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 – 128, 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 Objective1 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, 131, 128
- 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? 246, 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

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 13\textsuperscript{th} November

Time:  9.30AM

Session 5:  Bourne Sites

Representors:
\begin{itemize}
  \item C P Bigwood for the Trustees of Bettinson – 171, 172
  \item Mike Sibthorp for Workplace Property - 208
\end{itemize}

Issues:

\textit{Policy B1 Sites}
Site B1a
\begin{itemize}
  \item Are there sound reasons why the site should be extended? 171
  \item Should the policy entry specifically include Class C2 uses? 172
\end{itemize}

Alternative Sites
\begin{itemize}
  \item Land at The Slipe 208
\end{itemize}
AGENDA - Session 6

Date:  Tuesday 13\textsuperscript{th} November

Time:  2PM

Session 6: Market Deeping and Deeping St James Sites

Representors:
- Environment Agency – 78, 79 & 80
- Mrs Anne Davis- 179

Issues:

\textit{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
- Knight Frank for Welby Estate - 201
- Mr Walter Hughes – 178
- Long Bennington Parish Council - 52

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 Gilman - 223

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
AGENDA - Session 10

Date:  Friday 16th November

Time:  11AM (approx start time)

Session 10:  Belton House and Heritage Assets

Representors:
- English Heritage – MM49
- National Trust – MM43

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:

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:

Issues: