took account of public transport links to the main urban areas, location of the settlement on the major transport corridors and proximity to large towns and other centres providing greater employment opportunities.

The LSCs are the most sustainable villages in District and will be the focus of all new development outside the urban areas of Grantham, Stamford, Bourne and the Deepings. The sustainability of these settlements could be undermined if services and facilities are lost or reduced. Consequently, the loss of shops and community facilities will not be supported unless there are alternative facilities (or they can be provided) to meet the local need at an equally accessible location. Policy SP2 of the Core Strategy, therefore, contains the following:

- support for proposals and activities which will protect, retain or enhance community assets,
- support for proposals which will provide additional assets that improve community well-being,
- no support for proposals involving the loss of community facilities, including land in community use, and
- a presumption against the change of use of existing retail, service and employment premises to other uses.
Community facilities are not defined in Policy SP2, although it contains an illustrative list: community/village halls, village shops, post offices, schools, health services, care homes, public houses, playing fields and allotments. It is not intended that this list is exhaustive, and any facility or service which enjoys wide support could be regarded as belonging to the "community". A vital community role is provided by public houses, village shops, post offices, community halls and garages.

**Development which will improve community assets/facilities**

An increase in community facilities can contribute towards the continuing viability of villages. It is important, therefore, that proposals which would result in either an increase in, or improvements to, community assets and facilities are supported. Gains can also be made by the replacement of existing community assets. For example, replacing an old or outdated village hall by a modern facility could allow the old site to be redeveloped to create a new village asset such as a playing field, or for affordable housing. Such development would be supported by Policies SP1 and SP2 of the adopted Core Strategy.

**Development which will result in loss of community assets**

It is recognised that there needs to be scope for change of use where there is no longer a demand for the service or facility and it is no longer viable. Proposals for a change of use or for development which will result in the loss of community facilities and/or services must be fully justified. They must demonstrate that all options for continued use have been fully explored and that retention would not be economically viable. They must show that there is no reasonable prospect of the established use being retained, or resurrected, and that there is little evidence of public support for the retention of the facility.

In the case of public houses and shops, it must be demonstrated that all reasonable efforts have been made to sell or let (without restrictive covenant) the property as a public house or shop and that it is not economically viable.

Where permission is given for a change of use of a community facility and/or land, preference will be given to the premises remaining in either some form of community or employment use, provided that the proposal adheres to other policies in the adopted Core Strategy and accords with any allocations in the Site Allocations and Policies DPD.
SAP1

Retention of community services and facilities

Applications for the change of use of community facilities which would result in the loss of community use will be resisted unless it is clearly demonstrated that either:

- there are alternative facilities available and active in the same village which would fulfil the role of the existing use/building,

or

- the existing use is no longer viable (supported by documentary evidence), and
- there is no realistic prospect of the premises being re-used for alternative business or community facility use

The proposal must also demonstrate that consideration has been given to:

- the re-use of the premises for an alternative community business or facility and that effort has been made to try to secure such a re-use

and

- potential impact closure may have on the village and its community, with regard to public use and support for both the existing and proposed use.

This Policy meets DPD Objectives 7, 8 and 9.

The following evidence will be used by the Council to determine applications (This section may be more appropriate as SPD):

Existence of alternative facilities in the same village

- for shops: this refers to the existence of general-purpose convenience stores, rather than the presence or absence of durable goods outlets. Whether garage shops or farm shops count as convenience stores serving a village will depend on their location relative to the settlement concerned and on the nature and range of goods sold. These matters will be assessed on a case-by-case basis.
- for public houses: this could include alternative premises which are within easy walking distance of the settlement.
Viability of the business

The prospects of the use being retained or resurrected

- Consideration of/having regard to the effect of the current economic climate on the business.
- the business/facility has been actively marketed for a reasonable period of time - the evidence should include advertisements, agents literature, valuations and details of any offers received.
- the property has been advertised for sale, at a realistic price, for a reasonable period of time. A realistic price is one at which the property might be expected to sell if it were to continue in its present use.
- information on annual accounts/turnover of premises for the most recent trading year (should be as submitted to Inland Revenue - not just statement that losses were £xxxx).
- details to show opening hours and attempts at diversification to sell/provide wider product range/let rooms.
- whether any application has been made for the multiple use of the accommodation.
- diversification: could the facility be used for another public facility (e.g. a public house might incorporate a shop or meeting room).

Public support for the business or facility (or for the proposed change)

- letters/petitions expressing local concern - regarded as significant expressions of public support.
- letters or other support from a Parish Council.
- questionnaire showing the proportion of the inhabitants using the facility.
- details of the effect of closure on certain groups of the community using the location as a meeting place.
- businesses: indications that the local community is willing to invest in its future (e.g. the possibility of a co-operative buy-out or support of the parish council.

Other factors which will be taken into account when assessing proposals include:

- the impact a change of use would have on the attractiveness of the village (particularly if the premises are within a Conservation Area).
- the reliance placed by particular groups (especially the very old and the very young) on the continuation of the facility.
- the level of public concern of the actual users of the facility (i.e. those living in the community).
- in the case of Public Houses, the effect of closure on groups within the community using it as a meeting place.

The following, while not essential to determination, may be of assistance in determining applications:
• CAMRA leaflet "Public House Viability Test" provides additional information to assist Local Planning Authorities and others when considering the viability of public houses. It identifies issues such as population density, visitor potential, local competition, flexibility of the site and car parking as factors which can affect the trade potential and viability of public houses.

Other options considered

The suggested policy provides additional guidance to the requirements established in Policy SP2 of the Core Strategy. This in itself reflects the broad requirements which were included in Policy E11 \textit{Shops and Services in villages} of the Housing and Economic DPD (HEDPD). Five responses were made about that policy through public consultation all of which supported the objective to protect and enhance local facilities.

2.3 Rural Affordable Housing

A lack of affordable housing to meet local needs has been identified as a key issue in South Kesteven. Background evidence, including the Strategic Housing Market Assessment (SHMA) (2008 and 2010) identifies an unmet need for affordable homes in all parts of the District. The SHMA also considers what sort of housing (in terms of size, type and tenure) is needed to meet the identified need.

The Adopted Core Strategy establishes the policy framework which will help the Council deliver additional affordable housing to increase the available stock across the District.

In the rural parts of the District this will be delivered by the identification of affordable housing targets on allocated sites within the Local Service Centres; as a developer contribution (planning gain) on unallocated schemes; and through the identification of sites or areas of search specifically for local affordable housing as rural exception schemes.

Affordable housing in Local Service Centres and Towns

Within the Towns and LSCs affordable housing will be required as part of the development of allocated sites and as a planning gain on other windfall sites which are of five or more dwellings. The Site Allocation and Policies DPD will identify suitable housing sites in the towns of Stamford, Market Deeping and Deeping St James and in some of the 16 Local Service Centres. The amount of affordable housing expected on each allocated housing site will be identified as part of the allocation. In accordance with Policy H3 of the Core Strategy it is expected that up to 35% of a site's overall capacity will be for affordable housing.

Affordable Housing in Smaller Villages

The Council regularly monitors the need for and supply of affordable housing across the district and within individual settlements. Working closely with parish councils, housing providers and land owners the Council’s role is to enable small housing
schemes to take place in villages where housing development would not normally be permitted. Such housing, known as rural exception schemes, should meet a proven need for local affordable housing and should remain affordable in perpetuity. Rural exception schemes may need some public sector funding to make them viable.

Working in this enabling role the Council has identified the following priority settlements where a local need has been clearly identified and the search for an appropriate site has begun. If a suitable site can be identified the Council will work with housing providers and the Homes and Communities Agency (HCA) to identify appropriate funding to deliver a scheme which meets the identified need within the period 2010 - 2015.

<table>
<thead>
<tr>
<th>Village</th>
<th>Number of units needed</th>
<th>Site identified?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carlton Scroop</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Claypole</td>
<td>9</td>
<td>yes</td>
</tr>
<tr>
<td>Marston</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Ropsley</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>Uffington</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Westborough and Dry Doddington (as part of Long Bennington)</td>
<td>Approx 5</td>
<td></td>
</tr>
</tbody>
</table>

In addition to these villages which are identified as “areas of search” a further six settlements have been identified where further work will be undertaken to assess the level of need for local affordable housing. Where a need is proven the Council will seek to identify suitable and available sites within the villages which could meet that need. It is anticipated that schemes within these villages would be delivered in the five year period 2013-2018.

- Allington
- Denton
- Little Bytham
- Rippingale
- Stubton
- West Deeping
- Woolsthorpe by Belvoir
SAP2

Rural Exception Affordable Housing

Outside the towns and Local Service Centres the need for local affordable housing will be met through the development of rural exception schemes. In order that funding can be prioritised to those villages where a need has already been identified, the Council has identified a number of small villages as “areas of search” for sites which may be suitable to meet the identified need for local affordable housing.

Areas of Search:

<table>
<thead>
<tr>
<th>2010-2015</th>
<th>2013-2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carlton Scroop</td>
<td>Allington and Sedgebrook</td>
</tr>
<tr>
<td>Claypole</td>
<td>Denton</td>
</tr>
<tr>
<td>Marston</td>
<td>Littley Bytham</td>
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<tr>
<td>Ropsley</td>
<td>Rippingale</td>
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<tr>
<td>Uffington</td>
<td>Stubton</td>
</tr>
<tr>
<td>Westborough and Dry Doddington</td>
<td>West Deeping</td>
</tr>
<tr>
<td></td>
<td>Woolsthorpe by Belvoir</td>
</tr>
</tbody>
</table>

Within these villages the Council will:

- continue to work with parish councils and housing providers to identify where and what the housing need is;
- Identify opportunities to utilise land in public ownership which may be suitable for affordable housing development;
- Invite land owners to suggest land which may be suitable to meet the identified need;
- Work with land owners and housing providers to secure appropriate small sites to deliver an appropriate local affordable housing scheme to meet the need identified;
- Submit appropriate bids for funding for schemes to enable the delivery of local affordable housing.

Rural exception schemes may be acceptable in other villages not listed above. Such schemes must be supported by clear up-to-date evidence that:

- There is a need within that village for the affordable housing being proposed
- That no other more suitable site is available within the village
Consideration of the suitability of a site to meet a local housing need will be based upon it satisfying all of the following criteria:

- That the site is located within the built up part of the village. If no such sites are available consideration may be given to a site adjoining the village, provided that it is demonstrated that all other options have been considered.
- That the site is small scale, capable of accommodating only the amount of housing needed.
- Avoids areas which are protected because they are important for wildlife, biodiversity, natural, cultural or historic assets.
- Avoids sites which are at risk of flooding or which could increase the impact of flooding elsewhere.
- Have no or limited visual impact on the character of the village and surrounding landscape.
- That the site can be safely accessed.
- Schemes will also be required to ensure that the development meets the requirements of national and local planning policies which control the form, scale, design and impact of new development.

All affordable housing development provided as an exception must remain affordable in perpetuity.

This Policy meets DPD Objectives 1, 2 and 7

Other options considered

The Core Strategy establishes a clear policy framework for the delivery of rural exception sites. No alternative options have therefore been identified to address this issue. The Housing and Economic DPD (HEDPD) included Policy H6 (Affordable Housing to Meet Local Needs). Whilst the housing requirement and distribution has changed significantly since the HEDPD was published the underlying principle of providing for affordable housing to meet local needs remains.

2.4 Supporting the Rural Economy

Approximately 38% of the population of the District, some 50,200 people, live in the rural area. The majority of local employment-generating development is, however, in the four towns. There are employment opportunities within some of the villages of the District, although these tend to be small businesses. Outside of the District’s 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.

National policy is to protect the countryside from inappropriate development. PPS4 [Planning for Sustainable Economic Growth] and PPS7 [Sustainable Development in Rural Areas] both recognise the need to ensure that most development takes place
in or on the edge of settlements which provide a service centre role. Both documents do, however, also recognise that diversification into non-agricultural uses is vital to ensure the continuing vitality of rural areas.

Local authorities are encouraged to establish criteria to be applied to planning applications for farm diversification, and to support diversification for business purposes. The size and impact of such schemes should remain in-keeping with their rural location. To help deliver the Government’s Tourism Strategy, local authorities are encouraged to support sustainable rural tourism and leisure developments where these will benefit rural businesses, communities and visitors and enrich the character of the local area.

The East Midlands Rural Action Plan (2010-2014) identifies a need to support rural enterprises, support the diversification of the land-based business sector and to increase visitor numbers in rural tourism businesses and destinations.

The Council will generally support proposals for development which provide employment opportunities to local communities. The adopted Core Strategy Policy E1 establishes land requirements for the towns of Bourne, Stamford and the Deepings which will be met through the allocation of specific sites within the Site Allocations DPD. Policy E1 also supports new employment opportunities within Local Service Centres, provided they are of an appropriate scale and character. Outside the towns and LSCs the Core Strategy policy supports rural diversification proposals which require a rural location, and which would support or regenerate the rural economy.

**Small Businesses in Local Service Centres**

Whilst the Core Strategy focuses employment growth and job creation within the four towns of the district it is also important to recognise the role that small local employment development has in supporting the rural economy and providing for a sustainable pattern of development, by providing local employment and reducing the need to travel.

Proposals for the expansion of existing businesses and proposals for new employment generating uses within or on the edge of Local Service Centres will generally be supported, provided that the scale of the proposal is appropriate to its location, and that it will not have a negative impact on the village and neighbouring land uses.
SAP3

Supporting Local Business in Local Service Centres

Within Local Service Centres proposals for the expansion of existing employment development and opportunities for new employment generating development will be supported provided that the proposal meets all of the following criteria:

That the proposal:

- is of an appropriate scale and use for a village location
- provides local employment opportunities which make a positive contribution to supporting the rural economy
- will not have an adverse impact on the character and setting of the village
- will not negatively impact on existing neighbouring land uses through noise, traffic, light and pollution impacts
- avoids areas which are protected because they are important for wildlife, biodiversity, natural, cultural or historic assets.
- will have limited visual impact on the character of the village and surrounding landscape
- can be safely accessed by motor vehicles, pedestrian and cyclists

Schemes will also be required to ensure that the development meets the requirements of national and local planning policies which control the form, scale, design and impact of new development.

This Policy meets DPD Objectives 3, 5, 7, 8 and 9.

Rural Diversification

Traditional rural employment in agriculture and related enterprises account for a small proportion of the District's workforce. These enterprises can, however, have a great impact on the quality of the District's landscape and biodiversity.

Changes in farming practices over the years have resulted in fewer people being employed in agriculture and related support industries. As a consequence rural buildings and sites have become disused or redundant and are prone to vandalism and dereliction.

Diversification into non-agricultural activities can ensure the continued viability of many farm enterprises and rural businesses, while the re-use of redundant buildings for other employment purposes can help to sustain the wider rural economy.
The term **rural diversification** is used to describe new economic activity in the countryside. It usually refers to schemes which enable redundant farm buildings to be put to new uses, but can also encompass other buildings or sites within the countryside which could be re-used for business related development.

For the purposes of this policy the term **rural** refers to the area outside the main urban settlements of Grantham, Stamford, Bourne, the Deepings.

Rural diversification generally falls into one of the following categories:

- **agriculture-based**: this includes alternative crops or energy crops as well as woodland management schemes
- **farm-based**: such as farm shops or farm-based food processing
- **non-agricultural use of agricultural and other rural buildings**: examples include equestrian businesses, sporting activities, craft workshops, holiday accommodation and small-scale commercial or industrial activities

The Council's approach to rural development and diversification is set out in the adopted Core Strategy. Policy SP1 (Spatial Strategy) establishes which uses are considered appropriate in the rural parts of the district. This includes: agriculture, forestry and equine development and rural diversification schemes. The policy also establishes criteria against which the conversion of existing buildings should be assessed. Policy E1 (Employment Development) also supports rural diversification proposals in the rural areas where it is demonstrated that the proposal meets the needs of farming, forestry, recreation, tourism or other enterprises. In all cases the Council must be satisfied that a rural location is essential, and that the scheme will help to support or regenerate a sustainable rural economy.

Redundant rural buildings can be reused for appropriate new uses, including: commercial, industrial, tourism, sport or recreational use. However, it is important that any such change of use should bring genuine economic benefits both to individual farms and to the wider rural area. The conversion of rural buildings for residential purposes is not generally encouraged, unless it can be demonstrated that the building is unsuitable for an economic enterprise, or where the building's architectural or historic value is such that conversion to residential use is the most sympathetic way to use the building.

It is also important that the environmental qualities of the countryside are maintained. Some diversification schemes will have a low impact on the environment. However, there are likely to be significant environmental impacts where schemes involve increased traffic or public use. This is especially true for commercial or tourism-related activities. In such cases the need for rural diversification must be balanced against the likely impact, and schemes which detrimentally affect the environment or alter the appearance of the landscape or its biodiversity will be resisted.
SAP4

Business Development in the Countryside (including rural diversification schemes)

Outside the towns and Local Service Centres proposals for the following types of small business schemes will be supported, provided that it is demonstrated that the business will help to support, or regenerate the rural economy.

- Farming;
- Forestry;
- Equine
- Rural enterprise
- Sport and Recreation;
- Tourism

Proposals must demonstrate that they meet all of the following criteria:

- be of a scale appropriate to the rural location
- be for a use(s) which is appropriate or necessary in a rural location.
- provide local employment opportunities which make a positive contribution to supporting the rural economy
- the use / development respects the character and appearance of the local landscape, having particular regard to the Landscape Character Assessment
- will not negatively impact on existing neighbouring uses through noise, traffic, light and pollution impacts
- avoids harm to areas, features or species which are protected because they are important for wildlife, biodiversity, natural, cultural or historic assets.

Schemes will also be required to ensure that the development meets the requirements of national and local planning policies which control the form, scale, design and impact of new development.

Any new building or extension to an existing building will only be permitted where it is clearly demonstrated that it is an essential element of the viability of the business proposal. The scale, design and construction of any new building or extension must be appropriate to its rural setting and fully justified by the business proposal.

Proposals which generate high levels of visitor traffic or increased public use, such as large scale sport, leisure or tourist facilities will only be permitted on the edge of the towns and Local Service Centres, or where they can be easily accessed by public transport, foot and cycle.
To ensure that tourism-related development does not result in the creation of permanent living accommodation, conditions may be imposed which restrict the use and/or period of occupation.

This Policy meets DPD Objectives 3, 5, 7, 8 and 9.

Other options considered

The Core Strategy establishes a clear policy framework to support the rural economy. No alternative options have therefore been identified to address this issue. The Housing and Economic DPD included a number of policies which pick up elements of this policy. In particular Policy E3 Small Businesses and Employment in Rural Areas, although this policy made no reference to rural diversification schemes and Policy E13 Visitor Management.

2.5 Protecting Existing Employment Areas

In addition to allocating new sites for future employment use, it is important to recognise the vital role existing employment sites and premises have in supporting the economy of the District. In the recent past a number of large employment sites have been lost to other types of development – such as housing. At the same time a shortage of employment space has meant that local businesses and inward investment have been lost to other parts of the country.

To reverse this trend and ensure a continuous supply of business land and premises the Council will protect locally important existing employment areas which are suitable, sustainable and attractive to the market. These are the areas which contain a variety of size, type and use of land and premises all of which accommodate employment generating businesses. Generally this refers to development which falls within the B Use Classes, but also includes some public and community uses such as health and education, entertainment, recreation and tourism uses which provide employment opportunities, but it does not include retail uses.

Policy E1 of the adopted Core Strategy recognises the valuable role of locally important existing employment areas and establishes that they will be identified within the Site Allocations DPD and the Grantham Area Action Plan. Policy E1 also requires this plan establish policy criteria to protect such areas from redevelopment to other non-employment generating uses. Within the identified areas the Council will not, as a general principle, support development for non-employment uses.

The selection of locally important existing employment sites has arisen through joint work with the Council’s Economic Development team. Sites which satisfy all of the following key criteria were initially identified:

a. located within Stamford, Bourne, Market Deeping and Deeping St James, or in or adjacent to one of the 16 Local Service Centres;

b. within easy reach by foot and cycle of centres of population
Of these sites, those which satisfy one or more of the following criteria have been specifically identified:

- **c.** Site / use provides significant employment opportunities for local people
- **d.** Site provides a range of land and premises suitable for different sizes and uses of businesses
- **e.** Has the ability to meet the needs of multiple businesses in one area, allowing for business networks to be established
- **f.** Has scope to be redeveloped, improved, extended or for the business uses to be intensified to provide a better employment area.

The following locations are considered to be Locally Important Existing Employment Areas:

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site / area</th>
<th>Why it is important?</th>
<th>Criteria met</th>
</tr>
</thead>
<tbody>
<tr>
<td>ExE Stamford</td>
<td>Gwash Way</td>
<td>Important area of mixed industrial uses. Location of many small businesses as well as larger units.</td>
<td>f, g</td>
</tr>
<tr>
<td>ExE S1</td>
<td>Stamford Business Park</td>
<td>Important area of mixed industrial uses. Location of many small businesses as well as larger units.</td>
<td>f, g</td>
</tr>
<tr>
<td>ExE S2</td>
<td>North of Uffington Road</td>
<td>Area comprises industrial/storage units and CWG Ltd, a long-standing user (retail farming &amp; countryside supplies, distribution, wool grading &amp; offices).</td>
<td>f, g</td>
</tr>
<tr>
<td>ExE S3</td>
<td>North of Barnack Road</td>
<td>Site of HQ of Cummins Generator Technologies Limited (Newage International) one of the largest employers in Stamford. Local Plan</td>
<td>e, h</td>
</tr>
<tr>
<td>Site Ref</td>
<td>Site / area</td>
<td>Why it is important?</td>
<td>Criteria met</td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
<td>----------------------</td>
<td>--------------</td>
</tr>
<tr>
<td></td>
<td>allocation E2.5 is adjacent and could be suitable expansion land if required.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ExE Bourne**

**ExE B1**
Pinfold Industrial Estate and area north of Spalding Road between Carr Dyke and Meadow Drove
Important area of industrial and mixed uses on edge of town and separate from it. Relative isolation makes it suitable for some ‘bad-neighbour’ uses, which are present. Scope for intensification and expansion to the north and west.

**ExE B2**
East of Cherry Holt Road between Spalding Road and Bourne Eau
Site of Bakkavor Bourne Salads, one of Bourne's largest employers. Includes land to enable the business to expand. Location is on the edge of town and close to other industrial uses.

**ExE B3**
West of Cherry Holt Road
Area of predominantly industrial uses occupying premises of varying sizes. Part of the wider industrial area of Bourne, centred on Cherry Holt Road, and which locates most industrial uses to the east of the town. Scope for intensification of use.

**ExE B4**
East of Cherry Holt Road and south of Bourne Eau
Area of predominantly industrial uses occupying premises of varying sizes. Part of the wider industrial area of Bourne, centred on Cherry Holt Road, and which locates most industrial uses to the east of the town. Scope for intensification of use.

**ExE Deepings**
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site / area</th>
<th>Why it is important?</th>
<th>Criteria met</th>
</tr>
</thead>
<tbody>
<tr>
<td>ExE D1</td>
<td>Northfields Industrial Estate</td>
<td>Important industrial area of the Deepings, containing units of varying sizes. Includes Ampy, one of the largest employers in the area, as well as many small units, providing large numbers of jobs. Excellent access to Peterborough and Spalding/Boston via A16 and A15. Area of strong demand and includes land for expansion.</td>
<td>e, f, g, h</td>
</tr>
<tr>
<td>ExE D2</td>
<td>Spitfire Way, Market Deeping</td>
<td>Area of small industrial units to north of Market Deeping. Area of strong demand for small industrial units. Has easy access to A16 and A15.</td>
<td>f, g, h</td>
</tr>
</tbody>
</table>

**ExE Local Service Centres**

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site / area</th>
<th>Why it is important?</th>
<th>Criteria met</th>
</tr>
</thead>
<tbody>
<tr>
<td>ExE LSC1</td>
<td>Gonerby Moor, Grantham</td>
<td>Prominent location off A1 to north of Grantham. Existing uses including major employers and retail superstore. Easy access to national road network.</td>
<td>e, f, g, h</td>
</tr>
<tr>
<td>ExE LSC2</td>
<td>Land adjacent to A1 Colsterworth</td>
<td>Prominent site with easy access to A1. A good location for storage and distribution uses which require access to the national road network.</td>
<td>f, g</td>
</tr>
<tr>
<td>ExE LSC3</td>
<td>Long Bennington Business Park, Main Road, Long Bennington</td>
<td>Just off the A1 to the north of the village, site provides local employment opportunities.</td>
<td>f, g</td>
</tr>
<tr>
<td>ExE LSC4</td>
<td>White Leather Square, Billingborough</td>
<td>Location of several small industrial units providing local employment. Important for maintaining sustainability of village.</td>
<td>f, g</td>
</tr>
</tbody>
</table>
SAP5

Locally Important Existing Employment Sites

Proposals for the development, reuse and/or redevelopment of land or premises within the areas identified in the table above and on the proposals map extracts for employment generating uses will be supported.

Non-employment generating proposals within these areas will only be considered acceptable if it is clearly demonstrated that the alternative use:

- Will not have an adverse effect on the primary employment use(s) of the area
- Will not reduce the overall supply and quality of employment land and premises within the area
- Will deliver economic regeneration benefits to the site and/or area
- Will resolve existing conflicts between land uses.

Retail and town centre uses on these areas will also be subject to the requirements of Policy E2 of the Core Strategy and Town Centre Policies in the Site Allocation and Policies DPD.

This Policy meets DPD Objectives 3, 4 and 7.

Other options considered

The framework for this policy is established by the Core Strategy (Policies SP1, E1 and E2). Policy criteria are based upon the requirements of the Core Strategy, however consultation responses to the policy criteria may identify additional criterion for the consideration of proposals.

Other existing employment sites across the District were considered for inclusion within this policy but failed to meet the criteria for selection. However, consultation responses may identify additional sites/area which do satisfy the selection criteria and which should therefore be included.

2.6 Town Centres

The adopted Core Strategy promotes the vitality of the District's town centres, by encouraging uses and activities which sustain or enhance their character, use and attractiveness.
Core Strategy Policy E2 specifically relates to town centre and retail development and establishes the policy framework for more detailed policies in this DPD and the Grantham Area Action plan. Policy E2 specifically requires the DPD to define the boundaries of the town centres and the primary and secondary shopping frontages which form the town centre.

The Retail Needs and Town Centre Study [2010] prepared by Nathaniel Lichfield and Partners included a review of the town centre shopping areas and primary shopping streets identified in the 1995 Local Plan. The study shows that some slight adjustments are required to reflect current usage. The study also identifies that uses other than retail development within the town centre should complement rather than detract from the function and vitality of the town centre areas. It recommends that new development within the defined Town Centre areas should maintain a ratio of 80% retail and 20% non-retail development. To assist the implementation of this the study also identifies primary and secondary shopping streets as a mechanism for concentrating retail development within the core shopping areas.

The Council's preferred approach is that the boundaries recommended in the retail study for Stamford, Bourne and Market Deeping be used to define the town centres. The defined town centres will therefore include the properties identified in the tables below, and the boundaries will be as shown on the plans which follow this section.

### STAMFORD SHOPPING FRONTAGES

<table>
<thead>
<tr>
<th>Stamford Primary Frontages</th>
<th>Stamford Secondary Frontages</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-40, 42-52 and 53-74 High Street</td>
<td>5-12, 24-31 and 35-52 Broad Street</td>
</tr>
<tr>
<td>units 1-3 St Michaels Church, High Street</td>
<td>1-10 Red Lion Street</td>
</tr>
<tr>
<td>43-50 St Pauls Street</td>
<td>Silver Lane</td>
</tr>
<tr>
<td>1-15 Ironmonger Street</td>
<td>1-8 All Saints Street</td>
</tr>
<tr>
<td>1-10 Red Lion Square</td>
<td>7, 9 &amp; 11 All Saints Place</td>
</tr>
<tr>
<td>9-15 St Johns Street</td>
<td>11 Red Lion Square</td>
</tr>
<tr>
<td>1-12 and 31-43 St Marys Street</td>
<td>3-4 Sheep Market</td>
</tr>
<tr>
<td></td>
<td>1-7 Castle Street</td>
</tr>
<tr>
<td></td>
<td>4 St Johns Street</td>
</tr>
</tbody>
</table>
## STAMFORD SHOPPING FRONTAGES

| 13-17 and 44 St Marys Street |
| 4-16 St Marys Hill |
| Stamford Walk |
| Cheyne Lane |
| 1-10A and 15-19 Maiden Lane |

## BOURNE SHOPPING FRONTAGES

### Bourne Primary Frontages

- 1-37 (odd numbers) and 8-48 (even numbers) North Street
- The Burghley Centre
- 1-17 (odd numbers) and 2-6 (even numbers) West Street

### Bourne Secondary Frontages

- 4-6 and 50A-52 North Street
- 10-18 (even numbers), 19-21 and 25-31 (odd numbers) West Street
- Crown Walk
- Angel Precinct
- 1-11 (odd numbers) and 2-14 (even numbers) South Street
- 1-17 (odd numbers) and 2-6 (even numbers) Abbey Road

## MARKET DEEPING SHOPPING FRONTAGES

### Market Deeping Primary Frontages

### Market Deeping Secondary Frontages
Within the defined town centres of Stamford, Bourne and Market Deeping **Primary Shopping Frontages** have been defined to help identify the main shopping areas. These are the core shopping areas in the centre of each town. They are usually identifiable by larger pedestrian flows and in some centres the presence of national retail multiples. They include comparison retailers such as fashion, clothes and toiletry shops and services such as banks and building societies. The preferred approach to promote busy and attractive town centres is to concentrate new retail opportunities within the primary shopping frontage, providing a focal point for shoppers, and preventing key uses being dispersed throughout the centre. To achieve this the council will require a high percentage (80%) of the primary shopping frontage to remain in A1 retail use.

The **Secondary Shopping Frontage** is the shopping area between the Primary Shopping Frontage and edge of the town centre. This area often has lower rateable values and supports independent and convenience retailers and non-retail uses such as offices, restaurants and cafés. These uses form an important complementary function for the Primary Shopping Frontage, and by allowing a higher proportion of the non-retail uses in the Secondary Shopping Frontage a diversity of uses can be encouraged. This will help develop these areas and support the retail function of the centre as a whole.

Other town centre uses including leisure, offices, services, business and other commercial uses all support the function of the town centre and the town centre boundary recognises the existing location of these uses. New and improved retail development will be promoted within the Primary Shopping Frontage, whilst proposals for other town centre uses should be located within the Secondary Shopping Frontages or on upper floors within the Primary Shopping Frontage.
SAP6

Development Within the Defined Town Centres

The town centres of Stamford, Bourne and Market Deeping are defined on the proposals map extracts. Within each town centre the primary and secondary shopping streets have also been defined.

Within the defined Primary Shopping Areas the Council will seek to establish a minimum 80% of the street level frontage in Use Class A1 (shops).

Non-retail uses at street level will therefore only be permitted where it is demonstrated that the proposed non-retail use generates a high level of personal callers, such as banks and cafes, and provided that they are sited appropriately so as not to detract from the shopping frontage by creating "dead" frontages. Non-retail development should not form more that 20% of the overall primary shopping frontage at street level and should not be grouped together in a way that would undermine the retail role of these streets.

Non-retail development will be permitted for the upper floors of buildings within the defined Primary Shopping area.

Within other defined shopping streets planning permission will be granted for retail, food and drink outlets, financial and professional services, and other leisure and tourist-related (uses classes A1-A5, B1, D1 and D2) and appropriate residential development.

This Policy meets DPD Objective 6.

Other options considered:

The Core Strategy establishes the sequential approach to determining the location of new retail and town centre uses. Policy E2 establishes that the town centre boundaries will be defined in this DPD. The Primary and Secondary Shopping Frontages have been established by reference to the Retail Need and Town Centre Study (2010). These may be refined in the light of local response to consultation.

Within the HEDPD two policies were proposed which are relevant to this issue. Policy E6 Town Centre Development (which makes reference to defined town centre boundaries), and Policy E7 Shopping Streets. The suggested policy wording reflects the general requirements of these policies; however it should be noted that the town centre boundaries have changed since this consultation and the ratio of retail to non-retail uses in town centres was 75% - 25% - these changes are a result of the latest Retail Needs and Town Centre Study. Consultation responses about these two HEDPD policies showed overwhelming support for the approach particularly that of focusing retail development in the primary shopping frontage. (Policy E6 had 5 comments and Policy E7 had 6 comments of support).
2.7 Opportunity Areas

The Retail Needs and Town Centre Study (2010) also indicates that there will be a requirement for additional development to accommodate retail and other town centre uses during the plan period to 2026, in each of the town centres. The study identified a need for additional retail floorspace for both convenience (day to day shopping for things such food, newspapers etc) and comparison goods (for shopping where your might compare the offer and prices of two or more similar stores, such as for clothes, electrical goods etc). These projections provide broad guidance and should be used as an indicator when assessing major retail proposals.

The study found that most of the key commercial leisure sectors are sufficient to support the catchment population, although there may be potential for further health clubs, restaurants and bars in line with population growth in each town.

The capacity for additional floorspace to accommodate new town centre uses (that is those falling within Classes A1-A5 of the Use Classes Order) over the long-term has been identified in each of the towns. The floorspace projections take into account many factors, including population levels and spending patterns, and changes in shopping patterns e.g. increased growth in home/electronic shopping.

The Study identifies potential capacity in Stamford of about 8,000 to 9,000sqm to 2016. It is anticipated that much of this could be met by the reoccupation of vacant units. In Bourne the study identifies a capacity of between 4,800 and 6,400sqm by 2016. It anticipates that this could largely be accommodated by reuse of vacant premises as well as the implementation of the planning permission for a new supermarket on the former Opico site on South Road. The study identifies a potential capacity in Market Deeping of about 2,300sqm by 2016, a figure which is not expected to be reduced greatly by reuse of vacant units.

The study projects retail capacity beyond 2016. These long-term projections should be treated with caution as they are subject to uncertainty and may need to be amended to reflect, amongst other things, changing economic conditions, trends in retailing and commitments.

The study also identifies a number of sites within or on the edge of the town centres which may be suitable for development or redevelopment and which could go some way towards meeting the identified need for additional floorspace. A number of the areas identified are currently in use and provide an important local facility e.g. bus station or car park. The suitability of these areas for redevelopment may, therefore, depend upon the provision of a replacement facility either through the better use of that site, or by relocating or changing the nature of the facility.

Taking a long term view of the future of our town centres, it is important to consider the potential of some areas for redevelopment and reuse as a means of addressing both changes in shopping patterns and the way local services can be provided. This involves taking a proactive approach to opportunities to expand or change the town centre.
The retail study identifies that the following sites/areas may have potential as future town centre development, which could be identified as “opportunity areas”.

**Suggested Town Centre Opportunity Areas**

<table>
<thead>
<tr>
<th>Site</th>
<th>Suggested use (from NLP Retail Needs and Town Centre Study)</th>
<th>Implications / opportunities for existing uses?</th>
<th>Within/outside town centre</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Stamford Opportunity Areas</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>St Johns Lane/Bath Row</td>
<td>Arcade of small shops and service uses linking town centre to river</td>
<td>Good opportunity to increase commercial potential of the site</td>
<td>Within town centre</td>
</tr>
<tr>
<td>Bus Station Sheep Market</td>
<td>New/improved bus hub and/or small food-store with parking</td>
<td>Retain bus station use unless improved or new bus hub facility provided</td>
<td>Adjacent to town centre</td>
</tr>
<tr>
<td>North Street Car Park</td>
<td>Small food-store with car parking</td>
<td>Retain public car parking until or unless equivalent replacement public parking made available</td>
<td>Adjacent to town centre</td>
</tr>
<tr>
<td>Site</td>
<td>Suggested use (from NLP Retail Needs and Town Centre Study)</td>
<td>Implications / opportunities for existing uses?</td>
<td>Within/outside town centre</td>
</tr>
<tr>
<td>------</td>
<td>-------------------------------------------------------------</td>
<td>-------------------------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>North Street, Chapel Yard</td>
<td>Office / residential scheme</td>
<td>Existing uses could be retained or redeveloped as suggested</td>
<td>Adjacent to town centre</td>
</tr>
</tbody>
</table>

**Bourne Opportunity Areas**

<table>
<thead>
<tr>
<th>Core Area</th>
<th>Retail led mixed use town centre scheme to expand and improve town centre offer</th>
<th>Would improve and increase town centre uses, opportunity to increase commercial value of sites</th>
<th>Within town centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burghley Centre Car Park</td>
<td>Extension to Burghley Centre with high street shops or small food store</td>
<td>Need to retain car parking use – so any redevelopment would need to provide equivalent replacement parking in town centre</td>
<td>Within town centre</td>
</tr>
<tr>
<td>Bus station, clinic and petrol filling station</td>
<td>Relocation / replacement bus station and health clinic to accommodate small food-store with parking</td>
<td>Retain bus station and clinic use unless new improved replacement facilities provided</td>
<td>Adjacent to town centre</td>
</tr>
</tbody>
</table>
**Site** | **Suggested use (from NLP Retail Needs and Town Centre Study)** | **Implications / opportunities for existing uses?** | **Within/outside town centre**
--- | --- | --- | ---
**Market Deeping Opportunity Areas** |  |  |  |  |  |
**R/o Original factory shop** | Retail and/ or commercial leisure facility | Opportunity to increase commercial value of site | Part in, part adjacent to, town centre |
**The Precinct and car park** | Redevelopment to increase retail floor-space and provide links to Market Place / High Street | Would retain retail use but make better use of the site so increase its commercial potential | Within town centre |
**Adjacent to Co-op store** | Extension to Co-op store | Would retain retail use but make better use of the site so increase its commercial potential | Adjacent to town centre |
**Herewards Discount site, High Street** | High street frontage retail uses with residential/office above | Would retain retail use but make better use of the site so increase its commercial potential | Within town centre |
Of the sites which have been identified as potential Opportunity Areas, the following are considered to represent the best opportunities to accommodate future change and growth within the town centres:

- St Johns Lane/Bath Row, Stamford
- Bus Station, Sheep Market, Stamford
- Core Area, Bourne
- Bus Station, clinic and petrol filling station, Bourne
- R/o Original Factory Shop, Market Deeping
- The Precinct and car park, Market Deeping
- Herewards Discount site, High Street, Market Deeping

Where a development proposal incorporates land which is currently in use as a bus station or health facility, the redevelopment proposal will be expected to make appropriate provision for relocation of the existing services.
SAP7

Town Centre Opportunity Areas

Sites within the defined town centres of Stamford, Bourne and Market Deeping, and the opportunity areas identified on the proposals map provide an opportunity to increase or improve the retail and commercial offer of the town centre.

Redevelopment of these areas for retail and other appropriate town centres uses will be supported provided that the proposal is in accordance with the requirements of the Core Strategy and the town centre policy.

Where a site incorporates existing public services or community facilities the proposal will be expected to include appropriate arrangements for the replacement or reconfiguration of that facility, as part of the scheme.

Redevelopment and/or re-use of sites on the edge of the defined town centre or in out of centre locations for large scale retail uses will only be acceptable if it is demonstrated that:

- the proposal meets an identified capacity/need for additional retail floorspace, and
- all other sequentially preferable sites, including the identifies opportunity areas have been considered, but are demonstrated to be unavailable or unsuitable for the proposed use.

“On the edge of the defined town centre” is taken to mean any site which is well connected to and within easy walking distance (up 300 metres) of the Primary Shopping Area.

“Out-of Centre” is taken to mean any location not in, or on the edge of, a centre but not outside the existing urban areas.

This Policy meets DPD Objective 6.

Other options considered

The option identified above reflects those suggested in the Retail Needs and Town Centre Study. Local responses to consultation may identify other Opportunity Areas. Alternative Opportunity Areas will be assessed based upon their suitability to meet the requirements of the suggested policy.

2.8 Open Space and Green Infrastructure

A Study of Open Space, Sport and Recreation in South Kesteven (2009) assessed open space and sports needs in the District, in accordance with Planning Policy Guidance Note 17 (PPG17). The study examined the quantity, quality and
accessibility of open space provision and considered the local needs of the present population and the demands that will be made by future development. It found deficiencies in provision throughout the District, and these are briefly summarised below:

**Informal / Natural Greenspace**

The report notes that, throughout the District, informal and natural green space tends to be well maintained but largely unimaginative in the way it is designed and laid out. It found the spaces were often little more than mown grass; the most glaring omission was a lack of tree planting and there were few spaces that could be considered "natural" in character.

**Outdoor Sports Space**

It should be noted that the study did not include provision on education land, or in parks, gardens or recreation grounds. Most of what is available is for pitch sports. Overall, the level of provision is quite good, although there is a wide variation, for example the best surfaces are mostly to be found on sites restricted to members only, and changing facilities were found to be non-existent in many locations. Rural outdoor sports provision is often on recreation grounds which are remote from the village and require better footway access.

**Other Open Space**

The report found wide variations in the quality of play equipment, most being for pre-teenage children. Allotment provision overall is good although there are deficiencies. Parks and recreation ground provision is also good, although the condition of facilities was found to vary throughout the District, in rural areas it was often found to be poorly equipped (bins, seats etc) or well-maintained but basic and unimaginative.

**Recommendations**

It is important to protect and increase the provision of open space in the future, to meet the future needs associated with development. New development should provide opportunities to provide new and/or improve the existing open spaces. This provision could be either on or off-site depending on the scale and nature of the development.

Locally based Open Space Standards have been developed based on the assessment of needs in the study, and proposals for new residential development should contribute to the provision of open space in areas where the standards are not met. These standards are all higher than the current levels of provision, with the exception of allotment provision.
Open space should be well designed, and high quality open spaces that are welcoming, well kept, litter and dog fouling free environment that is free of vandalism that are valued and enjoyed by everyone. This in turn will encourage healthy living, biodiversity and wildlife conservation, sustainable development and environmental education and is fit for the purpose intended.
SAP8

Open Space Provision

The standards in the table below will be used to ensure the availability of adequate open space* for all areas. They will be used to ensure adequate levels of provision for each type of open space, based on existing and future needs. This will be achieved by both protecting existing open space and by opportunities to deliver additional open space where it is required.

<table>
<thead>
<tr>
<th>Component parts</th>
<th>Standard</th>
<th>Component parts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Informal / Natural greenspace</td>
<td>2.0 ha per 1000 population within 480m</td>
<td>Informal open space, natural greenspace e.g. woodland, wetland, meadow and heath, green infrastructure, routeways and corridors</td>
</tr>
<tr>
<td>Outdoor Sports space</td>
<td>1.0 ha per 1000 population within 480m</td>
<td>Dedicated outdoor sports pitch provision (includes grass pitch and sometimes hard/synthetic surfaces)</td>
</tr>
<tr>
<td>Other Open space</td>
<td>0.8 ha per 1000 population</td>
<td>Play equipped space 0.15 ha Young peoples space 0.15 ha Allotments 0.20 ha Parks 0.30 ha</td>
</tr>
</tbody>
</table>

Providing New Open Space

To ensure that new housing developments provide sufficient new (or improved) open space to meet the needs of the development, the above standard will be applied to all development proposals for new housing. Development proposals in areas that do not currently meet these standards for open space will be required to make appropriate provision, based upon this standard, as part of the development proposal.

Open space provision should be centrally located within the development. It should be easily accessible by means of pedestrian connections through the development and should be designed to ensure that it is clearly visible to the public.
Where open space cannot be provided on-site as part of the development an off-site financial contribution for the provision of a new open space or to improve the quality of existing open space within the locality of the proposal will be expected.

Protecting Existing Open Space

All existing open space including allotments, parks, equipped play space, sport pitches and informal natural open space, route ways and corridors will be protected.

Development proposals for existing open spaces will only be permitted where it is demonstrated that

- the proposal will provide increased or improved open space and/or recreational facilities, or
- the site is not required to meet the local standard set out above, or
- equivalent (or better) replacement provision is to be made within the locality.

* open space includes allotments, parks, equipped play space, sport pitches and informal natural open space, routeways and corridors.

This Policy meets DPD Objectives 8 and 11.

Other options considered

The Open Space Standards have been established by reference to the Study of Open Space, Sport and Recreation in South Kesteven (2009). Local response to consultation may highlight other issues to be taken into account.

Open space provision as part of new housing development was incorporated into two policies in the Housing and Economic DPD. Policy H3 Allocated Sites made reference to the need for allocated housing sites to make open space provision on sites and Policy H13 Providing for Open space in Housing Developments required the provision of outdoor play space by all housing sites of 0.4 ha in size. The document also made reference to using the NPFA standard of 2.4 ha of open space per 1000 population. A large number of comments were made about Policy H3. However, these relate to the sites which were being proposed for allocation in the policy rather than the open space requirement. 14 comments were made about Policy H13, many suggested that the policy should actually include the standard thereby giving an indication of how much open space would be required for a development.
3 Monitoring Framework

Chapter 7 of the adopted Core Strategy establishes a clear framework for delivering and monitoring the policies and objectives of the Local Development Framework. Monitoring will be carried out on an annual or more regular basis, with the results of this monitoring being published at the end of each calendar year in an Annual Monitoring Report. Appendix B of the Core Strategy identifies the delivery agents, indicators and targets for each of the Core Strategy policies.

The site allocations and policies included within this DPD are necessary to deliver the Core Strategy policies and objectives. It is, therefore, appropriate for the monitoring framework included in the Core Strategy to be used to monitor the application and delivery of the policies and allocations within this DPD.

The following schedule summarises the relevant elements of the Core Strategy’s Monitoring and Implementation Framework

<table>
<thead>
<tr>
<th>Policy</th>
<th>Responsible Agencies</th>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAP1</td>
<td>SKDC</td>
<td>Number and Type of community facilities in LSCs (LO)</td>
<td>No net reduction in number of facilities over the plan period</td>
</tr>
<tr>
<td></td>
<td>Developers</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Local Councils</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Community Groups</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing allocations</td>
<td>SKDC</td>
<td>Net additional housing completions (CO/NI154)</td>
<td>Completions per annum in accordance with housing trajectory</td>
</tr>
<tr>
<td></td>
<td>Private housebuilders</td>
<td>Supply of ready to develop housing sites (NI159)</td>
<td>At least 100%</td>
</tr>
<tr>
<td></td>
<td>Developers</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Landowners</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SAP2</td>
<td>SKDC</td>
<td>Number of dwellings completed on rural exception sites</td>
<td>10 dwellings per annum</td>
</tr>
<tr>
<td></td>
<td>Private housebuilders</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Landowners</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Parish and town councils</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>RHPs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Policy</td>
<td>Responsible Agencies</td>
<td>Indicator</td>
<td>Target</td>
</tr>
<tr>
<td>--------------</td>
<td>----------------------</td>
<td>---------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Homes and Communities Agency</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SAP3</td>
<td>SKDC</td>
<td>Amount of additional employment floorspace completed</td>
<td>Net increase in amount of employment floorspace per annum</td>
</tr>
<tr>
<td>SAP4</td>
<td>Developers</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>LCC</td>
<td>Number and type of diversification schemes permitted in rural areas</td>
<td>Increase in range and number of schemes over plan period</td>
</tr>
<tr>
<td>Employment allocations</td>
<td>SKDC</td>
<td>Employment land available by type</td>
<td>Under consideration</td>
</tr>
<tr>
<td></td>
<td>Developers</td>
<td>Amount of additional employment floorspace completed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>LCC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SAP5</td>
<td>SKDC</td>
<td>Employment Land lost to non employment uses</td>
<td>No net loss of employment land per annum</td>
</tr>
<tr>
<td></td>
<td>Developers</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>LCC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SAP6</td>
<td>SKDC</td>
<td>New floorspace completed in identified town centres (CO)</td>
<td>Provision of convenience and comparison floorspace in accordance with Retail Needs Study</td>
</tr>
<tr>
<td>SAP7</td>
<td>Developers</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Landowners</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SAP8</td>
<td>SKDC</td>
<td>Amount of public open space</td>
<td>Net increase in public open space</td>
</tr>
<tr>
<td></td>
<td>Developers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Policy</td>
<td>Responsible Agencies</td>
<td>Indicator</td>
<td>Target</td>
</tr>
<tr>
<td>--------</td>
<td>----------------------</td>
<td>-----------</td>
<td>--------</td>
</tr>
<tr>
<td></td>
<td>Landowners</td>
<td></td>
<td>provision over plan period</td>
</tr>
</tbody>
</table>

Key

CO Annual Monitoring Report Core Output Indicator
LO Annual Monitoring Report Local Output Indicator
NI National Indicator
RHP Registered Housing Provider
SKDC South Kesteven District Council
Appendix 1 - Maps
Rural - Existing Employment Sites

Key

| Existing Employment Site |

Gonerby Moor

Colsterworth

Long Bennington

Billingborough

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Appendix 2 - Background Evidence

A large amount of background evidence has been prepared to support the preparation of the site allocations and policies included in this DPD. The following list identifies each relevant study, the date it was prepared and who prepared it. The background evidence has been published and will be used to support the Council's case at public examination.

<table>
<thead>
<tr>
<th>Report title</th>
<th>Prepared by</th>
<th>Date published</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategic Housing Market Assessment (jointly for South Kesteven District Council (SKDC), South Holland District Council (SHDC) and Rutland County Council (RCC))</td>
<td>Justin Gardner Consulting</td>
<td>August 2010</td>
</tr>
<tr>
<td>Affordable Housing Viability Assessment</td>
<td>Levvel</td>
<td>January 2010</td>
</tr>
<tr>
<td>Strategic Housing Land Availability Assessment (joint study for SKDC, SHDC and RCC)</td>
<td>SKDC, SHDC, RCC</td>
<td>Update November 2009</td>
</tr>
<tr>
<td>Employment Land Capacity Study</td>
<td>Nathaniel Lichfield and Partners</td>
<td>March 2010</td>
</tr>
<tr>
<td>Retail Needs and Town Centres Study</td>
<td>Nathaniel Lichfield and Partners</td>
<td>March 2010</td>
</tr>
<tr>
<td>Strategic Flood Risk Assessment (SFRA) Level 1</td>
<td>Entec</td>
<td>June 2009</td>
</tr>
<tr>
<td>Strategic Flood Risk Assessment (SFRA) Level 2</td>
<td>Entec</td>
<td>November 2010</td>
</tr>
<tr>
<td>Water Cycle Study (joint study for SKDC, SHDC and RCC)</td>
<td>Scott Wilson</td>
<td>November 2010</td>
</tr>
<tr>
<td>A Study of Open Space, Sport and Recreation in South Kesteven</td>
<td>Leisure and the Environment</td>
<td>April 2009</td>
</tr>
<tr>
<td>South Kesteven Green Infrastructure Study</td>
<td>Shiels Flynn / Leisure and Environment</td>
<td>April 2009</td>
</tr>
<tr>
<td>Landscape Character Assessment</td>
<td>FPCR</td>
<td>January 2007</td>
</tr>
</tbody>
</table>
Appendix 3 - Sustainability Appraisal

The Sustainability Appraisal (SA) Scoping Report for this Development Plan Document (DPD) was published in 2009. That Report established the Sustainability Objectives, against which the policies (and allocations) included in this DPD must be assessed.

The Scoping Report also identified the relevant plans and programmes which might impact upon the DPD, and included baseline data about the District's environmental, social and economic condition. This establishes the Key Issues to be addressed and allows targets to be set against which future monitoring can be assessed.

The policies included in this DPD have been assessed against the Sustainability Objectives identified in the Scoping Report the outcome of this assessment is summarised on a policy by policy basis in the following pages.

The detailed assessment spreadsheet is available separately.
SAP1: Retention of Services and Facilities in Local Service Centres

Policy SP2 of the Core Strategy establishes that local services and facilities within Local Service Centres should be retained. It provides support for proposals which enhance existing, or provide new, community facilities. There is a presumption against proposals which would change the use of existing retail, service and employment sites, or which involve the loss of land in community use.

This policy provides the detailed criteria which will be used to determine applications for a change of use, or redevelopment, of existing local facilities which would result in their loss.

******************************************

Environmental:

This policy relates to existing development within established settlements. There should, therefore, be no significant effect on environmental factors. It is possible that a permitted change of use of a local service or facility may result in more traffic movements as people travel to other settlements to access the service/facility. However, the small scale of such development is unlikely to lead to a deterioration in air quality.

Social:

This policy aims to maintain and support existing services and infrastructure. The presumption against changes of use of existing community facilities within the designated settlements should improve community well-being and contribute towards their continued sustainability.

Economic:

The presumption against changes of use of existing retail and employment sites should further strengthen these smaller settlements and contribute towards their continued sustainability.

Conclusion:

This policy encourages the retention of existing community services and facilities (including retail and employment uses) in sustainable locations. There should be no negative impacts from this policy.
**SAP2: Rural Affordable Housing**

Policy H3 of the Core Strategy sets out the thresholds and targets to be used to ensure the provision of affordable housing within the District. This policy identifies the "areas of search" for sites which may be suitable to meet the proven need for such housing. The policy sets out the criteria to be applied when considering the suitability of sites for affordable housing.

**************************************************

**Environmental:**

The effect on biodiversity and the built environment of specific sites cannot be assessed until the exact site has been identified, however, the policy criteria should ensure protection for natural assets and the built and archaeological heritage of the District. The potential local air quality impacts of new development cannot be examined until the specific sites have been identified.

The policy locates affordable housing on "exception" sites, which by definition are not in the most sustainable locations. This may mean an increase in the need to travel by private car. There may, therefore, be negative impacts resulting from this policy.

**Social and Economic:**

Providing affordable housing in areas of proven need should improve the social performance of the economy.

**Conclusions:**

This is an exceptions policy aimed at remedying deficiencies in housing provision. The policy will, therefore, result in negative impacts relating to sustainability of locations and to air quality. The policy criteria should reduce negative impacts on the natural, cultural and built environment.
SAP3: Supporting Local Businesses in Local Service Centres

Policy E1 of the Core Strategy supports new employment opportunities in the Local Service Centres. This policy provides the criteria to be used when assessing applications relating to proposals for the expansion of existing employment development and opportunities for new employment-generating development.

******************************************

Environmental:

The effect on biodiversity of specific sites cannot be assessed until the exact site has been identified. The potential local air quality impacts of new development cannot be examined until the specific sites have been identified. The policy criteria should ensure that the District’s natural assets are protected and that the impact upon soil resources is minimised.

Social and Economic:

New development in Local Service Centre locations will support the local economy. The policy is, therefore, assessed as beneficial, although it is not possible to say whether this will be a significant effect.

Conclusions:

There should be positive impacts from locating employment areas in Local Service Centres. The policy does not envisage large development, and the criteria aims to minimise impacts on soil, water, air and biodiversity. Policy protection for these elements is also provided by other policies in the Core Strategy.
SAP4: Business Development in the Countryside (including rural diversification schemes)

Policy E1 of the Core Strategy lends general support for rural diversification proposals. This policy provides more detailed policy guidance and criteria against which applications can be assessed.

******************************************

Environmental:

The effect on biodiversity of specific sites cannot be assessed until the exact site has been identified. The potential local air quality impacts of new development cannot be examined until the specific sites have been identified. The policy criteria should ensure that the District's natural assets are protected and that the impact upon soil resources is minimised.

There may be negative impacts resulting from this policy, which enables economic development in unsustainable locations and tourism-related development which may increase travel by private car.

Social and Economic:

This policy allows new development and rural diversification schemes in rural locations which will support the local economy. The policy is, therefore, assessed as beneficial, although it is not possible to say whether this will be a significant effect.

Conclusions:

There may be some negative impacts from locating economic development in the countryside. However, these should be balanced by the economic benefits and the policy criteria aimed at minimising the environmental impacts.
SAP5: Locally Important Existing Employment Sites

Policy E1 of the Core Strategy provides a commitment to retaining existing employment sites in the District. This policy identifies those areas which are considered to be important to the local economy and establishes criteria to protect such areas from redevelopment to other non-employment-generating uses.

******************************************

Environmental:

This policy relates to existing development within established settlements. There should, therefore, be no significant effect on environmental factors. All the identified sites are in sustainable locations, being well-located in terms of centres of population and thus reducing the need to travel.

Social and Economic:

All the sites are located in areas where employment is accessible by public transport, walking and cycling. There should, therefore, be no negative impacts.

Conclusions:

There should be positive impacts from protecting existing, established employment areas.
**SAP6: Development within the defined Town Centres**

Policy E2 of the Core Strategy provides the overarching framework for new retail and town centre developments. This policy defines the boundaries of the Town Centres as well as the Primary and Secondary shopping frontages which form the town centre.

******************************************

**Environmental:**

The retail hierarchy does not specify a preference for brownfield or greenfield land use; any adverse effect on biodiversity would be dependent on the location of the site chosen. Development within the centres of settlements may affect buried archaeological remains and evaluation of proposed sites may be required.

The increase in town centre uses will have a more positive sustainable impact, reducing the need to travel by private car and, therefore, limiting the total amount of traffic pollution. Additional retail, office, leisure and community facility development within the town centres is unlikely to have significant adverse effects on local air quality.

**Social:**

The emphasis on a sequential approach for town centre development, including retail, office, leisure and community facilities, may mean fewer people travelling outside South Kesteven for these functions.

**Economic:**

The provision of retail and town centre development will be based on the findings of the Retail Needs Assessment. The provision of further retail and town centre development may increase the proportion of residents visiting and working within the town centres of the District, which may improve the local economy. This will, however, depend on the range and type of development.

**Conclusions:**

Concentrates development in urban areas which are accessible by public transport, walking and cycling. Promoting development in sustainable locations should ensure a positive impact.

---

*Policies Consultation November 2010*
SAP7: Town Centre Opportunity Areas

Policy E2 of the Core Strategy states that provision will be made to accommodate additional retail floorspace to meet the needs of the retail study by allocating appropriate sites. This policy identifies those areas which are considered to provide the best opportunities to increase or improve the retail and commercial offer of the town centres and where redevelopment proposals will be supported.

******************************************

Environmental:

This policy relates to already developed areas within established settlements. Development within the centres of settlements may affect buried archaeological remains and evaluation of proposed sites may be required.

The increase in town centre uses will have a more positive sustainable impact, reducing the need to travel by private car and, therefore, limiting the total amount of traffic pollution. Additional retail, office, leisure and community facility development within the town centres is unlikely to have significant adverse effects on local air quality.

Social and Economic:

Redevelopment of these areas may provide increase retail choice and provide new leisure and/or employment opportunities. This may increase the proportion of residents visiting and working within the town centres of the District, which may improve the local economy. This will, however, depend on the range and type of development.

Conclusions:

There should be positive impacts from redeveloping these urban sites.
SAP8: Open Space Provision

This policy sets out the standards to be applied when providing open space in connection with new development. It includes provision of informal or natural greenspace, outdoor sports space, childrens and young peoples place space as well as allotments and parks. In addition to the provision of new open space, the policy aims to protect existing open space and/or recreational facilities.

***********************************************************************

Environmental:

This policy is aimed at protecting open space and natural areas, as well as the provision of new. This should, therefore, result in positive impacts on the District's biodiversity and natural assets. Incorporating open space into new development could reduce the need to travel to access open space.

Social and Economic:

There should be positive impacts resulting from the provision of new play space/equipment and recreational facilities.

Conclusions:

This policy protects existing open space and provides criteria for provision of new as a result of new development. There should be no negative impacts as a result of this policy.
## Compatibility Matrix for Policies and SA Objectives – Site Allocations and Policies DPD
(Showing Traffic Light colour coding) (The SA Objectives are detailed on the following page)

<table>
<thead>
<tr>
<th>Sustainability Appraisal Objectives</th>
<th>DPD POLICIES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>SAP1</td>
</tr>
<tr>
<td>A</td>
<td>~</td>
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<td>B</td>
<td>~</td>
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<tr>
<td>C</td>
<td>~</td>
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<tr>
<td>D</td>
<td>√</td>
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<td>E</td>
<td>~</td>
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<td>F</td>
<td>~</td>
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<tr>
<td>V</td>
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</tbody>
</table>

### KEY
- **√** compatible
- **I** partly compatible
- **x** incompatible / possible conflict
- **~** no relationship / neutral
- **?** Uncertain
<table>
<thead>
<tr>
<th>SUSTAINABILITY OBJECTIVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A To protect/enhance the District’s Natural Assets and Biodiversity</td>
</tr>
<tr>
<td>B To protect and enhance the District’s Flora</td>
</tr>
<tr>
<td>C To protect and enhance the District’s Fauna</td>
</tr>
<tr>
<td>D To ensure that development is located on the most sustainable sites in relation to the development sequence</td>
</tr>
<tr>
<td>E Conserve soil resources and quality</td>
</tr>
<tr>
<td>F Conserve water resources and quality</td>
</tr>
<tr>
<td>G To maintain air quality within the District</td>
</tr>
<tr>
<td>H To manage prudently the natural resources of the District to reduce vulnerability to flooding</td>
</tr>
<tr>
<td>I To minimise energy usage through sustainable design and development</td>
</tr>
<tr>
<td>J To minimise waste and encourage recycling and reuse of waste</td>
</tr>
<tr>
<td>K To protect and enhance the District’s cultural, built and archaeological heritage</td>
</tr>
<tr>
<td>L To enhance and conserve the environment of the District through sustainable design and development</td>
</tr>
<tr>
<td>M To maintain/enhance the quality of the Landscape Character Areas</td>
</tr>
<tr>
<td>N To ensure the needs of all sections of the population of the District are met</td>
</tr>
<tr>
<td>O To ensure that the housing needs of the community are met, in particular the affordable housing requirements</td>
</tr>
<tr>
<td>P Contribute to community safety by encouraging good design</td>
</tr>
<tr>
<td>Q To facilitate the provision of recreational facilities for all</td>
</tr>
<tr>
<td>R To facilitate improved health provision where appropriate</td>
</tr>
<tr>
<td>S To encourage employment opportunities for all</td>
</tr>
<tr>
<td>T To facilitate the development of new technology to support a modern economic infrastructure</td>
</tr>
<tr>
<td>U To improve the social and environmental performance of the economy</td>
</tr>
<tr>
<td>V To improve accessibility to jobs and services by increasing the use of public transport, walking and cycling</td>
</tr>
</tbody>
</table>
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
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