AGENDA - Session 1

Date: Tuesday 6th November

Time: 10AM

Session 1: Procedural and General Points

Representors:
- Bidwells for Diploma PLC - MM66.
- Bidwells for Larkfleet Ltd - MM51-MM53.

Issues:
A) Procedural matters

- What is the current situation with regard to the Council’s existing Local Plan? Is it saved?
- Has the DPD been prepared in accordance with the statutory procedures under Section 20(5)(a) of the 2004 Act, and the Council’s Local Development Scheme?
- Has the DPD been prepared in accordance with an approved Statement of Community Involvement? If not, does it meet the minimum requirements in the Regulations?
- Is the DPD supported by a Sustainability Appraisal? Are the Council aware of any fundamental procedural shortcomings in the process of preparing the DPD?
- Has the Council undertaken a Self Assessment of Soundness to assure itself that the likely questions which arise have answers? Has a Self-Assessment of Soundness of the DPDs been undertaken using the draft model produced by the Planning Advisory Service? Is this placed in the library and on the Council’s web-site?
- Is the programme for preparing other LDF documents generally as set out in the Council’s latest Local Development Scheme?
- Does the DPD take account of the Council’s other plans, including the adopted Local Plan and Community Strategy, and the plans of adjoining authorities?
- Does the Council believe that it has fulfilled the Duty to Co-operate as set out in the National Planning Policy Framework?
B) Post Submission Modifications

Minor Changes Document

- Are all of the detailed changes Minor Modifications?

General NPPF issues

- What is the Council’s position regarding a review of the Core Strategy? MM52
- Does the Plan accurately set out the Localism Act provisions which have come into effect? MM51
- Terminology issues MM53
- Duty to co-operate MM66
- Has the Council undertaken an examination of the National Planning Policy Framework to ensure that the DPD covers all relevant issues?
  - Model policy – see GAAPMM05 NPPF13
  - Sequential testing of retail proposals
  - Financial and functional testing for agricultural workers dwellings
  - Contamination of land

C) Proposals Map
AGENDA - Session 2

Date:  Wednesday 7th November

Time:  9.30AM

Session 2 General Housing Provision Issues

Representors:

- Anglian Water - MM75.
- Bidwells for Larkfleet Ltd - MM54-MM56, MM58-MM61.
- Concept Town Planning - MM7.
- Environment Agency - 81, 83, 24 & MM74.
- Heaton Planning for Bullimore’s Sand & Gravel - MM64, MM65.
- Mr Dieter Asbach Cullen - MM1-MM4.
- Mr J M Mettham - 105.
- National Trust - MM42.
- Pegasus Planning for Persimmon Homes (East Midlands) Ltd - 259.
- Planning Prospects for F H Gilman - 255.
- Stamford Chamber of Trade & Commerce - 100, 247 & NPPF9
- Capita Symonds for JGP Properties - 131, 246
- Mr Mike Sibthorp for Mr G Fearn

Issues:

Housing requirement

- Core Strategy requirements MM63, MM64
- Review of Core Strategy arising from National Planning Policy Framework provisions
  - Identification of additional 5% housing sites in paragraph 3.5.2-3 – is this position justified by past delivery rates?
- Progress in complying with housing trajectory of Core Strategy
  - Change SAPMM04 amends housing requirement in Objective 117, 193, 116, MM54
  - Does the text of the Plan accurately describe commitments and residual requirements? MM56, MM58
  - What is the current position on provision?
  - Can the Council demonstrate a 5 year supply (+5/20%) of housing land? 259, MM7, MM61, NPPF14

- Up-dating of requirements

Locational Strategy of Provision
- Relevant Core Strategy provisions MM42
- Impact on villages 105, MM02, MM03, MM04
- Village boundaries

**Phasing**
- Is the Council’s general approach to phasing consistent? MM70, MM71
- Is phasing placing arbitrary constraints on development? 198, 227, 231, 251 (STM3)

**Delivery**
- Should the Plan contain a single source of information showing provision in all settlements? 114

**Site Selection Process**
- How did the Site Selection process operate? MM59, MM60, MM64, MM65
- Is it clear that the best options were chosen? MM67
- Infrastructure Provision considerations
  - Highways MM1
  - Water and sewerage – Have the effects of water and drainage provision been properly taken into account in the Site Selection Process? 254, 255, 259, MM55, MM74, MM75
  - Have the changes made by the Council satisfied parties that drainage issues have been properly addressed? 108, 109, 81, 83, 84
AGENDA - Session 3

Date:  Thursday 8th November
Time:  9.30AM

Session 3: Allocated Sites - Stamford

Representors:
- Bidwells - 115
- Bidwells for Diploma PLC – MM66
- Boyer Planning - 194, 196, 197 & 228
- Boyer Planning for Commercial Estates Group - MM68
- DLP Planning for Stamford Property Company Ltd - 96
- Smiths Gore for Mr P West & Mrs S Wilson - 1,
- Ryhall Residents Association - 32
- W R Davidge Planning Practice for Mr William Strain – 176 MM5 & MM6
- Planning Prospects for F H Gilman - 255.
- Stamford Chamber of Trade & Commerce - 100, 247 & NPPF9

Issues:

General Issues
- Core Strategy housing requirements for Stamford
  - Progress in complying with Core Strategy housing trajectory for Stamford
    - SAPMM010 updates current position. 115, MM5, MM68
    - Is this in line with Core Strategy trajectory?
  - Up-dating of requirements
  - Does the Council’s position reflect actual needs? 96
  - Is the Council’s approach sufficiently flexible? MM66
  - Does the Plan make provision for an additional 5/20% allocation in Stamford in-line with the National Planning Policy Framework? MM6

- Site Selection Process
  - Principles behind choice of sites

- Stamford Traffic Model
  - Should the Plan show the results of the Stamford Traffic Model? 194, 228

- Impact of constraints in the sewerage network
- Have any issues with infrastructure to serve development in Stamford been overcome? 196
- Are the changes to paragraph 3.1.14 (SAPMM012) sufficient to address concerns about drainage matters?

- Landscape Sensitivity and Capacity Study
  - Is it necessary for the text to refer to the Landscape Sensitivity and Capacity Study? 197, 228

**Policy Sites**

- **STM1a**
  - Should the site be increased in size by including adjacent land? 176
  - Would the allocation lead to unacceptable traffic issues? 32

- **STM1d – Stamford Football Club**
  - Is the allocation realistic given the need to re-locate the football club? 32

- **STM2a**
  - Would the allocation for employment use lead to unacceptable traffic congestion? 32
AGENDA - Session 4

Date:  Friday 9th November

Time:  9.30AM

Session 4 Stamford – Policy STM1e, STM2c and STM3

Representors:
- Anglian Water - MM75
- Bidwells for Diploma PLC – 199, 200, NPPF11 & MM66
- Boyer Planning for Commercial Estates Group - MM69, MM72
- DLP Planning for Stamford Property Company Ltd - 98
- English Heritage - 57
- Mr Malcolm Brandwood - 164
- Planning Prospects for F H Gilman - 222, 224,
- South West Approaches Group – 44, 244,
- Stamford Chamber of Trade & Commerce - 100, 247 & NPPF9.
- Strutt & Parker - 157
- W R Davidge Planning Practice for Mr William Strain - 258

Issues:

Policies STM1e, STM2c and STM3

Detail of policies
- Should the STM2c entries be changed to provide greater flexibility? 229, MM72
- Should the STM3 entries include mention of sustainable transport, ‘rat-running’, pedestrian and cycle access, etc? 230, 238
- Should the STM3 entries include additional detail to justify major, mixed-use developments? 233
- Should the STM3 entries include mention of landscape corridors? 234
- Does Policy STM3 deal adequately with issues of sustainable design and construction? 241
- Are the Policy STM3 requirements regarding affordable homes in line with Core Strategy requirements? 236

Policies STM1e, STM2c and STM3 – site characteristics

- Why are the Policy STM1e, STM2c and STM3 sites the most suitable to deliver Stamford’s requirements for housing and employment land? 98, 44, 164, 222, 244, 247
- Do the Policy STM1e, STM2c and STM3 sites accord with National Planning Policy Framework guidance? NPPF9
Are constraints to water infrastructure properly identified in Policy STM3 and are they properly addressed through the site selection process? 240, 247, 248, 249, 250, 251, 253, 254

Does the phasing of the Policy STM1e, STM2c and STM3 sites properly reflect the constraints imposed by drainage? 252, 255, MM69, MM75

Alternative Stamford sites

- Newstead site 97
  - Core Strategy consideration of site
  - Ring Road 100, 164
- Site ADD41 Priory Road, Stamford 57, 157
- Site RUT1 199, 200, MM66, NPPF11
- Site STAM14 224, 255, 258
AGENDA - Session 5

Date:  Tuesday 13th November

Time:  9.30AM

Session 5: Bourne Sites

Representors:
- Bigwood Associates – 171, 172
- Mike Sibthorp for Workplace Property - 208

Issues:

Policy B1 Sites
Site B1a
- Are there sound reasons why the site should be extended? 171
- Should the policy entry specifically include Class C2 uses? 172

Alternative Sites
- Land at The Slipe 208
AGENDA - Session 6

Date: Tuesday 13th November

Time: 2PM

Session 6: Market Deeping and Deeping St James Sites

Representors:
- Environment Agency – 78, 79 & 80
- DRK Planning Ltd for Mrs Anne Davis

Issues:
Policy DE1, DE2 and DE3 sites
- Does the Plan make employment provision in-line with Core Strategy requirements? 110, 112, 113
- Have issues of water infrastructure been adequately resolved? 78, 108

DE1a
- Should the phasing of the site be amended in order to resolve drainage issues? 79

DE1b
- Should the phasing of the site be amended in order to resolve drainage issues? 80

DE1d, De2b and DE3
- Should DE1d site be brought forward in phasing? 109, 107, 106
- Is the wording of Policies DE2b and DE3 consistent? 111
- Are the affordable housing requirements accurate? MM62
AGENDA - Session 7

Date: Wednesday 14th November

Time: 9.30AM

Session 7: LSC Allocations

Representors:

- Ancer Spa for Buckminster Trust Estate – 133 & 242
- Capita Symonds for JGP Properties – 131 & 246
- English Heritage - 61 & MM8
- Environment Agency – 81 & 82,
- Larkfleet Homes -123,
- Mike Sibthorp for Mr G Cakebread - 103
- National Trust - 217
- Stamford Chamber of Trade & Commerce
- Knight Frank for Welby Estate - 201
- Mr Walter Hughes - 178

Issues:

Selection of LSCs

- Core Strategy Provisions
- National Planning Policy Framework issues

Water infrastructure

- Do the changes to 3.4.1.4 deal adequately with drainage constraints? 81, 24

Policy LSC1 Sites

- LSC1a
  - Should the Policy impose restrictions in terms of building heights? 217
- LSC1b
  - Should allocation be deleted or reduced in size to protect heritage significance of Woolsthorpe Manor? 217
  - Should the phasing of the site be brought forward? 123, 242
- LSC1c
  - Should the phasing of the site be brought forward? 133
- LSC1d
  - Should the Policy impose restrictions in terms of building heights and boundary planting? 217
- LSC1e
- Has selection of the site taken proper account of Heritage Assets? 61, MM8
- Is the site the most appropriate choice for development in Harlaxton? 103
  - LSC1f
    - Has the phasing of the site taken full account of drainage issues? 82, 246
    - Support 131?
AGENDA - Session 8

Date: Thursday 15th November

Time: 9.30AM

Session 8: Omission Sites

Representors:

- Bidwells - 118
- Bidwells for Larkfleet Ltd - MM55, MM59
- Billingborough Parish Council - 175
- Capita Symonds for JGP Properties - 131
- Concept Town Planning - MM7, NPPF2.
- Framptons for Dr D Burston - 210
- Larkfleet Group - 124, 191
- Mr Mike Sibthorp for Messrs Eaton, Fearn & Blankley – 101, 102 & 104
- Brown & Co for Mrs J Shaw – 209
- Knight Frank for Welby Estate - 201
- Bigwood Associates – 171, 172

Issues:

- Baston
  - Are there sound reasons for including a site at Baston in the allocations? 118
  - Are there sound reasons for including the BAST02 site in the allocations? MM55, MM59
- Gt Gonersby (Belvoir Gardens)
  - Are there sound reasons for including the site in the allocations? 101
- Ancaster
  - Are there sound reasons for including a site at Ancaster in the allocations? 104
- Long Bennington
  - Are there sound reasons for including the Costa Row site in the allocations as an alternative to the allocated site (LSC1f)? 124, 131
  - Are there sound reasons for including the west of Old Great North Road (LB18) site in the allocations as an alternative to the allocated site (LSC1f)? 102
  - Are there sound reasons for including Royal Oak public house site in the allocations? MM7, NPPF2
- Billingborough (Aveland School)
- Are there sound reasons for including the site in the allocations? 175

- Billingborough (rear of Pointon Road)
  - Are there sound reasons for including the site in the allocations? 209

- Castle Bytham (Old Quarry)
  - Are there sound reasons for including the site in the allocations? 210

- Morton
  - Are there sound reasons for including the site in the allocations? 191
AGENDA – Session 9

Date: Friday 16th November

Time: 9.30AM

Session 9: SAP Policies

Representors:
- Barton Wilmore for P & B Lely – 214 & NPPF23
- Bigwood Associates – 173
- Boyer Planning – 195
- Nick Grace For Mr R Machin – MM048, 174, NPPF5
- Indigo Planning for Sainsbury’s Supermarkets Ltd – 161
- Planning Prospects for F H Gillman - 223
- Stamford Chamber of Trade & Commerce

Issues:
- SAP5
  - ExeS3 - Would it be appropriate to include tourism, leisure, community and retail uses in the list of uses appropriate in Policy SAP5 areas? 223
- SAP6
  - Should land at Gonerby Moor be identified in the Plan by a location map?
- SAP7
  - Bourne Town Centre – Is the Town Centre boundary appropriately shown on the Proposals/Policies Map? 173
- SAP8
  - Is it appropriate for the policy to support additional retail development at existing out-of-centre locations? 161
- SAP10
  - Are the standards of open space provision properly justified and should they be applied more flexibly? 195
  - Is the policy protection of existing allotments necessary and could it be applied more flexibly? 214, NPPF23

Rc5f
AGENDA - Session 10

Date: Friday 16th November

Time: 11AM (approx start time)

Session 10: Belton House and Heritage Assets

Representors:
- English Heritage MM9
- National Trust MM43
- Stamford Chamber of Trade & Commerce – MM9

Issues:
- Do the Council’s proposed changes (SAPMM043) provide adequate protection to Belton House and Park? MM43, MM09
- Are additional minor changes to the new Policy necessary? MM09
AGENDA - Session 11

Date:  Friday 16th November

Time:  2PM

Session 11:  Monitoring and Implementation

Representors:
  • Stamford Chamber of Trade & Commerce

Issues:

  • Do the Council’s proposed changes provide a robust Monitoring and Implementation regime?
AGENDA - Session 12

Date:  Friday 16th November

Time:  3.45PM (approx start time)

Session 12:  Outstanding Matters, Changes and Closing

Representors:
  •  Stamford Chamber of Trade & Commerce

Issues: