



# Regulation 18 Draft Local Plan Consultation

Easy Read Guide to the Draft Local Plan

# Introduction and Background to the Draft Local Plan

Every local planning authority has a Local Plan that sets out the planning rules and policies for the area.

**South Kesteven District Council is preparing a new Local Plan.**

This document will help explain and summarise the key matters covered within the Draft Local Plan.

We have set this document out in the same chapter headings as the Draft Local Plan to help you understand some of the key areas proposed in the Draft Local Plan.

Once you have read this, we hope you will feel ready to take part in the consultation on the Draft Local Plan.

For the full details on the Draft Local Plan and the consultation please visit [www.southkesteven.gov.uk/localplanreview](http://www.southkesteven.gov.uk/localplanreview)

South Kesteven District Council  
Regulation 18 - Draft Local Plan  
2021 - 2041



February 2024



# Chapter 1 – A New Local Plan for South Kesteven

## What is a Local Plan?

**The Local Plan is a key planning policy document prepared by South Kesteven District Council.**

It contains the policies for guiding development and change for the District covering housing, employment, community facilities, the environment, design and infrastructure.

The Local Plan also sets out proposed locations for sustainable growth and investment across South Kesteven.

## Why is the Plan being updated?

The Inspector's final report on the current Local Plan commits the Council to undertake an early review of the Plan from April 2020.

The review also enables necessary updates of evidence, and the Council to consider whether its local housing need has changed and needs to be re-evaluated

Reviewing the Local Plan now can help 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.



# Consultation on the Draft Local Plan

We are seeking your comments and views on a Draft Local Plan to help us further develop strategies, site allocations and policies.

There are different stages to making the local plan. We are now at the Regulation 18 Draft Local Plan consultation as illustrated below.

We have already done lots of work but we need to gather more information so we can move onto the next stage.

We are asking for the public and key stakeholders for their views on the Draft Local Plan and welcome comments on all parts of the Plan.

The easiest and quickest way to comment is online using the consultation portal – [www.southkesteven.gov.uk/localplanreview](http://www.southkesteven.gov.uk/localplanreview)

If you are unable to respond online you can email [planningpolicy@southkesteven.gov.uk](mailto:planningpolicy@southkesteven.gov.uk) or post your comments to Planning Policy Team, South Kesteven District Council, Council Offices, The Picture House, St Catherine's Road, Grantham, NG31 6TT.

You can provide comments between 29<sup>th</sup> February – 25 April 2024.



# Chapter 2 – South Kesteven District

This chapter of the Draft Local Plan sets out an overview of the District and the chapters contained within the Plan.

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

- A location at the heart of England with good regional, national and international transport links
- An attractive rural setting and generally high quality of life
- Reasonable house prices
- Regionally high educational attainment (at NVQ Levels 1 and 2)
- The availability of employment sites and other development opportunities

This chapter also sets out challenges for the District as, similar to other locations, South Kesteven also has a number of challenges that need to be considered. These challenges have been categorised as economic, social or environmental issues within the plan.



# Chapter 3 – Vision and Strategic Objectives

This chapter sets out the overall vision and strategic objectives for South Kesteven's new Local Plan. The vision and objectives are important as they set the framework for the Local Plan.

The Vision looks to maximise the potential of the District through:

Supporting the delivery of jobs

Growing the economy

Enhancing the role of the town centres

Enabling villages and smaller settlements to deliver appropriate forms of sustainable growth

Together these will aim to provide a high quality of life to residents throughout the District, making South Kesteven the best district in which to live, work, invest, and visit.



# Chapter 3 – Vision and Strategic Objectives

The proposed policies in the Draft Local Plan relate to the objectives set out in the Plan.

The Plan sets out to achieve three overarching objectives:

## **Economic**

Enhancing Prosperity

## **Environment**

Protection and  
Enhancement of the  
Environment

## **Social**

Housing, Health, Social  
and Community Needs





# Chapter 4 – Sustainable Development in South Kesteven

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**This chapter sets out the policy on the Principles of Sustainable Development in South Kesteven.**

The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.

At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.





# Chapter 5 – Climate Change and Energy

The Government set a target to achieve net zero greenhouse gas emissions across the UK by 2025.

We are expected to use the planning system to shape places to:

- radically reduce greenhouse gas emissions
- minimise vulnerability to climate change and improve resilience
- encourage reuse of existing resources and
- support renewable and low carbon energy and associated infrastructure.

Reducing the effects of climate change and achieving carbon-zero developments are top priorities for the council, and the Local Plan is an important tool to help us reach these goals.

**The next version of the Local Plan will set out policies to help ensure that new development is appropriate for a low carbon future and responsive to climate change.**

The Local Plan also needs to consider how to plan positively for renewable energy and its delivery. The Local Plan does not identify specific areas suitable for renewable provision, instead it sets out the key criteria that shall be taken into consideration when proposals for renewable energy provision are received.



# Chapter 6 – Spatial Strategy

**This chapter sets out how many new homes we need to build and where in the district to achieve a sustainable pattern of development.**

The plan covers the period from 2021 to 2041 and must identify land for 14,020 new homes during the 20 years – this means that 701 new homes need to be built each year.

We already have sites with planning permission and land allocated for development through the adopted Local Plan, but we still need more homes to meet the target.

To meet the need, 2,901 homes are proposed for allocation within the towns and larger villages.

Land for new homes is proposed across the District in the four main towns (Grantham, Stamford, Bourne, and The Deepings) and in the larger villages. The Draft Local Plan details the allocations proposed for new housing in Policy H1 and Chapter 12.





# Chapter 7 – Meeting Housing Needs

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**This chapter sets how the Local Plan aims to ensure that new homes will meet the changing needs of the population over the next 20 years.**

The local plan policy seeks to ensure greater choice in the types of homes in the housing market, to respond to current and future needs of the District.

This includes affordable housing, specialist homes, and self and custom build homes.

Alongside this, land must be identified for the accommodation of the district's Gypsy, Travellers and Travelling Showpeople community.



# Chapter 8 – Protecting Existing Community Facilities and Providing New Facilities

**This chapter sets out the policies that seek to protect existing community facilities and proposals for new community facilities.**

On-going provision of local services and facilities is of critical importance to the sustainability of the District's towns and villages

Any facility or service which enjoys wide support could be regarded as belonging to the community. The Local Plan does not define community facilities although they could include:

- Village Halls
- Shops
- Post Offices
- Schools
- Health Services
- Playing Fields
- Allotments



# Chapter 9 – Employment and Economic Prosperity

This chapter sets out how the Plan seeks to ensure that well located, good quality employment land which is attractive to businesses is allocated in appropriate, accessible, and sustainable locations.

The employment land requirement for the District up to 2041 is 79.5 hectares based on labour market demand statistics.

The draft local plan proposes the following sites for new employment uses to meet the needs of the district.

Site	Size
Grantham Southern Gateway Strategy Employment Opportunity. Grantham	118.19
Land East of Ryhall Road, Stamford	3.90
Land South of Spalding Road, Bourne	8.00
Land North of Bourne Eau and East of Car Dyke, Bourne	3.00
Extension to Northfields Industrial Estate, Market Deeping	14.00
Land Fronting Peterborough Road, Market Deeping	4.20
Roseland Business Park, Long Bennington	9.01
Land at Valley Lane, Long Bennington	6.28
Land at Gonerby Lane, Grantham	29
Land South of Gonerby Lane, West of the A1, Grantham	63.7
Grantham Oakdale	80.00





# Chapter 10 – Protecting and Enhancing the Natural and Built Environments

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**This chapter sets out the policies that consider the landscape character, biodiversity, geodiversity, green infrastructure, pollution, water environment, risks of flooding, and the historic environment.**

The Draft Local Plan also requires new developments to provide at least 10% biodiversity net gain. Biodiversity net gain means leaving the natural environment in a measurably better state than before and is central to delivering nature's recovery.



# Chapter 11 – The Built Environment



To ensure we achieve well designed places this chapter of the draft local plan sets out a clear design vision and expectations for new development.

The policy uses the National Design Guide's 10 characteristics of well-design places to create 6 local design principles.



This chapter also includes policies on Open Space and Recreation to ensure adequate levels of different types of open space are available to meet existing and future needs.

The policy also seeks to protect existing open space and encourages opportunities to deliver new open space for communities to enjoy.



# Chapter 12 – South Kesteven’s Communities

Chapter 12 of the Draft Local Plan sets out the proposed site allocations for new homes across the District.

## Grantham

Location	Indicative number of units
Spitalgate Heath – Garden Village (Mixed Use Allocation)	1,350 to be delivered by 2041 (total capacity estimated as 3,700)
Rectory Farm (Phase 2)	1,150
Rectory Farm (Phase 3)	404
Prince William of Gloucester Barracks (Mixed Use Allocation)	1,745 to be delivered by 2041 (total capacity estimated as 4,000)
Land to the East of Sheepwash Lane	72
Land at Train Station (Mixed Use Allocation)	268
Land Off Belton Lane	628
The Grantham Church High School Playing Fields, Queensway	76

## Stamford

Location	Indicative number of units
Stamford North	1,350
Stamford East	320
Stamford Gateway (Exeter Fields)	180

## Bourne

Location	Indicative number of units
Land at Mill Drove	285
Land North of Mill Drove	172

## The Deepings

Location	Indicative number of units
Towngate West	73
Land off Linchfield Road	680
Land to the West of Millfield Road	200
Priory Farm Land, Deeping St James	18





# Chapter 12 – South Kesteven’s Communities

## Larger Villages

Settlement	Location	Indicative number of units
Ancaster	Wilsford Lane (South)	35
Ancaster	Land to the East of Ermine Street	26
Ancaster	Land off St Martins Way	65
Barkston	Land East of Honington	54
Barrowby	Low Road	270
Baston	Land Fronting Deeping Road	86
Billingborough	Former Aveland School, and Land to West of Pointon Road	140
Colsterworth	Land at the East of Stamford Road	70
Corby Glen	Land North of Bourne Road	144
Great Gonerby	Land Off Church Lane	86
Harlaxton	The Land West of The Drift	24
Langtoft	Land North of Dickens Close, Stowe Road	55
Long Bennington	Main Road (South)	50
Morton	Folkingham Road	71
Morton	Land to the South of Edenham Road	48
South Witham	Thistleton Lane and Mill Lane	34
South Witham	Land North of High Street	138
Thurlby	Part of Elm Farm Yard	50
Thurlby	Land at Obthorpe Lane	86



# Chapter 13 – Infrastructure and Developer Contributions

**This chapter sets out policies for new infrastructure including strategic transport infrastructure, and Broadband and Communication Infrastructure**

Sustainable growth in South Kesteven will need to be supported by the provision of appropriate new and upgraded infrastructure in order to ensure the best possible impact on the economic and environmental well-being of the District.

Proposals for new development will be expected to set out that there is or will be sufficient infrastructure capacity. The type and scale of infrastructure required to support the development proposed in this local plan will depend on how development is distributed, as well as how existing and future residents choose to live their lives in the future.

An Infrastructure Delivery Plan is being prepared which will provide an up-to-date, coherent picture of what infrastructure is required to deliver sustainable growth up to 2041: where, when and how.





# Chapter 14 – Monitoring and Implementation

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**This chapter sets out how we will monitor the local plan in the future to assess the effectiveness and performance of individual policies in delivering the strategic objectives of the plan.**

The next version of the Local Plan will include a framework setting out the targets and indicators for each policy.



# Have your say

The consultation on the Regulation 18 Draft Local Plan runs from **Thursday 29<sup>th</sup> February to 25<sup>th</sup> April 2024.**

## Where can I view the Draft Local Plan?

The Draft Local Plan is available to view on the Council's website [www.southkesteven.gov.uk/localplanreview](http://www.southkesteven.gov.uk/localplanreview)

Reference copies are available to view at the following addresses

Customer Service desk at Grantham Guildhall Arts Centre, St Peter's Hill, Grantham, NG31 6PZ [Monday – Friday 9am – 1pm]

- South Kesteven Community Point & Library, 3 Abbey Road, Bourne, PE10 9EF [Monday 9am-5pm, Wednesday 9am-6pm, Friday 9am-1pm, Saturday 9am-1pm]
- At libraries in Grantham, Stamford, Market Deeping, and Bourne during normal opening hours.

## How to comment on the Draft Local Plan

**Using the online consultation portal:** This is the easiest and quickest way to comment. You will need to set up an account online and there is guidance available on how to use the portal on the Council's website. [www.southkesteven.gov.uk/localplanreview](http://www.southkesteven.gov.uk/localplanreview)

If you are unable to respond online you can email [planningpolicy@southkesteven.gov.uk](mailto:planningpolicy@southkesteven.gov.uk) or post your comments to Planning Policy Team, South Kesteven District Council, Council Offices, The Picture House, St Catherine's Road, Grantham, NG31 6TT.

Submit your comments by 11:59pm Thursday 25<sup>th</sup> April 2024.



# Have your say

**Online public engagement events will be held on the following dates/times:**

## **Wednesday 20th March 2024 19:30 – 21:30**

- Introduction to the Local Plan and the consultation
- Housing and Employment
- Infrastructure
- Viability

## **Thursday 11<sup>th</sup> April 2024 19:30 – 21:30**

- Introduction to the Local Plan and the consultation
- Climate Change & Energy
- Environment
- Design

More information can be found on our website [www.southkesteven.gov.uk/localplanreview](http://www.southkesteven.gov.uk/localplanreview)

Questions can be submitted prior to or during the online events. Both sessions will be recorded and published onto the Council's website.

Local Plan FAQs will be published onto the Council's website and updated when required.



## What happens next?

Once the consultation on the Draft Local Plan has finished, we will carefully consider all of the comments received. Your responses will help us to finalise a revised version of the Local Plan. This plan will be the Pre-Submission Local Plan.

A report will be prepared and published to provide a summary of the responses received to the Draft Local Plan consultation.

The next stage of consultation will be on the Pre-Submission Local Plan which is anticipated to take place later this year.

## More Information

Further information about the Draft Local Plan Consultation including supporting documents can be found on the Council's website

[www.southkesteven.gov.uk/localplanreview](http://www.southkesteven.gov.uk/localplanreview)

## We are here to help

Your views are important to us, but we understand that the planning system is not always easy to understand or navigate. That's why we are here to help at every stage of the process.

You can contact us using one of the methods below:

**Email:** [Planningpolicy@southkesteven.gov.uk](mailto:Planningpolicy@southkesteven.gov.uk)

**Post:** Planning Policy, South Kesteven District Council, Council Offices, The Picture House, St Catherine's Road, Grantham, NG31 6TT

**Call:** 01476 406080





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