

Final Sleaford SPD Consultation Statement

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Introduction 1

Introduction 1

1 Introduction

1.1 This final Consultation Statement has been produced to accompany the Adopted Sleaford Town Centre Regeneration Supplementary Planning Document (SPD), and to meet the Town and Country Planning (Local Development) (England) Regulations 2004.

1.2 This final Consultation Statement sets out how the Council has undertaken formal public consultation on the Draft Sleaford Town Centre Regeneration Supplementary Planning Document (SPD) during May and June 2010.

1.3 It reports on the subsequent Representations received, the approved Council responses, the main issues raised and how these have been addressed and taken into account in the development of the SPD.

1.4 This statement follows on from, and updates, information set out in the earlier Consultation Statement which accompanied the draft SPD when formal public consultation was undertaken. The earlier Consultation Statement described the extensive informal pre-SPD consultation that informed the development of the Draft SPD.

Requirement for Statement addressing Representations received on the Draft SPD 2

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2 Requirement for Statement addressing Representations received on the Draft SPD

2.1 Under the Town and Country Planning (Local Development) (England) Regulations 2004 a Council shall not adopt an SPD until it has considered any duly made Representations on the draft SPD (Regulation 18).

2.2 The Regulations also require that, alongside the published Adopted Supplementary Planning Document, a Statement be produced (Regulation 19) setting out a summary of the main issues raised in Representations received as a result of the public consultation undertaken (under Regulation 17), and also setting out how these main issues have been addressed in the SPD which the Council intends to adopt.

2.3 This Statement meets the requirements set out above.

2.4 In response to public consultation representations, the Sleaford Town Centre Regeneration SPD has been amended.

2.5 The Council has considered and addressed all SPD consultation matters and representations received. This Consultation Statement sets out how these matters fulfil the relevant requirements.

Sleaford Town Centre Regeneration SPD: Background and Aims 3

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3 Sleaford Town Centre Regeneration SPD: Background and Aims

3.1 North Kesteven District Council has prepared this Supplementary Planning Document (SPD) to guide future development and regeneration of Sleaford town centre. The Council considers the development and regeneration of Sleaford town centre as necessary to ensure that Sleaford continues to be an attractive, lively and distinctive town. Over the past few years the Council has received a number of planning applications for significant developments in and around Sleaford town centre. These developments will attract new businesses, residents and visitors. It is the Council's role to ensure that the delivery of current and future developments in and around Sleaford town centre is coordinated and of a high quality so that the needs of residents and visitors now and in future are met effectively. At this time a SPD is considered the most effective planning tool to help coordinate development within Sleaford town centre prior to these issues being addressed in the Local Development Framework and Sleaford Masterplan.

3.2 The SPD identifies three strategic objectives that will help achieve the Council's vision for Sleaford Town Centre:

- Opportunities for development/future uses;
- Access to services; and
- Design criteria.

3.3 Although it is predominately focused on the Southgate area, the SPD takes into consideration issues such as infrastructure provision which affect Sleaford town centre as a whole and will be a material consideration in the determination of any future planning application for development in the town centre. The SPD has been informed by the Sleaford Urban Design Study undertaken in 2009 and the wide consultation that followed the completion of the study.

Details of Public Consultation on Draft SPD 4

Details of Public Consultation on Draft SPD 4

4 Details of Public Consultation on Draft SPD

4.1 The Council's Executive Board approved the Draft Sleaford Town Centre Regeneration SPD for consultation at their 1 April 2010 meeting.

4.2 The Consultation Draft SPD was produced in May 2010 along with the following associated SPD documents required under the planning regulations;

- Sleaford SPD Consultation Statement
- Statement of SPD Matters
- Statement of Availability of SPD Documents for Inspection
- Draft Sleaford SPD Consultation Form
- Strategic Environmental Assessment (SEA) Determination Statement

4.3 In compliance with the Town and Country Planning (Local Development) (England) Regulations 2004 (Regulation 17), the Council made copies of the SPD documents available for Public Inspection for a public consultation period running from 5 May 2010 to 2 June 2010 (4 weeks). The Council invited comments from everyone on the draft SPD.

4.4 To provide wide public access, copies of the SPD and its associated documents were made available to view free on charge on the Council's website, on the Council's online consultation portal Limehouse and during normal opening hours at the following locations;

- North Kesteven District Council Offices, Reception, Kesteven Street, Sleaford.
- The Council's Info-Links Office, The North Kesteven Centre, Moor Lane, North Hykeham
- The Council's Info-Links Office, 15A High Street, Metherringham
- All of the Council's Community Access Points
- All County Public Libraries (static and mobile) within the District

4.5 The SPD consultation was publicised through local advertisements placed in the Public Notices sections of the Lincolnshire Echo and the Sleaford Standard in May 2010. A copy of the Press Notice is attached at Appendix A.

4.6 The Council consulted on this draft SPD in accordance with the requirements set out in the Council's Statement of Community Involvement (SCI).

4.7 The Council sent a 'Consultation Pack' enclosing the documents listed in 4.2 above to 'specific consultation bodies', who the Council consider would be affected by the SPD and 'general consultation bodies' who it considered to be appropriate (in accordance with the requirements of Regulation 17(3)).

4.8 Copies of the draft SPD documents together with covering letters were sent to:

- All statutory consultees

4 Details of Public Consultation on Draft SPD

- North Kesteven Parish and Town Councils
- NKDC Councillors

4.9 In addition to the above, notification letters advising of the availability of the draft SPD documents were sent out to a range of other parties on the Council's consultation database, including:

- Adjoining Parish Councils
- People / organisations who asked to be notified
- Individual members of the public and parishes
- All other general consultees

Results of Public Consultation- Representations Received & Summary of Main Issues 5

5 Results of Public Consultation- Representations Received & Summary of Main Issues

5 Results of Public Consultation- Representations Received & Summary of Main Issues

5.1 In response to the public consultation on the draft SPD documents, the Council received comments from 22 different respondents. The detail of each representation and the Council's approved response (including approved changes) is set out in Appendix B.

5.2 The representations received were generally in support of the proposals set out in the draft SPD.

5.3 A summary of the main issues raised in the representations is set out below. They concern the following general topic and issue areas:

- Congestion, traffic flow and access concerns regarding existing routes to Southgate and the town centre were raised in relation to the delivery of South East Sleaford Regeneration Route (SESRR) and subsequent closure of the level crossing.
- Car parking proposals should be made clearer.
- Bus services should be improved.
- The opportunities for heritage-led regeneration should be considered further.
- The SPD must refer to the objectives set out in both PPS 4: Planning for Sustainable Economies and PPS 5: Planning for the Historic Environment.
- Plans should be inserted in the SPD illustrating the boundary of Sleaford's Conservation Area and the Listed Buildings in and around Sleaford town centre.
- Sleaford's Little Theatre should be acknowledged in the SPD.
- An additional bullet point should be inserted under Section 3- 'Design to promote the incorporation of accessible natural greenspace within the green infrastructure of the town to provide a resource for both people and wildlife'.
- It must be made clear that the illustrations in Sections 10 and 11 are indicative and are not intended to represent either prescriptive or definitive plans.

5.4 All the consultation representations and comments received, and proposed responses, were presented to and considered by the Council's Executive Board on 10 June 2010 before being recommended for approval and consideration by Full Council.

5.5 A full meeting of North Kesteven District Council on 29 June 2010 considered all the representations and comments on the draft Sleaford Town Centre Regeneration SPD. At this meeting the Council approved detailed responses to all the representations received. The Council also approved an amended version of the SPD for adoption, incorporating changes as a result of the approved responses.

How Main Issues Raised in Representations have been Addressed in SPD 6

6 How Main Issues Raised in Representations have been Addressed in SPD

6 How Main Issues Raised in Representations have been Addressed in SPD

6.1 A description is set out below of how the main issues raised through representations received have been addressed by the Council in the development of the SPD it intends to adopt.

6.2 The Council at its 29 June 2010 meeting considered all the individual representations and has approved individual responses to each. The approved response for each representation is set out in Appendix B. Any resulting approved change to text (where applicable) is also shown at Appendix B.

6.3 The issues raised have therefore been taken into account by the approved council response and, where considered necessary, by making changes (deletions and additions) to the text and layout of the Draft SPD. The Council also approved an amended version of the SPD for adoption at its 29 June 2010 meeting.

6.4 The approved council responses have addressed the main issues raised in the following ways:

6.5 Congestion, Other Highways Impacts, SESRR, Closure of Level Crossing, Car Parking; and Public Transport Concerns

- The proposals for the SESRR and the closure of the level crossing was made clearer in the SPD. Further information was provided on the range of measures the Highway Authority are considering to reduce congestion issues in Sleaford. The overall benefit of the SESRR and closure of the level crossing in terms of total travel time, queues and delay compared to no link road and the level crossing open was also made clearer in the SPD.
- The consideration of highways impacts of additional housing development at King Edward Street was communicated.
- The recommendations of the Sleaford Car Parking Strategy were communicated.
- The promotion of a coordinated approach to improving access to service in Sleaford town centre and the encouragement of more frequent local bus services was communicated.

6.6 Historic Environment

- The SPD was amended to include reference to Sleaford's Little Theatre.
- The Planning Policy section of the SPD was updated to reflect the key objectives set out in Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS 4); and Planning Policy Statement 5: Planning for the Historic Environment (PPS 5).
- Plans illustrating the boundary of Sleaford's Conservation Area and the Listed Buildings in and around Sleaford town centre were included in the SPD. The aims of the Sustainable Market Town Study for Sleaford were communicated.

6.7 Natural Environment

How Main Issues Raised in Representations have been Addressed in SPD 6

- An additional bullet point was inserted in section 3.2 (p. 11); "design to promote the incorporation of accessible natural greenspace within the green infrastructure of the town to provide a resource for both people and wildlife".

6.8 Presentation

- The conceptual nature of some of the proposals outlined in the SPD was reiterated and made clearer.
- The inaccuracies with regard to Sleaford market days was rectified.

Monitoring and Implementation 7

Monitoring and Implementation 7

7 Monitoring and Implementation

7.1 Once adopted, the SPD will form part of the Local Development Framework (LDF). The success, progress and effects of implementing the SPD will be monitored each year in the Annual Monitoring Report (AMR).

Appendices 8

Appendices 8

8 Appendices

Appendix A: Copy of Press Notice Advertising Consultation Draft Documents

Appendix B: Table of Representations Received and Consultation Drafts and Approved Council Responses.

**PLANNING AND COMPULSORY PURCHASE
ACT 2004**

*The Town and Country Planning (Local Development)
(England) Regulations 2004 - Regulation 17*

Notice of Public Participation

**Sleaford Town Centre Regeneration
Supplementary Planning Document (SPD)**

Consultation Draft

North Kesteven District Council has prepared a Draft Supplementary Planning Document (SPD) to guide future development and regeneration of Sleaford town centre. The Council considers the development and regeneration of Sleaford town centre as necessary to ensure that Sleaford continues to be an attractive, lively and distinctive town. Over the past few years the Council has received a number of planning applications for significant developments in and around Sleaford town centre. These developments will attract new businesses, residents and visitors. It is the Council's role to ensure that the delivery of current and future developments in and around Sleaford town centre is coordinated and of a high quality so that the needs of residents and visitors now and in future are met effectively. At this time a SPD is considered the most effective planning tool to help coordinate development within Sleaford town centre prior to these issues being addressed in the Local Development Framework and Sleaford Masterplan.

The SPD identifies three strategic objectives that will help achieve the Council's vision for Sleaford Town Centre:

- Opportunities for development/future uses;
- Access to services; and
- Design criteria.

Although it is predominately focused on the Southgate area, the SPD covers the whole of Sleaford town centre and will be a material consideration in the determination of any future planning application for development in the town centre. The SPD has been informed by the Sleaford Urban Design Study undertaken in 2009 and the consultation that followed the completion of the study.

The Council is seeking your comments on this public consultation draft SPD.

Copies of the Sleaford Town Centre Regeneration SPD and its associated documents have been published under the above Regulations.

The documents are available to view free of charge on the Council's website, on the Council's online consultation portal Limehouse and during normal opening hours at the following locations:-

- North Kesteven District Council Offices, Reception, Kesteven Street, Sleaford
- The Council's Info-Links Office, The North Kesteven Centre, Moor Lane, North Hykeham
- The Council's Info-Links Office, 15A High Street, Metheringham
- All of the Council's Community Access Points
- All County Public Libraries (static and mobile) within the District

Representations on the Draft SPD can be submitted either electronically via the Council's online consultation portal Limehouse or in writing.

Please return written responses to:

- Sleaford SPD Consultation, Forward Planning, Planning Services, North Kesteven District Council, Kesteven Street, Sleaford, Lincolnshire, NG34 7EF
- Or by email to: talkplanning@n-kesteven.gov.uk

**All representations must be submitted by 16.45 on
Wednesday 26 May 2010.**

Written representations and objections in respect of the Draft SPD should preferably be submitted on the consultation forms available and should specify the matters and paragraphs to which they relate, and the grounds on which they are made.

Representations will be considered by the Council before preparing a subsequent version of the SPD for adoption.

Further information is available by visiting the North Kesteven District Council website where copies of documents and a link to the Council's online consultation portal are available; by visiting the Council offices; by telephoning 01529 414155 and asking for the Forward Plans team; or by emailing talkplanning@n-kesteven.gov.uk.

Jane Wells
Head of Planning, Economic and Cultural Services
April 2010.

Large print copies and
other formats and
languages are available
by request,
01529 414155.

Appendix 1: Consultation Response Summary and Proposed Amendments to SPD

Sally Tarry (Helpringham Parish Council)

Would you like to see any other issues addressed in the vision for Sleaford?

If yes, please specify:

Sleaford Development Aims - Alternative suggestions?

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

The problem of vehicles parked near the Mareham Lane terraces restricting the carriageway to a single lane has not been addressed and this could be greatly exacerbated by more traffic that will be created by the Malting's development. This will not be helpful if railtrack is allowed to blackmail developers into closing southgate level crossing.

Design- Do you have any alternative suggestions?

The project will do nothing for the infrastructure referred to in 2.11. The new Tesco store should be near the football ground on Boston Road. The present Tesco site would be ideal for a bus station as it is close to the schools, there are few buses other than at school times.

Additional Comments?

It all looks grand on paper, but realistically there will still be traffic issues which need to be sorted very early on.

Council Response / Proposed Action:

The proposals for the SESRR and the closure of the level crossing will be made clearer in the SPD. The Highway Authority is looking at a range of measures that could be introduced to reduce congestion including peripheral car parks, traffic calming and management, enhancing walking / cycling facilities. It is acknowledged that some congestion issues will remain however there will be an overall benefit with the SESRR and the level crossing closure in terms of total travel time, queues and delay compared to no link road and the level crossing open.

Section / Page Amended:

Sections 10.3, 10.7 & 10.10 - 10.13 pp. 34 - 35

D. Nelson (Scopwick Parish Council)

Would you like to see any other issues addressed in the vision for Sleaford?

Yes

If yes, please specify:

Insufficient detail to form proper judgement- plans, revised traffic flow, parking?

Sleaford Developmet Aims - Alternative suggestions?

Development Opportunities - Alternative Suggestions?

Focus development in eastern sections. Concerned about overall scale of development and ability to fill shops, business units etc. Ensure strong links with Hub, market place etc.

Infrastructure - Do you have any alternative suggestions?

Car parking plans are not clear. Late night bus services. A lot of traffic considerations.

Design- Do you have any alternative suggestions?

Keep connections with Hub and market place areas.

Additional Comments? Better overall plans required. Difficult to visualise and lots of jargon.

Council Response /
Proposed Action:

Section / Page
Amended:

Washingborough Parish Council (Washingborough)

Would you like to see any other issues addressed in the vision for Sleaford?

No

If yes, please specify:

Sleaford Development Aims - Alternative suggestions?

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

Design- Do you have any alternative suggestions?

Additional Comments? This Parish Council feels the town needs a good variety of shops and businesses plus ample car parking to make it successful. The quality of education in the town is also an added bonus.

Council Response / Proposed Action: The Sleaford Car Parking Strategy recommended an integrated demand management approach to parking and the works necessary to implement the various proposals that are required to deliver this will be taken forward by a Car Parking Strategy implementation group. The proposals for the SESRR and the closure of the level crossing will be made clearer in the SPD. The Sustainable Market Town Study for Sleaford will identify the assets of Sleaford that matter most to its stakeholders; understand their experience of Sleaford i.e. with regard to well-being, distinctiveness and resilience (and how it can be improved); and will create a process for change for NKDC to harness the power of the local stakeholders to improve Sleaford as a place to live, work and shop.

Section / Page Amended:

Clare Sterling (Lincolnshire Wildlife Trust)

Would you like to see any other issues addressed in the vision for Sleaford?

No

If yes, please specify:

Sleaford Development Aims - Alternative suggestions?

We would recommend an additional bullet point under 3 - Design to promote the incorporation of accessible natural greenspace within the green infrastructure of the town to provide a resource for both people and wildlife. We would also recommend that the Supplementary Planning Document highlights the possibility that protected species, such as bats and breeding birds, may be present on a site and that it requires developers to submit a protected species survey report with demolition or renovation applications.

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

Design- Do you have any alternative suggestions?

Additional Comments?

Opportunities for biodiversity should be built in wherever possible. For example, natural greenspace could be incorporated within open spaces and simple features for bats and swifts and other urban birds can be incorporated cheaply and easily into developments, helping to achieve Biodiversity Action Plan targets and providing biodiversity gains in line with PPS9.

Council Response / Proposed Action:

The recommended additional bullet point will be inserted in section 3.2 (p. 11).

Section / Page Amended:

Section 3.2 (p 11)

Sue Tuck (Public)

Would you like to see any other issues addressed in the vision for Sleaford?

If yes, please specify:

Sleaford Development Aims - Alternative suggestions?

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

There is no explanation regarding the access of traffic from Grantham Road to the town centre following the proposed closure of the railway crossing. As I live along Grantham Road, I would be interested to know how one would get into the centre of town? am concerned that traffic may be diverted along King Edward Street, which is already extremely congested. What plans are in place to avoid further congestion in this area? I am also concerned that the field in King Edward Street was prepared for housing development some time ago. This field, a green space for the town, has been left. However, should this be developed what plans are there regards further congestion in this area? Has consideration been given to making the high street a pedestrianised zone?

Design- Do you have any alternative suggestions?

Additional Comments?

Could our market stallholders be supported further to reinstate Sleaford as the bustling market town it once was? Will the opening of a 'superstore' be 'curtains' for our shopkeepers, putting an end to individuality, resulting in a 'dead' town centre? After the disastrous episode regarding the traffic lights (mis)placed at the end of the high street/market place, there is obviously a great deal of mistrust and speculation regarding this development. Whilst I am not totally opposed to the idea, I do have concerns regarding the issues mentioned above.

Council Response / Proposed Action:

The proposals for the SESRR and the closure of the level crossing will be made clearer in the SPD. The highways impacts of additional housing development at King Edward Street was assessed by the Highway Authority, in relation to planning application 08/0532/FUL, who raised no objection to the proposed scheme. The Sustainable Market Town Study for Sleaford will identify the assets of Sleaford that matter most to its stakeholders; understand their experience of Sleaford i.e. with regard to well-being, distinctiveness and resilience (and how it can be improved); and will create a process for change for NKDC to harness the power of the local stakeholders to improve Sleaford as a place to live, work and shop.

Section / Page Amended:

Sections 10.3, 10.7 & 10.10 - 10.13 pp. 34 - 35

Steve Dunham (Public)

Would you like to see any other issues addressed in the vision for Sleaford?

Yes

If yes, please specify:

to look at the parking traffic flows down king edward street and west banks, may be making the westbanks west gate roads into a a circular route, easterly down westbanks and westgate remaining as it is. resident parking only on king edward and castle causeway should inprove traffic flow. no matter how good the new road will be, people will always take the perceived shortest route from A - B. Finally to use the full width of the crossing gates on king edward to allow two way use of the crossing, another bottle neck as it is currently used.

Sleaford Developmet Aims - Alternative suggestions?

Sleaford needs to move forward but in a sympathetic way with it's history. the southgate entrance to the town centre is an eyesore and needs remodelling desperately. My biggest fear is that the council and towns folk will take the conservative and safe option

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

improve on bus services to the immediate local villages such as Leasingham, greylees & silk willoughby, maybe an extended Nipper route

Design- Do you have any alternative suggestions?

Additional Comments?

Council Response / Proposed Action:

The SPD promotes a coordinated approach to improving access to services in Sleaford town centre and encourages increasing the frequency of local bus services. The Sleaford Car Parking Strategy recommended an integrated demand management approach to parking and the works necessary to implement the various proposals that are required to deliver this will be taken forward by a Car Parking Strategy implementation group.

Section / Page Amended:

A Wright (Public)

Would you like to see any other issues addressed in the vision for Sleaford?

If yes, please specify:

Sleaford Development Aims - Alternative suggestions?

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

Design- Do you have any alternative suggestions?

Additional Comments?

1. You still have not shown access to bridge from Grantham/London Road. 2. Flat roofs design not compatible with rest of town. Please change to pitched roofs. The green and brown building looks like an old warehouse. Please make it look a bit better. 3. The Handley monument will not be enhanced unless that disgraceful excuse for a Pub, the Nags Head, is upgraded and made presentable to everyone. 4. Take positive steps to reduce litter and cigarette butts from takeaways and nightclubs in the Area, or relocate them away from the development. 5. PLEASE-N0 McDonalds, Kentucky Fried Chicken etc. Let us have refreshment outlets different from those, hopefully run by local Sleaford people. PLEASE. 6. It is stated that a new Hotel is envisaged in the front of the rail station. Is this needed when the Carre Arms hotel is nearby? 7. Finally, I suggest that the rail crossing be closed and trains to use the circular line around the Town to all destinations. This will necessitate alterations to the junction where trains depart northwards to Lincoln but it is not beyond the realms of possibility. This could result in the existing roadway to the Advanta site being used for access to a proposed Tesco thereby negating the need for any bridges over the railway. The 'gateway' to the south of the town could still go ahead without the expense of bridges including the one through the Park thereby saving the trees. Thank You.

Council Response /
Proposed Action:

The proposals for the SESRR and the closure of the level crossing will be made clearer in the SPD. The Sleaford Urban Design Study recommended the creation of a mixed-use development capable of becoming a distinctive urban quarter at the gateway to Sleaford however, these proposals are conceptual and not intended to represent either prescriptive or definitive plans.

Section / Page
Amended:

Sections 10.3, 10.7 & 10.10 - 10.13 pp. 34 - 35

SLEAFORD TOWN COUNCIL

Would you like to see any other issues addressed in the vision for Sleaford?

No

If yes, please specify:

Sleaford Development Aims - Alternative suggestions?

Councillors discussed the document at their Applications meeting on 19th May. Before they commented about the vision they expressed concern about inaccuracies in the section headed 'Profile of Sleaford', most notably quoting the Market days in para 2.3 incorrectly. Whilst broadly supporting the vision as it ties in largely with their own emerging Town Plan, they were unable to agree totally to the aim 'Facilitate the delivery of transport infrastructure including the South East Sleaford Regeneration Route' as they, like many people in Sleaford, are NOT convinced that the closure of the level crossing, without a clear trial period, is viable.

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

To reiterate, the Council has concerns re the aim 'Facilitate the delivery of transport infrastructure including the South East Sleaford Regeneration Route' as Councillors, like many people in Sleaford, are NOT convinced that the closure of the level crossing, without a clear trial period, is viable. In particular it would result in extended journey distance and time for vehicles travelling from south of the railway to the railway station. There is concern that all journeys will be affected by congestion resulting particularly from the Mareham Lane /Maltings Way junction.

Design- Do you have any alternative suggestions?

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Additional Comments?

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Council Response / Proposed Action:

The Profile of Sleaford will be amended to avoid inaccuracies with regard to market days. The proposals for the SESRR and the closure of the level crossing will be made clearer in the SPD. The Highway Authority is looking at a range of measures that could be introduced to reduce congestion including peripheral car parks, traffic calming and management, enhancing walking / cycling facilities. It is acknowledged that King Edward Street would be the most disadvantaged route with or without the SESRR however there will be an overall benefit with the SESRR and the level crossing closure in terms of total travel time, queues and delay compared to no link road and the level crossing open.

Section / Page Amended:

Sections 2.3, 10.3, 10.7&10.10-10.13 pp.6, 34 - 35

Mick Galey (Anglian Water)

Would you like to see any other issues addressed in the vision for Sleaford?

If yes, please specify:

Sleaford Development Aims - Alternative suggestions?

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

Design- Do you have any alternative suggestions?

Additional Comments? No comments to make.

Council Response /
Proposed Action: No action required.

Section / Page
Amended:

Paul Hurcombe (Severn Trent)

Would you like to see any other issues addressed in the vision for Sleaford?

If yes, please specify:

Sleaford Development Aims - Alternative suggestions?

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

Design- Do you have any alternative suggestions?

Additional Comments? No comments to make.

Council Response /
Proposed Action:

No action required.

Section / Page
Amended:

Rose Freeman (The Theatres Trust)

Would you like to see any other issues addressed in the vision for Sleaford?

Yes

If yes, please specify:

We are disappointed the document has not acknowledged the town's only theatre nor how the town's cultural offer is to be improved.

Sleaford Developmet Aims - Alternative suggestions?

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

Design- Do you have any alternative suggestions?

Additional Comments? The Planning Policy section should reflect one of the key aims of PPS 4 which is to recognise the key role played by leisure and cultural facilities in contributing towards creating vibrant town centres.

Council Response / Proposed Action: The SPD will be amended to include reference to Sleaford's Little Theatre (Westgate). The Planning Policy section of the SPD will be updated to reflect the key objectives set out in Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS 4).

Section / Page Amended: Sections 2.11 & 8.4 (pp. 9 & 26)

Alan Hubbard (National Trust)

Would you like to see any other issues addressed in the vision for Sleaford?

If yes, please specify:

Sleaford Development Aims - Alternative suggestions?

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

Design- Do you have any alternative suggestions?

Additional Comments? No specific comments to make.

Council Response /
Proposed Action: No action required.

Section / Page
Amended:

Ryan Bavin (Natural England)

Would you like to see any other issues addressed in the vision for Sleaford?

If yes, please specify:

Sleaford Development Aims - Alternative suggestions?

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

Design- Do you have any alternative suggestions?

Additional Comments? Natural England does not foresee any major adverse ecological or landscape impacts as a result of the adoption of an SPD for Sleaford town centre.

Council Response /
Proposed Action:

No action required.

Section / Page
Amended:

Ann Plackett (English Heritage)

Would you like to see any other issues addressed in the vision for Sleaford?

If yes, please specify:

Sleaford Development Aims - Alternative suggestions?

Enhancement of the Conservation Area should be a primary aim

Development Opportunities - Alternative Suggestions?

Opportunities for heritage-led regeneration should be considered further. We draw your attention to the Government's objectives in the new PPS 5 Planning for the Historic Environment (March 2010) which include: -The positive contribution of [such] heritag

Infrastructure - Do you have any alternative suggestions?

Design- Do you have any alternative suggestions?

The design criteria fail to achieve the objectives, such as in terms of the quality and respect for local character / local distinctiveness of the buildings; it is also not clear how they respond to the character of the Conservation Area. We also have some concerns about the indicative design of the pedestrian bridge over the railway at the end of Southgate. While these sketches are only indicative, they need to be of a quality that meets the aspirations of the objectives of the SPD.

Additional Comments? Over a third of the study area lies within the town centre Conservation Area and includes 4 Grade II listed building entries, with a further 8 immediately adjacent to the study area. A plan showing the boundary of the Conservation Area and the location of the listed buildings both within and adjacent to the study area should be clearly set out in the front of the document.

Council Response / Proposed Action: Plans illustrating the boundary of Sleaford's Conservation Area and the Listed Buildings in and around Sleaford town centre will be included in the SPD. The Planning Policy section of the SPD will be updated to reflect the key objectives set out in Planning Policy Statement 5: Planning for Historic Environments.

Section / Page Amended: Pictures 2.2&2.3 Sections 2.4,2.6&8.6 (p.6,7&27)

Annette Hewits (Environment Agency)

Would you like to see any other issues addressed in the vision for Sleaford?

If yes, please specify:

Sleaford Developmet Aims - Alternative suggestions?

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

Design- Do you have any alternative suggestions?

Additional Comments? No comments to make.

Council Response /
Proposed Action: No action required.

Section / Page
Amended:

Brad White (Sills & Betteridge)

Would you like to see any other issues addressed in the vision for Sleaford?

If yes, please specify:

Sleaford Development Aims - Alternative suggestions?

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

Design- Do you have any alternative suggestions?

Additional Comments?

Para 3.2 of the SPD suggests the existing bus/rail interchange will be maintained. The only present road access into the interchange is along Southgate turning into Station Road. Para 3.6 which also refers to the railway station and its immediate surroundings being the town's sustainable transport hub, assumes the closure of Southgate level crossing. The only access to the railway station will be southwards along Southgate turning right into Station Road. The only exit from the railway station will be eastwards along Station Road turning left northbound onto Southgate. The SPD does not contain any proposal for any new through route serving the interchange. Therefore by definition the road route to and from the interchange must allow two buses to be able to pass one another. The Artists Impressions (Pictures 10.1, 11.1, 11.3 and 11.4) do not correspond well with the text and are misleading. The SPD suggests that following the closure of the level crossing access (including bus access) to the interchange will be maintained yet, it is impossible to do so and produce the vision for the Southgate area set out in the SPD. Put simply, one cannot close off all the roads to create vibrant shopping and leisure streetscapes and at the same time maintain bus, car and taxi access to the interchange given that the only way of getting to the interchange is over those self same roads. NKDC must go back to the beginning of this process. NKDC must firstly decide where the traffic flows in Sleaford must be to service the interchange (with or without the closure of the level crossing). There is no reason why that planning cannot involve new roads but any such new roads must be included in the SPD and must take account of the demolition of any features (e.g. Nags Head Passage) necessary to build those roads. Only when that has been determined can NKDC determine how it is practicable to redevelop the Southgate area within the confines of the road system that it has determined upon. Our clients are nevertheless entirely supportive of the regeneration of Sleaford in general and Southgate in particular

Council Response /
Proposed Action:

The proposals for the SESRR and the closure of the level crossing and how this affects access to the train station and proposed sustainable transport hub will be made clearer in the SPD.

Section / Page
Amended:

Sections 10.3, 10.7 & 10.10 - 10.13 pp. 34 - 35

Rachael Bust (The Coal Authority)

Would you like to see any other issues addressed in the vision for Sleaford?

If yes, please specify:

Sleaford Development Aims - Alternative suggestions?

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

Design- Do you have any alternative suggestions?

Additional Comments? No specific comments to make.

Council Response /
Proposed Action:

No action required.

Section / Page
Amended:

Tony Aitchison (Sport England)

Would you like to see any other issues addressed in the vision for Sleaford?

If yes, please specify:

Sleaford Development Aims - Alternative suggestions?

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

Design- Do you have any alternative suggestions?

Additional Comments? Sport England does not have any comments on this document.

Council Response /
Proposed Action: No action required.

Section / Page
Amended:

P. Banister (Heckington Village Trust)

Would you like to see any other issues addressed in the vision for Sleaford?

If yes, please specify:

Sleaford Development Aims - Alternative suggestions?

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

Design- Do you have any alternative suggestions?

Additional Comments? No comments to make.

Council Response /
Proposed Action: No action required.

Section / Page
Amended:

Amanda Greenwood (Timberland Parish Council)

Would you like to see any other issues addressed in the vision for Sleaford?

If yes, please specify:

Sleaford Development Aims - Alternative suggestions?

Development Opportunities - Alternative Suggestions?

Infrastructure - Do you have any alternative suggestions?

Design- Do you have any alternative suggestions?

More independent shops needed, hope it doesn't close those already there. Interesting ideas if they all come to pass - I agree with all questions in consultation document

Additional Comments?

Council Response /
Proposed Action:

The Sustainable Market Town Study for Sleaford will identify the assets of Sleaford that matter most to its stakeholders; understand their experience of Sleaford i.e. with regard to well-being, distinctiveness and resilience (and how it can be improved); and will create a process for change for NKDC to harness the power of the local stakeholders to improve Sleaford as a place to live, work and shop.

Section / Page
Amended: