



SOUTH
KESTEVEN
DISTRICT
COUNCIL

SOUTH KESTEVEN DISTRICT COUNCIL
LOCAL PLAN REVIEW

ISSUES AND OPTIONS REPORT

October 2020



SOUTH
KESTEVEN
DISTRICT
COUNCIL

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1. What is the Local Plan?

- 1.1 The Local Plan is a statutory planning document prepared by South Kesteven District Council (the Council). It contains the policies and proposed locations for sustainable growth and investment across South Kesteven.
- 1.2 The Plan, together with adopted neighbourhood plans, will make up the “statutory development plan” for the District. It provides the spatial framework for guiding development and change across the District in the future.
- 1.3 The Plan establishes the key principles which will guide the location, use and form of new development and alongside other Development Plan Documents; these will aid the determination of planning applications. It sets a clear framework for how future growth will be met, providing clarity for what development will and will not be acceptable to ensure that an area remains sustainable.
- 1.4 It also provides a strategic framework for Neighbourhood Plans, which can be developed by communities.

Why is the plan being updated?

- 1.5 The current Local Plan presents a vision for what South Kesteven will be like by 2036 and was adopted by the Council in January 2020. Government policy determines that strategic policies in Local Plans should look ahead over a minimum 15 year period from adoption to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. For this reason, the review will roll-forward the plan period to 2041.
- 1.6 The Inspector’s final report on the current Local Plan commits the Council to undertake an early review of the plan. Whilst there is a requirement for local planning authorities to consider the need to review their local plans at least every five years, the current Local Plan was submitted for examination towards the end of the period of transition at paragraph 214 of the 2018/19 NPPF. As such, it was examined against the national policy set out in the now out-dated 2012 NPPF. The Inspector recognised that there is a need to review, sooner rather than later, to take account of the latest national policy for plan-making.
- 1.7 In addition, the Inspector identified there are various aspects that indicate an early review of the plan would be necessary. These include the relative age the 2015 Employment Land Study and the need to update the evidence on gypsy and traveller accommodation given the shortfall in provision through the current plan. The review of evidence would also enable a wider assessment of caravan needs as required under S124 of the Housing and Planning Act 2016.
- 1.8 An early plan review also enables the Council to consider whether its local housing need has changed significantly so as to warrant a re-evaluation of the strategic policies for housing.
- 1.9 The current Local Plan therefore includes Policy M1 which sets out that a review will commence in April 2020 with submission by the end of December 2023.

- 1.10 This review will ensure that the Council avoids the plan becoming out of date and less useful in making decisions. Reviewing the plan now can help to ensure that it remains up to date and that South Kesteven will continue to grow sustainably, meeting the needs of its residents and businesses whilst protecting what is special about the area.

What is changing in the plan?

- 1.11 Most of the current policies and proposals of the Local Plan adopted in January 2020 are considered to be operating well in supporting decision making on planning applications and some are yet to be significantly tested. As such, it is proposed that most policies will not be subject to substantial change, although these may be subject to minor tweaks.
- 1.12 The majority of the changes to the plan relate to updating housing needs and planning for housing growth to meet these needs. As set out above, one key element of this will be the re-assessing the accommodation needs of gypsies and travellers and addressing how these needs will be met.
- 1.13 In addition, the Council recognises that there is a need to update the evidence base with respect to the Employment Land Study and consider whether there is scope to review the extent of employment land allocations within the plan, particularly with regard to the level of over-supply of employment land outside of the strategic employment land allocations made in the plan.
- 1.14 In September 2019, following the Local Plan examination, the Council made the declaration of a 'climate emergency' and set out its ambition to reduce its own carbon footprint between now and 2030 and become net-zero carbon by 2050. It is therefore appropriate for this review of the Local Plan to examine the scope for changes to policies with respect to climate change.
- 1.15 Finally, there is an imperative to support the recovery of the local economy following the recent COVID-19 crisis in order that the Council can fully address the economic resilience of South Kesteven. The plan should provide guidance and confidence for investment throughout the District. Therefore, the review of the Local Plan will consider whether there should be any changes to policies and proposals to support the recovery of the local economy following COVID-19.
- 1.16 This consultation sets out what is proposed areas of the plan are to be changed and what is not and is seeking your views on whether you agree or disagree with this.

PROPOSALS BOX

Throughout this document there are a number of proposals included within light coloured boxes such as this – these indicate a proposal being made for the new Local Plan on which your view is being sought. This could indicate something that is not proposed to be changed as well as a proposed amendment or a new policy.

QUESTIONS BOX

There are also darker boxes throughout the document – these indicate a question on which your views are being sought and are usually associated with proposed changes in the light boxes.

How can I respond to this consultation?

- 1.17 Comments are invited to be submitted using the response form available on the Council's website. Forms should be submitted by email to planningpolicy@southkesteven.gov.uk or posted to South Kesteven District Council, Council Offices, St Peters Hill, Grantham, Lincolnshire, NG31 6PZ.
- 1.18 Hard copies of this consultation document and associated response forms are not currently available at the Districts Council Offices and Local Libraries due to Covid-19 and will only be available for inspection online at the Council's website. However, if you do require a paper copy of the consultation paper or response form please contact a member of the Planning Policy Team at planningpolicy@southkesteven.gov.uk or call 01476 406080.
- 1.19 The documents, along with further details of the consultation are available for inspection on the Council's website. <http://www.southkesteven.gov.uk/index.aspx?articleid=15134>
- 1.20 The consultation starts on Monday 12th October 2020 and will close at 23.59pm on Monday 23rd November 2020. Responses received after this date may not be considered. However, there will be future rounds of consultation on this emerging Plan, so you will get a chance to make comments at those future stages.

What is the process for updating the plan?

- 1.21 After this consultation all of the views received will be carefully considered, more evidence will be gathered and a revised Plan will be drafted. The intention is to publish the draft revised plan in 2021 and you will again have an opportunity to comment on this.
- 1.22 Beyond that second consultation, the plan will be finalised and published again for its statutory consultation before being examined by a government-appointed planning inspector. Full details of the anticipated timescales and stages of the process can be found in the Local Development Scheme.

2. The Vision and Objectives for South Kesteven

- 2.1 Local Plans should set out a clear vision for what an area will be by the end of the plan period together with a set of related objectives that are intended to achieve this vision. In so doing, the vision and objectives provide the framework for the policies and proposals set out in the Local Plan.
- 2.2 The current Local Plan for South Kesteven adopted in January 2020 has the following Vision:

PROPOSAL 1 - 2036 Vision for South Kesteven

In 2036 South Kesteven will continue to be a vibrant part of Lincolnshire. It will have strong links to the growing economies of Peterborough, Cambridge and London, in particular. The distinctive local character, unique local heritage and environmental and cultural assets will be a source of enjoyment of all and will be enhanced where possible.

The District will have a successful, diverse economy providing employment opportunities for the local workforce, equipped with a wide range of skills to meet employer needs. It will be an area of sustainable, high quality growth and a popular place to work, live, visit and invest in.

South Kesteven will provide a high quality of life, consisting of sustainable urban and rural communities where people want to live and work and are able to do so in quality and enhanced environments. The District will be a safe place to live with strong communities.

The network of town and village centres will grow and develop appropriately, according to their size, and will provide a range of accessible services in a good environment. This will be achieved by:

- Creating the right balance of jobs, housing, services 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 that is welcoming to all.

Grantham

Grantham's role as the Sub-Regional Centre will be strengthened through significant housing and employment growth. The town will capitalise on its status as the sub-regional centre for Southern Lincolnshire and its position between Lincoln and Peterborough. The town will develop employment opportunities, particularly through the provision of a new junction to the A1 at the Southern Gateway as part of the proposed Southern Relief Road, making Grantham an even more successful sub-regional centre and leisure destination, providing for both the local community and visitors from a wider area.

A new major Sustainable Urban Extension to the south of the town will be developed at Spitalgate Heath in the form of a nationally designated Garden Village; there will be further significant residential development to the north and north-west of the town.

New employment opportunities, together with the good educational offer of the town, will help to retain and develop skills and talent.

The town centre will provide a safe and attractive environment for people to shop, live and spend their leisure time. Pedestrians and other non-car users can move around safely and comfortably and there will be improved walking and cycling links from surrounding residential areas.

Stamford

The town will grow through a sustainable urban extension to the north providing a vibrant, well-designed, appropriately structured development that addresses local housing need and provides tangible benefits for both new and existing residents.

The Stamford North Extension (SNE) will foster high quality public realm, built form and landscaping, whilst enabling the essential character of the historic town to be preserved.

Stamford will remain as a historic, rural market town and thriving tourist destination. The important heritage assets and green spaces will be preserved and enhanced where possible.

The local economy will be supported through the supply of land to develop a diverse, range of employment opportunities, resulting in a vibrant and modern economy, with increased jobs and enhanced prosperity that has capitalised on the location close to the A1 and links with Peterborough and Cambridge. The growth will be supported by improvements to infrastructure and services and will enable all sections of the community to enjoy a sustainable way of life.

Bourne

Bourne will have further developed its distinctive market town role. Housing development at Elsea Park will be completed and well-integrated into the town. Planned growth has been identified to the east of the town centre. Other housing growth will be identified in the Bourne Neighbourhood Plan.

The Plan will preserve and enhance where possible Bourne's defining assets, including the heritage assets and green spaces. The economy of the town will be supported through the supply of appropriate land to develop a robust modern economy to increase jobs and enhance prosperity, particularly with respect to its relationship with food production and the Fenland economy. The growth will be supported by improvements to infrastructure and services and will enable all sections of the community to enjoy a sustainable way of life.

The Deepings

The Deepings will have further developed its distinctive market town role. Planned growth will take place through new developments mainly to the east of the town to meet local needs and respond to market demands.

The Plan will seek to ensure that The Deepings' defining assets, including heritage assets and accessible green space are retained and enhanced where possible.

The economy of the town will be supported through the supply of appropriate land to develop a diverse, vibrant and modern economy to increase jobs, enhance prosperity and provide a better balance between housing and employment growth. The growth will be supported by improvements to infrastructure and services and will enable all sections of the community to enjoy a sustainable way of life.

Villages and Countryside

Outside the four main towns, new development will be focused primarily on those villages where there are good levels of services and facilities, having regard to the environmental and infrastructure capacity of those villages and the desire to safeguard existing services and employment.

All villages will retain their diversity and vitality, with thriving communities, well planned and carefully managed development. Villages will have sufficient jobs and homes for local people.

Larger villages will continue to provide the necessary day-to-day services to ensure rural communities have choice in terms of homes, work and recreation.

The specialised needs of rural communities will be met through appropriate development that meets defined local needs. The diversification of the rural economy will be encouraged while recognising the importance of supporting the important agricultural economy as well as protecting and enhancing where possible important environmental assets.

- 2.3 Broadly, the Vision appears at this stage to be suitable to be carried forward into the new Local Plan. The Vision will require updating to reflect the revised assessment of housing need as well as the change to the plan period once these are confirmed. In addition, there has been some change to the aspirations of the Council related to climate change and there is also an imperative to facilitate the economic recovery of the District following the COVID-19 crisis.

QUESTION 1a – The Vision

Do you agree that the Vision should be broadly the same for the new plan but updated with respect to the plan period and housing growth level? If not please provide details.

QUESTION 1b – The Vision

Do you consider that the current Vision is sufficient to deal with climate change and the economic recovery of the District? If not please provide details.

- 2.4 The current Local Plan adopted in January 2020 also has the following 15 Objectives:

PROPOSAL 2 - Objectives

Economic: Enhancing Prosperity

Objective 1

To welcome and encourage development that supports the sustainable growth and diversification of the local economy

Objective 2

- To develop a strong, successful and sustainable economy that provides a sufficient number and wide range of employment opportunities for local people by:
- Providing a range of well-located sites and premises for employment
- Supporting the retention of existing jobs and the development of local businesses
- Promoting additional growth and diversification of the District's economy, particularly in "knowledge-rich" business and higher skill level jobs
- Actively attracting inward investment: Encouraging the attainment of high educational qualifications and skill levels;
- Stimulating tourism; and
- Supporting the important agricultural economy and protecting quality farmland

Objective 3

To broaden and diversify the employment base of the District to meet the needs of a changing local economy by:

- Identifying and encouraging development and diversification opportunities for specific employment sectors within Grantham, Stamford, Bourne and The Deepings;
- Ensuring an adequate and appropriate supply of land and premises;
- Increasing inward investment; and
- Encouraging appropriate employment and diversification schemes to assist the rural economy and supporting existing employment uses in sustainable and accessible locations throughout the District.

Objective 4

To strengthen the economic vitality and viability of town centres by adapting to changing consumer patterns in shopping, living and leisure.

Objective 5

To facilitate and sustain a network of sustainable communities which offer a sense of place, that are safe, inclusive and can respond to the needs of local people, establishing an appropriate spatial strategy that will guide the scale, location and form of new development across the District, providing the long term basis for the for the planning of South Kesteven.

Objective 6

To facilitate and enhance the role of Grantham as an important Sub-Regional centre by ensuring the town is the main focus for new housing, employment and other facilities, as well as enhancing the role and function of the market towns of Stamford, Bourne and The Deepings.

Objective 7

To make effective use of land by maximising the amount of development on appropriate previously developed sites and on sites in locations which reduce the need to travel.

Objective 8

To retain and improve accessibility for all to employment, services, community, leisure and cultural activities through:

- Integrating development and transport provision, ensuring new development is located where it is most accessible by a range of modes of transport;
- Retaining and upgrading existing infrastructure related to transport and communications; and
- Ensuring choice and encouraging the use of public transport, walking and cycling, for as many journeys as possible.

Objective 9

To make provision for an adequate supply and choice of land for new housing, employment, retail, leisure, culture and other necessary development, to meet the needs of the District to the year 2036, and in so doing improve the quality of life for all, whilst safeguarding the best and most versatile of our agricultural land.

Social: Housing, Health, Social and Community Needs

Objective 10

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

Objective 11

To support new and existing community infrastructure. To ensure that relevant community and other infrastructure needs such as facilities for leisure, new or enhanced open space provision, green infrastructure, health, education, affordable housing, transport, water infrastructure and the arts as arising from new development is delivered through on and off site contributions. To contribute to improving the health and well-being of residents.

Environmental: Protection and Enhancement of Environment

Objective 12

To protect and promote the enhancement, sensitive use and management of the District's natural, historic, cultural assets, green infrastructure (including trees and woodland) and the built environment through good design and improved networks that respect important local characteristics, ensuring new development is well designed, promotes local distinctiveness, integrates effectively with its setting and secures community safety.

Objective 13

To plan for and reduce the impacts of climate change by ensuring that new development is not exposed unnecessarily to the risk of flooding nor increases the risk of flooding elsewhere and that opportunities to incorporate green infrastructure (including trees and woodland) and adaptation for wildlife as a response to increases in flood risk are properly investigated.

Objective 14

To promote the prudent use of finite natural resources and the positive use of renewable resources, through the design, location and layout of development and by optimising the use of existing infrastructure, wherever possible.

Objective 15 To minimise pollution which affects health and wellbeing.

QUESTION 2 – Objectives

Do you agree that the Objectives should remain the same for the new plan? If not please provide details.

3. Policies not intended to be subject to significant change

- 3.1 Following the receipt of informal feedback from people using the current Local Plan (for example, from planning officers, from feedback from councillors and from questions raised by developers and the general public), it is considered that the majority of the plan is working well, providing clarity for applicants, decision makers and the communities across South Kesteven.
- 3.2 Given that the plan is broadly operating effectively – and in some cases the policies are yet to be fully tested - most policies are not intended to be altered substantively. However, it is recognised that some minor changes may be required to reflect national policy or guidance or to enhance their operation.
- 3.3 The policies that are not currently intended to be changed significantly are as follows:

PROPOSAL 3 – Policies not proposed to be changed significantly

Policy	Description
SD1	The Principles of Sustainable Development in South Kesteven
SP3	Infill Development
SP4	Development on the Edge of Settlements
SP5	Development in the Open Countryside
SP6	Community Services and Facilities
H1	Housing Allocations
H2	Affordable Housing Contributions
H3	Self and Custom Build Housing
H4	Meeting All Housing Needs
E1	Grantham Southern Gateway Strategy Employment Opportunity
E2	Strategic Employment Sites
E4	Protection of Existing Employment Sites
E5	Expansion of Existing Businesses
E6	Loss of Employment Land and Buildings to Non-Employment Uses
E7	Rural Economy
E8	Other Employment Proposals
E9	Visitor Economy
EN1	Landscape Character
EN2	Protecting Biodiversity and Geodiversity
EN3	Green Infrastructure
EN4	Pollution Control
EN5	Water Environment and Flood Risk Management
EN6	The Historic Environment
EN7	Protecting and Enhancing Grantham Canal
DE1	Promoting Good Quality Design
OS1	Open Space
GR1	Protecting and Enhancing the Setting of Belton House and Park
GR2	Sustainable Transport in Grantham
GR3	Grantham Residential Allocations

GR4	Grantham Town Centre Policy
STM1	Stamford Residential Allocations
STM2	Stamford Town Centre Policy
BRN1	Bourne Housing Need
BRN2	Bourne Town Centre Policy
DEP1	The Deepings Residential Allocations
DEP2	Market Deeping Town Centre Policy
LV - H1 / LV - H2	Ancaster Residential Allocations
LV – H3	Barrowby Residential Allocation
LV - H4	Colsterworth Residential Allocation
LV - H5	Corby Glen Residential Allocation
LV - H6	Great Gonerby Residential Allocation
LV - H7	Long Bennington Residential Allocation
LV – H8	Long Bennington Residential Allocation
LV - H9	Morton Residential Allocation
LV - H10/ LV-H11	South Witham Residential Allocations
LV - H12	Thurlby Residential Allocation
ID1	Infrastructure for Growth
ID2	Transport and Strategic Transport Infrastructure
ID3	Broadband and Communications Infrastructure

QUESTION 3 – Policies not proposed to be changed significantly

Q4 – Do you agree with the list of Local Plan policies that are not proposed to be changed significantly? If not please provide details.

4. Possible policies to be changed or introduced

- 4.1 A number of policies in the plan require updating to ensure they are consistent with national policy or to enhance their effectiveness. These policies have been grouped into a number of themes or issues below. Described in each case are the proposed changes to the policies. However, further changes to these policies may also be necessary through the course of developing the new Local Plan.

Plan Period

- 4.2 The current Local Plan adopted in January covers the period up to 2036. This plan period is not considered to be suitable to be used in the new plan, and needs ‘rolling forward’.
- 4.3 National planning guidance sets out that to determine the minimum number of homes needed, the strategic policies of this Local Plan review should be informed by a local housing need

assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.

- 4.4 At the present time that Local Housing Need (LHN) figure is based upon 2014 household projections and the latest affordability ratio (currently 2018) in accordance with national policy. As such it is proposed that 2018 be used as a baseline for the plan period given that it aligns to the evidence being used and is recent and therefore relevant to this plan review. This will need to be reviewed if newer household projections and affordability ratios are published.
- 4.5 Using 2036 as an end date for the plan would result in the plan review not looking forward to a minimum 15 years into the future from when it is anticipated to be adopted (as required in the National Planning Policy Framework) based on a likely adoption of the review by the end of 2024. In order to avoid any delay to the production or examination of the plan, then is proposed that the plan period is until 2041.

PROPOSAL 4 – Plan Period

The plan period for the new Local Plan is proposed to be up to 2041

QUESTION 4 – Plan Period

Do you agree with the proposed plan period up to 2041? If not please provide details

Settlement Hierarchy

- 4.6 The current Local Plan adopted in January 2020 contained a settlement hierarchy in Policy SP2 which seeks to support the spatial strategy by focusing development at locations with good levels of services and facilities and to provide clarity for investment throughout South Kesteven.
- 4.7 The hierarchy has been well established in strategic planning of the District and has been informed by regular reviews of the services and facilities available in settlements. In order to address the District’s growth needs, Policy SP2 sets out that:
- The majority of development will be focused in Grantham in order to support and strengthen its role as a Sub-Regional Centre. New development proposals will be supported on appropriate and deliverable brownfield sites and on sustainable greenfield sites (including urban extensions), where development will not compromise the town’s nature and character.
 - Development which maintains and supports the role of the three market towns of Stamford, Bourne and the Deepings, will be allowed, provided that it does not compromise their nature and character. Priority will be given to the delivery of sustainable sites within the built up part of the town and appropriate edge of settlement extensions.

- In the Larger Villages as defined below, in addition to allocations, development proposals which promote the role and function of the Larger Villages, and will not compromise the settlement's nature and character, will be supported.

Ancaster	Barkston
Barrowby	Baston
Billingborough	Caythorpe and Frieston
Colsterworth	Corby Glen
Great Gonerby	Harlaxton
Langtoft	Long Bennington
Morton	South Witham
Thurlby and Northorpe	

- In Smaller Villages as defined below, development will be supported in accordance with Policy SP3, SP4 and all other relevant policies, where development will not compromise the village's nature and character.

Aisby	Dry Doddington	Hough on the Hill	Ropsley	Witham on the Hill
Allington	Dunsby	Ingoldsby	Sedgebrook	West Deeping
Aslackby	Dyke	Irnham	Skillington	Woolsthorpe By Colsterworth
Barholm	Edenham	Kirby Underwood	Stubton	
Belton	Folkingham	Lenton	Sudbrook	Woolsthorpe By Belvoir
Braceborough	Foston	Little Bytham	Swayfield	
Boothby Pagnell	Frognall	Manthorpe (Bourne)	Swinstead	
Burton Coggles	Fulbeck	Marston	Syston	
Carlby	Greatford	North Witham	Twenty	
Carlton Scroop	Great Ponton	Oasby	Toft	
Castle Bytham	Haconby	Old Somerby	Tallington	
Claypole	Hanthorpe	Pickworth	Uffington	
Denton	Horbling	Pointon	Welby	
Dowsby	Hougham	Rippingale	Westborough	

- All other parts of the District not covered by the above settlements are considered as countryside.

4.8 Site allocations in the current Local Plan adopted in January 2020 were only made within the four main towns and across the larger villages.

4.9 The approach of the Settlement Hierarchy and the tiers within it seems to have performed well since the plan was adopted. However, it is recognised that the determination of the larger villages in the settlement hierarchy should be subject to regular view to reflect the services and facilities available. Details of the approach used previously in determining the larger village can be found in the [Settlement Hierarchy Methodology Report](#) available on the Council's website.

4.10 Given the significant increase in the scale of housing growth to be planned for as a result of using the Government' housing need calculation, it is also worthwhile at this commencement to the review of the adopted Local Plan to consider whether it would be appropriate to amend the spatial distribution to include for the potential of creating a new settlement based on garden village principles. At present, the Council is not aware of any realistic viable and deliverable proposals for such a settlement within South Kesteven and so, this has not been factored into the spatial distribution of housing growth. Given the timescale that would be required to plan for and develop a new community, any proposals would need to be realistic as to the contribution that could be made to housing growth within the proposed plan period.

PROPOSAL 5 – Settlement Hierarchy

It is proposed to utilise the existing settlement hierarchy as the basis for determining the spatial distribution of growth through the Local Plan review. The Council will undertake a survey of services and facilities to review and determine those settlements forming the Larger Villages set out in Policy SP2. At present, there are no proposals to establish a new settlement on the principles of a garden village within South Kesteven through the review of the Local Plan.

QUESTION 5a – Settlement Hierarchy

Do you think the Settlement Hierarchy should be retained in the new Local Plan? If not, please provide details of what changes you think should be made.

QUESTION 5b – Settlement Hierarchy Methodology

Do you think the current Settlement Hierarchy Methodology – specifically with respect to determining larger Villages – is appropriate for this review? If not, please provide details of what changes you think should be made.

QUESTION 5c – New Settlement

Given the scale of housing growth to be provided in this Local Plan is there a case for amending the Settlement Hierarchy to include any proposal(s) to establish a new community on garden village principles? If so, please outline any suitable and deliverable proposals.

Strategic Housing Growth and Distribution

- 4.11 The Local Plan adopted in January 2020 includes a housing target of 650 dwellings per year agreed in the Inspector’s final report following public examination. This which was based on an objective assessment of housing needs through the Strategic Housing Market Assessment (SHMA) undertaken by South Kesteven District Council in association with its neighbouring authorities of Peterborough City Council, South Holland District Council and Rutland County Council.
- 4.12 However, this assessment was based on information that is now largely out of date, and inconsistent with more recent government guidance on calculating housing need. One of reasons for conducting an early review of the adopted Local Plan is to take account of policy changes and the introduction of the national standard method for calculating Local Housing Need (LHN).
- 4.13 This new standard method effectively sets out the minimum number of houses needed and the National Planning Policy Framework (NPPF) makes it clear that this should be applied unless exceptional circumstances justify an alternative approach. This Local Housing Need figure is updated by Government at least once a year, as and when revised affordability ratios and household projections by the Office of National Statistics are published. However, Government has confirmed that the 2014-based household projections (rather than the more recent 2016-based projections) should be used at present together with the latest affordability ratios being applied annually.
- 4.14 As of April 2020, this national method results in a housing need figure of 754 dwellings per year for South Kesteven (using the 2014-based household projections and the latest affordability ratios (2018)). This is some 16.6% higher than the housing need figure in the current adopted Local Plan and represents a rate of housebuilding not experienced in South Kesteven since the recession of 2008. Nevertheless, the national method housing need calculation of 754 dwellings per annum is used as the basis of this Issues and Options paper for the Local Plan review.
- 4.15 Both the data and the method may be revised by Government during the ongoing preparation of this revised Local Plan, and so there may be a need to amend the figures at a later stage to reflect more up to date information. This may also impact on the plan period start date.
- 4.16 National policy and guidance makes it clear that this Local Housing Need figure should be a minimum and any needs that cannot be met from neighbouring areas should be planned for. At the current time there are no known unmet requirements from neighbouring authorities and there are agreed arrangements in place for the part of the comprehensive development of the urban extension at Stamford North falling within Rutland County Council (known as Quarry Farm) to count towards meeting South Kesteven’s needs. Through the ongoing preparation of this review of the adopted Local Plan, the Council will continue to address its requirements under the ‘Duty to Cooperate’, as outlined in paragraphs 24 to 27 of the NPPF 2019.

PROPOSAL 6 – Housing Need and Requirement

It is proposed that 754 dwellings per annum is used in the new Local Plan, for reasons set out in the explanatory text. This figure may be amended during the course of preparing the review of the Local Plan if new evidence or national policy indicates it is necessary to do so.

QUESTION 6 – Housing Need and Requirement

Do you agree with the use of 754 dwellings per annum as the identifying housing need and requirement for South Kesteven? If not, what evidence do you have to justify an alternative need and requirement?

Distribution of housing in the District

- 4.17 Further to identifying the housing requirement, it is also considered to be necessary to consider the distribution of housing across South Kesteven as part of the early review to the Local Plan.
- 4.18 The current Local Plan adopted in January 2020 includes a table setting out the location for new development (including consents, commitments and allocations together with the Council's proposed capital programme) which gives the following distribution:
- **Grantham – 53%**
 - **Stamford – 18%**
 - **Bourne – 7%**
 - **The Deepings – 8%**
 - **Larger Villages – 10%**
 - **Smaller Villages – 4%**
- 4.19 This distribution is heavily influenced by the scale of allocations made in the adopted Local Plan. It is intended to carry forward housing allocations set out in the Local Plan adopted in January 2020 unless there is clear evidence that an allocation is not suitable, realistic and deliverable.
- 4.20 There does not seem to be any evidence to suggest that the distribution strategy of this new Local Plan should be changed significantly from the current Local Plan adopted in January 2020. As such, Grantham is proposed to be retained as the focus for growth. The desire to focus growth in sustainable locations within Stamford, Bourne and The Deepings is also proposed to be retained through the review of the adopted Local Plan. Similarly, it is still appropriate to plan for a level of housing growth across the Larger Villages within South Kesteven where there a range of available services and facilities.
- 4.21 As a starting point for preparing the Local Plan review, it is proposed to aspire to a minimum of 50% of new development to be located in Grantham. A range is provided for the other three towns and cumulatively for all the Larger Villages in order to give some flexibility at this stage in preparation of the review. It is not proposed to make allocations in smaller settlements

although some growth is anticipated to occur through “windfall” developments which are compliant with the policies set out in the Local Plan.

4.22 The table below summarises the initial proposals regarding housing need, spatial distribution and therefore the capacity to be identified in the Local Plan review. Paragraph 70 of the NPPF states that where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Appropriate evidence is in place to justify the allowance proposed in the table below.

Local Plan: Local Housing Need, Initial Spatial Distribution across the District and Proposed Housing Supply, 2018-41

	Local Housing Need, 2018 to 2041	Potential spatial distribution	Net completions April 2018 – March 2020	Commitments as at 1 st April 2020	Capacity to be identified in the Local Plan review	TOTAL (including 10% buffer to supply)
Grantham		50-55%	447	8,728	363 -1,317	9,538 – 10,492
Stamford		15-18%	384	2,395	82- 655	2,861 – 3,434
Bourne		8-10%	415	747	364 - 746	1,526 -1,908
The Deepings		8-10%	52	1,181	293 - 675	1,526 - 1,908
Larger Villages		8-10%	90	1,375	61 - 443	1,526 - 1,908
Supply in other settlements and windfall allowance across the District		No set percentage – to be determined by existing commitments and through windfalls	28*	265*	600**	893
DISTRICT TOTAL	23 years @ 754 dpa = 17,342		1,416	14,691	1,763 - 4,436 NB: 2,969 required to achieve 10% buffer	19,076 including 10% buffer

* Accommodated on identified sites throughout the District outside of Grantham, Stamford, Bourne, The Deepings and all Larger Villages

** Figure currently based on 30 dwellings per annum 2021-41, to be accommodated throughout the District

PROPOSAL 7 - Distribution of Growth

It is proposed that Grantham remains as the focus for growth in the plan. It is proposed that there remains significant growth within Stamford, Bourne and The Deepings and cumulatively across the larger villages. This will need to be tested in light of evidence regarding the suitability of sites and their deliverability to achieve this strategic approach. Growth will be distributed to satisfy this strategy but it is proposed that this will be sense-checked against market capacity and deliverability and may be adjusted accordingly.

QUESTION 7a – Focus of Housing Growth on Grantham

Do you agree that Grantham should remain as the focus for growth in South Kesteven? If not, please provide details and any alternative proposals.

QUESTION 7b – Stamford, Bourne and The Deepings

Do you agree that Stamford, Bourne and the Deepings should remain as a focus for growth? If not, please provide details and any alternative proposals.

QUESTION 7c – Larger Villages

Do you agree that it is still appropriate to plan for a level of housing growth across the Larger Villages within South Kesteven where there a range of available services and facilities? If not, please provide details and any alternative proposals.

QUESTION 7d – Other Settlements

Do you agree that it is not appropriate to make allocations in smaller settlements within South Kesteven whilst recognising that some development will occur through “windfalls”? If not, please provide details and any alternative proposals.

QUESTION 7e – Consideration of the Market and Deliverability*

Do you agree that market capacity and deliverability should be considered before determining what growth to distribute to which area?

** (Market capacity is the ability of builders to sell a certain number of homes in a local area each year; Deliverability is the likelihood of a site to be built out. In the National Planning Policy Framework this is defined as “...available now, offer a suitable location for development now, and be achievable with a realistic).*

Gypsies and Travellers

- 4.23 The policy and allocations for Gypsy and Traveller and Travelling Showpeople Accommodation in the 2017 Local Plan were based on the findings of the Gypsy and Traveller Accommodation Assessment 2016.
- 4.24 The Gypsy and Traveller Accommodation Assessment 2016 (GTAA) applied the then latest planning definitions in the Government's Planning Policy for Traveller Sites (PPTS) and identified a need in the District for 32 permanent pitches for gypsy and traveller households and 9 additional plots for travelling showpersons over the period 2016-2036. The methodology and rigour of the GTAA accords with the PPTS requirements on assembling an evidence base. As required by the PPTS the current Local Plan sets out the identified need for 32 permanent residential gypsy and traveller pitches and breaks down the need into five year periods. Half of the need (16 pitches) is required to be delivered within the first five years (2016-2021). This reflects the credible degree of in-depth engagement with travelling communities in South Kesteven to establish an empirical picture of need, which largely reflects newly forming households seeking separate accommodation. The consultants who did this research have a particularly embedded relationship with the travelling communities that goes beyond researching the GTAA and now involves implementation in terms of assisting in the process of finding suitable sites to progress through the planning system.
- 4.25 Whilst the PPTS (paragraph 11) refers to land supply allocations where there is an identified need, the Inspector at the examination placed significant credence on the submission that there is an alternative fair and effective strategy to meeting need in South Kesteven, through ongoing engagement and dialogue with gypsies and travellers who have identified a preference to owning family land and obtaining permission. To this end the Council submitted a delivery plan which identifies through a blend of new permissions and additional provision on existing sites an additional 8 permanent pitches which have already been provided since 2016 and reasonable options to deliver the remaining short term need of 8 permanent pitches by 2021.
- 4.26 However, before the close of the hearings, a proposal for a site at Cold Harbour, Grantham which would have contributed to supply in the first 5 years was refused planning permission and this has affected the ability of the Council to demonstrate an up-to-date 5-year supply. Consequently, there would be no plan-led certainty to both travelling and settled communities on where and how the identified need would be met. The Inspector therefore considered that the plan on this basis would be unsound, being neither positively prepared, effective nor consistent with national policy.
- 4.27 He identified that remedial soundness options would include allocating land as part of this plan or to produce a separate development plan document to specifically allocate gypsy and traveller sites. It was recognised that both approaches would take time, measured in many months and possibly stretching into years, particularly given the absence to date of any proposed land through the call for sites. He concluded that there are circumstances, however, which justify an alternative interim approach in South Kesteven. This context includes the positive and established involvement of the Council's gypsy and traveller consultants, who are working with the communities to identify and bring forward additional supply. Ongoing monitoring of the

Plan will further provide an opportunity for the Council to demonstrate that its pro-active approach to finding sites with gypsies and travellers will deliver.

- 4.28 The circumstances as to why a delay to allocate land now would not be a reasonable approach in South Kesteven also included the fact that, for a variety of reasons, there needs to be an early review of the plan.
- 4.29 In support of the review of the Local Plan, the assessment of need will be updated in accordance with national policy and guidance. Depending on the findings of this assessment, it may be necessary to adjust the policy wording or approach as well as allocate new or additional land for Gypsy, Traveller or Travelling Showpeople Accommodation.
- 4.30 The Council considers that it is most likely that it will need to allocate sites to be assured of meeting needs but recognises that this will be dependent upon the outcome of the new assessment and current identified supply. Through the call for sites accompanying this consultation, people submitting sites may promote them for Gypsy and Traveller and Travelling Showpeople accommodation. It will also consider whether it is appropriate to make provision for additional Gypsy, Traveller or Travelling Showpeople Accommodation within larger existing Local Plan allocations.

PROPOSAL 8 – Gypsy and Traveller and Travelling Showpeople Accommodation

It is intended that the evidence of need for accommodation for Gypsies and Travellers and Travelling Showpeople will be refreshed and the new Local Plan will account for any requirements for land or policy provision arising from this evidence.

QUESTION 8 – Gypsy and Traveller and Travelling Showpeople Accommodation

Are you aware of any specific needs for Gypsy, Traveller or Travelling Showpeople accommodation in South Kesteven and suitable sites to meet these needs, and is it appropriate to accommodate identified needs within any existing Local Plan allocations? If yes, please provide details.

Employment

- 4.31 Policies E1, E2 and E3 of the current Local Plan adopted in January 2020 set out the employment sites allocated in the plan. This was supported by the Employment Land Study undertaken in 2015.
- 4.32 The Council recognise that this evidence is now dated is and does not take account of changing economic circumstances since then as well as the likely economic impact following the COVID-19 crisis. The Employment Land Study (ELS) (2015) identified a need for between 46.7ha to 79.1ha of industrial land and 21,800sqm to 27,400sqm of office floorspace in the District from 2015 to 2036. In total the current Local Plan proposes 179.2 hectares of employment land

(detailed under Policies E1, E2 and E3). This was due to the desire to offer choice to the market through the identification of new land for a range of employment uses, whilst also maintaining the economic focus of previously identified employment sites.

- 4.33 The Council proposes to carry forward the strategic employment land allocations set out in the adopted Local Plan Policies E1 and E2 as the plan has only been recently adopted and these are of key strategic significance to the future economic development of the District. In so doing, it is recognised that such larger sites of greater strategic significance can generally take some time to come forward for development. As such, an early review of the Local Plan is not an appropriate time to determine that these are no longer suitable or deliverable.
- 4.34 Taking account of the above, the Council proposes to review the 2015 Employment Land Study and use this in order to review the allocations set out in Policy E3 of the Local Plan adopted in January 2020. This approach will therefore update the evidence base, ensure the continuation of sufficient space and choice for employment whilst also considering the scope for de-allocations of sites regarded of less strategic significance to the economic future of South Kesteven.

PROPOSAL 9 – Revisions to the Employment Policy

It is proposed that allocated strategic employment sites set out in Policies E1 and E2 will remain allocated through this review unless there is strong and robust evidence that they are no longer suitable or deliverable. An update of the Employment Land Study will be undertaken and used as evidence in the review of the Local Plan, specifically to consider the need for sites set out in Policy E3 together with their suitability and deliverability.

QUESTION 9a – Strategic Employment Allocations

Do you agree that the strategic employment allocations set out in Policies E1 and E2 should be brought forward into the new Local Plan unless strong and robust evidence suggests that they are no longer suitable or deliverable? If not, please provide details.

QUESTION 9b – Other Employment Allocations Increasing Flexibility on Established Employment Areas

Do you agree that other employment allocations set out in Policy E3 should be reviewed taking account of an updated Employment Land Study? If not, please provide details

Climate Change and Low Carbon Living

4.35 A number of the policies and proposals in the current Local Policy adopted in January 2020 seek to make a positive contribution to tackling climate change. In particular, Policy SB1 states that:

“All development proposals will be expected to mitigate against and adapt to climate change, to comply with national and contribute to local targets on reducing carbon emissions and energy use unless it can be demonstrated that compliance with the policy is not viable or feasible.

1. Energy consumption:

New development should demonstrate how carbon dioxide emissions have been minimised in accordance with the following energy hierarchy:

- a. Using less energy through energy efficient building design and construction, including thermal insulation, passive ventilation and cooling;
- b. Utilising energy efficient supplies – including connecting to available heat and power networks; and
- c. Maximising use of renewable and low carbon energy generation system

2. Water Resources:

New development should seek to achieve a ‘water neutral position’ and promote enhanced sustainability. To achieve this, the following standards will be expected from new development:

- d. New housing: is expected to be as water efficient as possible. Proposals which do not meet the Building Regulations optional requirement target of 110 l/h/d must demonstrate how and why this standard cannot be attained as part of the specific development scheme proposed.
- e. Non-domestic buildings: will be expected to reach ‘Good’ BREEAM status as a minimum.
- f. Major development schemes: will be expected to provide a programme of water efficiency promotion and consumer education, as part of the new development with the aim of behavioural change with regards to water use.

3. Contributing to Low-Carbon Travel:

All new development should demonstrate how they can support low-carbon travel, to achieve this:

- g. new residential development will be expected to provide electric car charging points
- h. new commercial developments shall make provision for electric car charging points. The number of charging points required will be determined on a case by case basis.”

4.36 National Planning Practice Guidance was updated immediately prior to the Council approving the Local Plan for its statutory Regulation 19 consultation. This clarifies that Local Plan policies can set energy performance standards for new housing or the adaptation of buildings to provide dwellings, that are higher than the building regulations, but only up to the equivalent of Level 4 of the Code for Sustainable Homes. In setting planning policies, Government guidance also sets out that local planning authorities are not restricted or limited in setting energy performance standards above the building regulations for non-housing developments. A future policy will need to take account of any future Government guidance, such as the outcome of the consultation on the Future Homes Standard.

PROPOSAL 10 – Climate Change

This review provides an opportunity to consider there is a need to introduce new or revised policies with respect to climate change. In particular, this consultation considers whether higher standards should be sought from development. This requirement for higher energy performance standards however needs to be balanced by consideration that such enhanced standards typically cost more to deliver and as such could impact on viability or could mean other developer contributions would need to be adjusted.

QUESTION 10 – Climate Change Policies

Are the existing policies in the adopted Local Plan sufficient to meet current and future challenge of climate change? If not please provide details of what would be new or revised planning policies that the Council could consider through the review of the Local Plan.

PROPOSAL 11 – Energy Performance Standards

Your views are being sought on whether the new Local Plan should require higher energy performance standards for housing and/or non-residential development (beyond that set out in Policy SB1 of the adopted Local Plan) in accordance with the Planning Practice Guidance.

QUESTION 11a – Energy Performance Standards in Residential Development

Do you think that the new Local Plan should require higher energy performance standards than are required by the building regulations for residential development, up to Level 4 of the Code for Sustainable Homes?

QUESTION 11b – Energy Performance Standards in Non-Residential Development

Do you think that the new Local Plan should require higher energy performance standards in non-residential development and if so what standards should be required?

QUESTION 11c – Viability Implications of Higher Energy Performance Standards

If you think the Plan should do either of the above, do you have any evidence to demonstrate that requiring higher energy performance standards would or would not be viable? If so please provide this evidence. Alternatively, do you have any suggestions whereby other developer contributions might appropriately be reduced, in order to ensure development remains viable?

New policy on Caravan Accommodation

- 4.37 Since the current 2017 Local Plan has been in use there have been suggestions that it would be beneficial if some additional policies were included. Policies that are currently being investigated are included in this consultation to obtain your views on whether you think they are necessary or helpful and for you to provide any additional comments that may inform their investigation or development.
- 4.38 The Housing and Planning Act 2016 requires the periodical review of need for sites to accommodate caravan accommodation. Consequently, it is considered necessary to understand if a need for sites for caravans is needed in South Kesteven.

PROPOSAL 12 – Need for Caravan Accommodation

Views are being sought in this consultation about whether a need for sites for caravans exists in South Kesteven.

QUESTION 12 – Need for Caravan Accommodation

Are you aware of any need for sites for caravans in South Kesteven? Any evidence to support your comments would be welcome or suggestions as to how such need could be identified in South Kesteven.

Parking Standards

- 4.39 It is proposed that minimum parking standards be introduced to help remedy issues of unplanned on-street parking in and around new developments.

PROPOSAL 13 – Parking Standards

It is intended that the new Local Plan include a policy applying minimum parking standards. Any standards proposed for the new Local Plan will be incorporated in the whole plan viability assessment.

QUESTION 13 – Parking Standards

Do you agree that minimum parking standards are needed in South Kesteven? Please provide any further comments you may have, such as in relation to what the standards should be or where they should apply to.

5. Any other comments

5.1 This consultation document has set out what is proposed for the new Local Plan but there may be additional items not covered in this consultation which you would like to raise.

QUESTION 14 – Any Other Comments

Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?



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