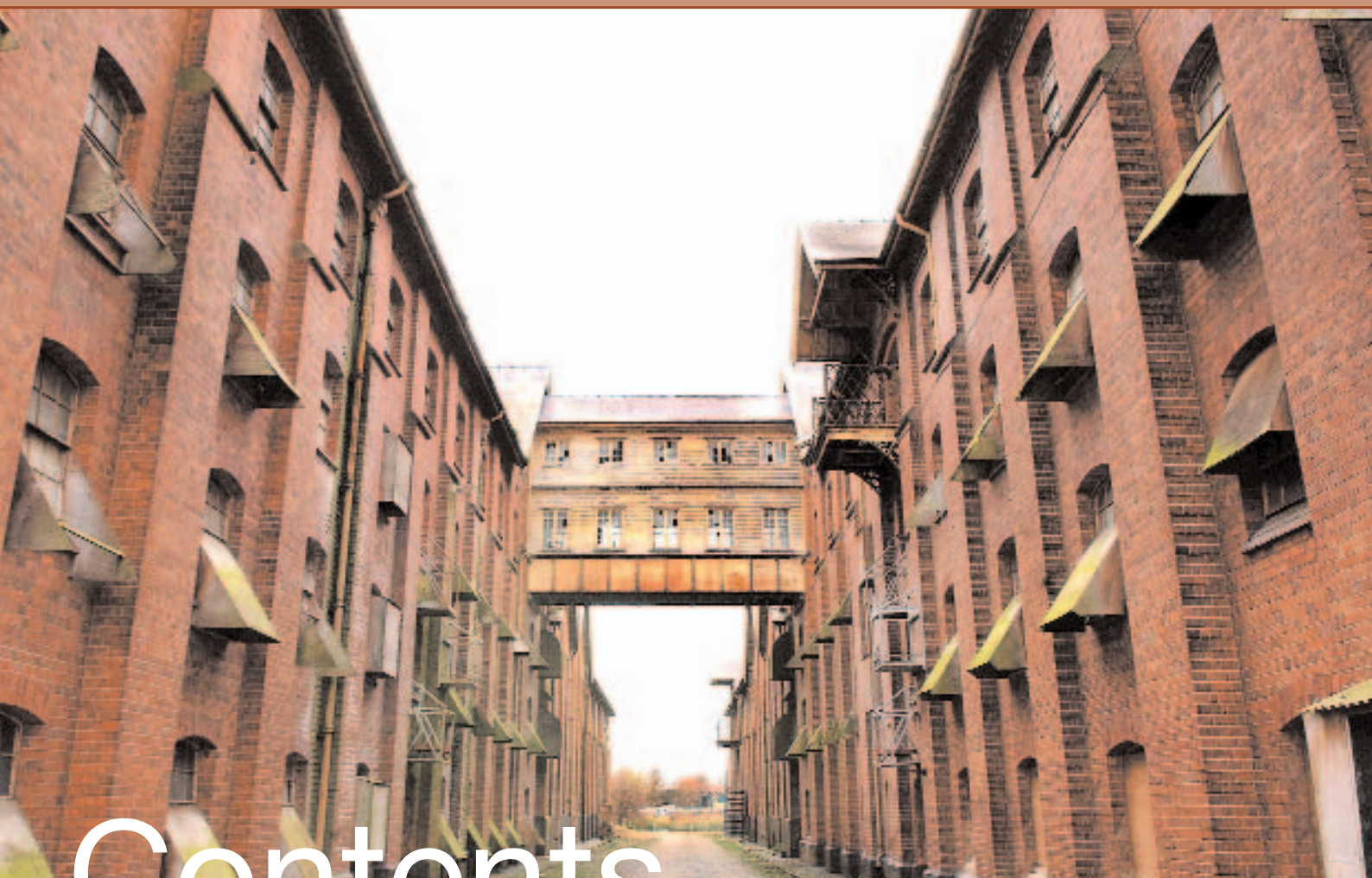




North Kesteven District Council
Local Development Framework

Sleaford Maltings Supplementary Planning Document



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One of six alleys and bridges between buildings

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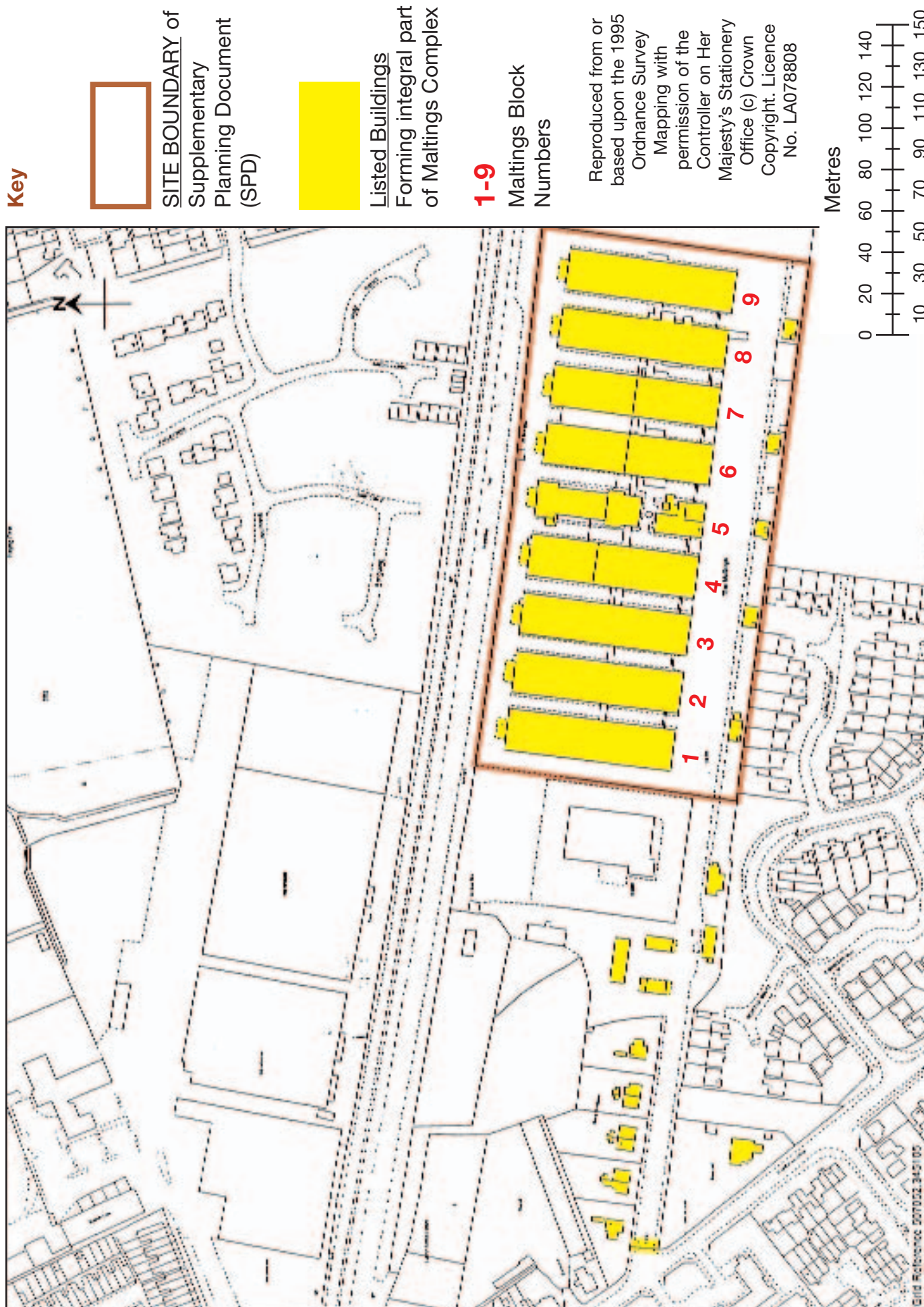
Information on the adopted Sleaford Maltings Supplementary Planning Document (SPD) is available in other formats. If you would like information in Braille, Audiotape, larger print, PC disk or CD Rom, or you need information in a different language please contact the District Council on 01529 414155 or 01522 699699 if calling from a Lincoln number, or dial 01529 308088 to use the Minicom service.

1.0 Introduction

- 1.1 This Supplementary Planning Document (SPD) sets out for developers and the wider community, the key land use, planning policy parameters, principles and criteria that the District Council will use when determining planning applications and listed building consent applications within the Sleaford Maltings site. The re-use and restoration of the site represents a major regeneration opportunity close to the centre of Sleaford.
- 1.2 The SPD aims to:
- Preserve the site, prevent inappropriate alterations and prevent demolition of any significant part of the complex unless it has been fully justified;
 - Promote a comprehensive mixed use development of the whole site which makes the most of the existing features and protects against any ad hoc proposals that may prejudice this aim;
 - Set out the physical and policy parameters that would influence the development; and
 - Ensure that the new development integrates the site with Sleaford town, with appropriate access.
- 1.3 This SPD interprets, and must conform to, National and Regional planning policies as well as those set out in the emerging North Kesteven Local Plan.
- 1.4 The Supplementary Planning Document has been informed by a wide ranging pre-SPD consultation exercise supported by the Project Development Group. This involved direct mailing of a consultation booklet to 302 consultees and 17 stakeholders, distribution within Sleaford of 2,500 booklets, inclusion of the text of the booklet in the Sleaford Target newspaper, meetings with 13 local organisations, and workshops with nine focus groups.
- 1.5 The main conclusions of the public consultation were:
- Strong support for the development as a resource for the town, preserving the open area to the south, and clear linkage of the Maltings into the town structure;
 - Strong support for a new Boston Road access plus a rail bridge to serve the site; and
 - Support for a wide range of uses on the site with least support for a large retail store within the Maltings.
- 1.6 The Project Development Group has, with the support of funding from the European Union Objective 2 programme, Lincolnshire County Council, North Kesteven District Council and G W Padley Property Ltd, commissioned the production of a range of detailed studies, as follows:
- The Framework Study including a Condition Statement and Historic Buildings Report;
 - Traffic Study;
 - Ecology Study;
 - Contamination Study;
 - Access Study; and
 - Sustainability Study.
- 1.7 These will support developers in understanding some of the practical challenges in developing the site. The Historic Buildings statement also provides guidance on the significance of the Maltings as a Grade II* listed building which would need to be safeguarded in any applications.
- 1.8 This SPD has also been subject to formal public consultation, which has informed its development.



South frontage





East elevation circa 1920s

2.0 Sleaford Maltings, its Setting and Opportunities for Development

- 2.1 The Sleaford Maltings is a Grade II* Listed complex occupying a site of 5.4 hectares (13.3 acres) and covering 50,000 square metres (500,000 square feet) of floor space. The Grade II* complex comprises:
- Eight former malthouses, each covering 5,420 square metres of floor space;
 - A central core section covering 2,800 square metres of floor space containing engine room, boiler room, water tower, barley kiln, granaries and artesian well; and
 - Five small, detached mess rooms, all single storey (Grade II).
- 2.2 The original development included the associated access road and the entrance gates and pillars, eight cottages, offices, stables, cart sheds and manager's house. The road and all the structures are considered an integral part of the complex in their Grade II listed buildings description.
- 2.3 The buildings are of a uniform design and material, and utilise repeated patterns, which will need to be preserved in the future development. The attention to detail extends from the overall design to the use of materials within the building.
- 2.4 The site, which lies within the settlement curtilage for Sleaford as defined in the emerging North Kesteven Local Plan (Policy C1), has a number of neighbouring uses, including:
- **Residential** – land to the north of the railway, opposite the site and to the south-west;
 - **Commercial** – to the north-west, and to the west - but south of the railway;
 - **Open agricultural** – to the south-east, outside the settlement curtilage in a countryside location; and
 - **Former railway sidings** – to the east, outside the settlement curtilage in a countryside location.
- 2.5 This SPD draws on the findings of research and consultation exercises carried out on behalf of the Sleaford Maltings Partnership comprising: HRH The Prince of Wales's Phoenix Trust; G W Padley Property Ltd (owners); North Kesteven District Council; Lincolnshire County Council; Sleaford Town Council; Lincolnshire Enterprise; and Government Office for the East Midlands (GOEM). A list of relevant documents is provided in paragraphs 1.6 and 7.4. The architect's designs contained in the separate Framework Report document are indicative only.

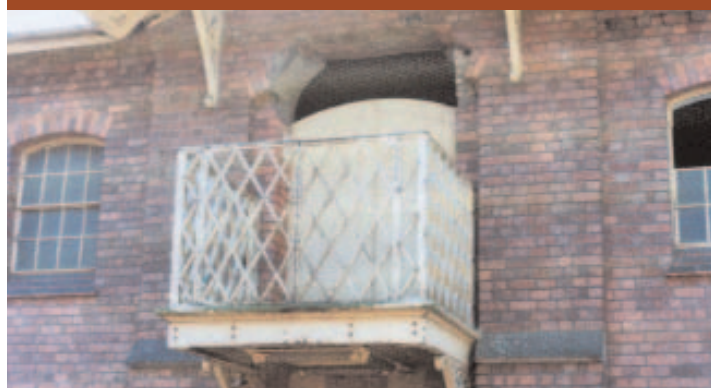
3.0 Design Criteria

3.1 A number of Design Criteria for the conversion of the existing buildings have been drawn from the research undertaken on behalf of the Maltings Partnership and these criteria will be applied by the Local Authority in considering any proposals.

These are:

- Restoration and retention of all the perimeter buildings to preserve long views and the symmetry of the Maltings elevations in the landscape, including restoration of all fire damaged steep buildings facing south. Material used should match that elsewhere on the site.
- Demolition within the body of the site might be accepted, where the developer can demonstrate that it is essential to their scheme and that no alternative solution is possible. However, any demolition should be as limited as possible. Strict adherence to government policy guidance on alterations and demolition, as set out in Planning Policy Guidance Note 15, will be essential. All developers will be expected to engage in full pre-application discussions with the local planning authority, English Heritage and other consultees. In considering any proposals for demolition the Council will want to ensure that elements of the characteristic spaces found in the relationship between blocks are maintained. Key building elements, eg malthouses, central tower block, alleys, bridges, transport system and link bridges should be retained, within their original rectangular layout form wherever possible.
- Existing original openings (eg windows and doorways) should be retained in their present form, although minimum alteration will be accepted where essential to provide access and amenity. Any approved new openings must fit within the existing architectural pattern, design and symmetry.
- Surviving and original materials in external areas (eg cobbles, railway tracks) should be retained, and the Council will not support proposals for widespread replacement.
- Changes to the internal layout of the blocks to allow for the introduction, for example, of new means of access will be considered favourably as long as the special interest is preserved.
- Schemes which avoid subdivision of spaces will be welcomed. Where subdivision is required, schemes which involve a minimum of intervention in to the existing building spaces and fabric will be welcomed. The re-use of block 2 (or block 3) should develop a solution which does not involve subdivision of the internal spaces, including the insertion of mezzanine floors, and which can allow public access to allow the historic internal spaces, layout and equipment to be visited and viewed.
- Where blocks, with the exception of either block 2 (or block 3), retain elements of original equipment their removal and relocation elsewhere in the complex will be allowed, although schemes which are able to retain these items of original equipment in situ will be supported. Within block 2 (or block 3) all original equipment should be retained and restored in situ. Where elements of original equipment not present in block 2 (or block 3) are still existing in, but will be removed from, other buildings, these should be relocated and installed within block 2 (or block 3).

Off-loading balcony

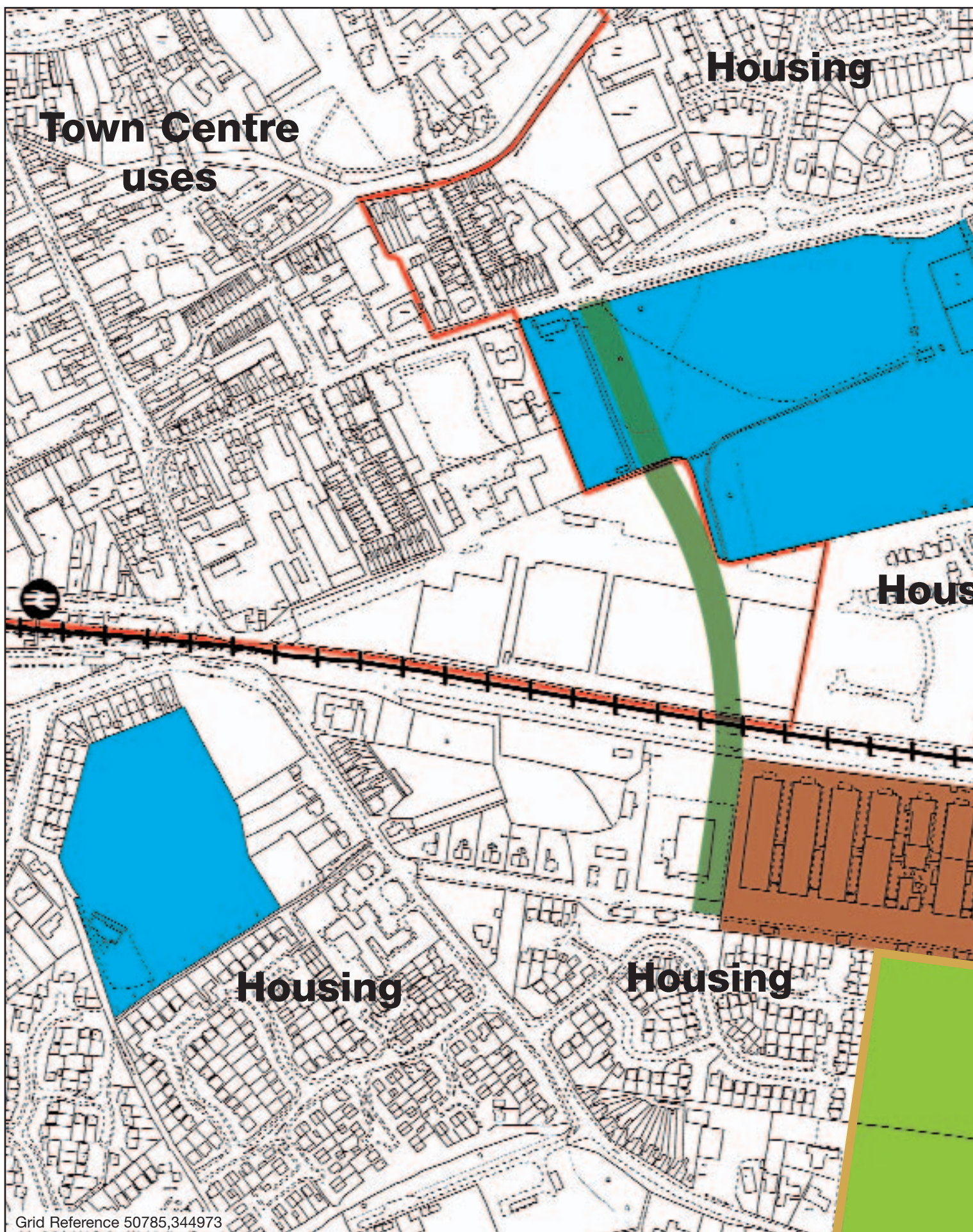




Sleaford Maltings

- 3.2 The site lies wholly within the settlement curtilage for Sleaford, where a wide range of uses is acceptable in principle under Local Plan Policy C1. Proposals for associated or enabling development connected with the Maltings will have to meet the criteria set out above in relation to preserving the setting of the building and be fully in accordance with English Heritage's national policy guidance on enabling development. The importance of the views from the south would mean that no enabling development would be appropriate in this location which affected the view of the buildings. If space is required for car parking it might be accommodated in this area provided that particular attention is paid to landscaping to minimise the impact of the parked vehicles. Any large scale development in the open countryside will need to be justified as a departure from the development plan.
- 3.3 Access to the site will be a key issue to resolve. The Council seeks to ensure appropriate accessibility to developments. The Local Plan (Policy T1) highlights that planning permission will be granted for developments only if adequate and effective measures are taken to facilitate safe and convenient access by all modes of transport (including promoting public transport, walking, cycling); and the site's location and infrastructure serving it are satisfactory, or can be made satisfactory.
- 3.4 A traffic model prepared by Lincolnshire County Council has shown that development of the Maltings would require the following:
- a) A light controlled junction onto Mareham Lane;
 - b) A bridge over the railway line providing a link to Boston Road; and
 - c) The upgrade of the access road from Mareham Lane to the Maltings to an adoptable standard capable of acting as a primary access road. Preference will be given to schemes that do not involve the relocation or alteration of the historic entrance gateway.
- 3.5 The link road between a railway bridge and Boston Road would be required to run to the side of the west boundary of the Recreation Ground to limit the effect of the road on the open space. On the Maltings (south) side of the railway line preference will be given to a scheme that is set as far away as possible from block 1. The bridge should be carefully designed to minimise the impact on the whole of the historic site.
- 3.6 These works will ensure that congestion at the level crossing will be reduced and that redevelopment could take place on land to the west of the Maltings and to the north of the railway line. The link road would result in benefits to traffic and pedestrian circulation around Sleaford and affect the development potential for land to the north of the railway line.
- 3.7 Pedestrian and cycle links to the site will be created along the road access.

Sleaford Maltings Existing Wider Context





Key



SPD Site
Boundary



Open
Countryside
location
(Policy C2)



Recreational
Open Space
use



Railway
Station



Railway Line



Local Plan
Settlement
Curtilage
Boundary
for Sleaford
(Policy C1)



Local Plan
Town Centre
Boundary



Indicative
Potential
New Link
Road and
Bridge
Corridor

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Engine Room

4.0 Policy Framework

- 4.1 If development is promoted that accords with this SPD, it will be in accordance with the emerging Local Plan.
- 4.2 The protection of the historic buildings accords with the following local plan policies:
- Policy HE4 – Demolition of a Listed Building
 - Policy HE5 – Development Affecting the Setting of a Listed Building
 - Policy HE6 – Extension, Alteration or Change of Use of a Listed Building
- 4.3 The expectation is that the buildings will be brought back into effective use. As a brownfield site close to the established town centre of Sleaford the development would achieve the aims of sustainable development within the main settlement curtilages.
- Policy C1 – Development within Settlement Curtilages
- 4.4 To take advantage of the location of the site close to Sleaford Town Centre a number of uses would be appropriate to support the existing town centre and the spirit of Policy R1.
- Policy R1 – Concentration of Retail, Service and Entertainment Development.
- 4.5 Any proposal would also be assessed against all other relevant national, regional and local Policies as appropriate and current at that time. Particular attention should be given to government policy guidance as set out in Planning Policy Guidance Note 15 (Planning and the Historic Environment).



Water Tower

5.0 Future Uses

5.1 In order to secure the future of the Maltings new uses need to be considered for the site. The size, location and scale of the buildings, close to the town centre, would indicate that a mixed-use development would offer the most benefits for Sleaford. In order to achieve a comprehensive and sustainable development, the Council would expect that the eventual development would comprise a mix of a number of uses. The Council would not wish to prescribe a precise mix of uses. Proposed new town centre uses at the Maltings site should enhance or have a positive impact on the vitality and viability of Sleaford Town Centre.

5.2 Possible uses, subject to achievement of appropriate access and protection of the amenity for existing and proposed users, would include:

Retail, the Town Centre, Services and Entertainment – as a site adjacent to Sleaford town centre a number of retail, cultural and leisure uses may be appropriate. The scale of these uses would have to be appropriate to Sleaford's role within the retail hierarchy. The national significance of the site, however, may support the provision of a cultural asset of



Engine Room

national importance. Other uses may include Cinemas, Concert Halls, Dance Halls, Sports Halls/Gymnasiums, Indoor and Outdoor Sports and Leisure (D2 uses), Theatres, Night Clubs, Casinos (sui generis uses).

Business and Employment Uses – The industrial nature of the existing building will support employment uses which do not require high spaces or provision for significant mechanical handling. Office development will need to be consistent to the scale and function of the centre.

Residential Uses – Parts of the Maltings should readily convert to residential use, subject to the provision of affordable housing and the design of the public realm. Any residential development would need to provide affordable housing. Policy H5 of the emerging Local Plan states that the proportion of affordable housing required by each development would be set by an up-to-date Housing Needs Assessment. The Council has concluded that 35% of new development should be affordable, on the basis of the 2004 Housing Needs Assessment.

Non Residential Institutions and Cultural Uses – Opportunities exist for the following uses: Museums, Doctors, Dentists, Health Centres and Surgeries, Churches, Day Nurseries, Libraries, Public Halls, Non Residential Education and Training Centres, Schools.



Germinating Floor

6.0 Planning Applications and Implementation

- 6.1 The scale and complexity of the site means that the Council will need to be clear about the way in which any development proposal contributes to the development of a sustainable future for the site. This will be achieved ideally by the development of a comprehensive plan. This should show how the overall design proposals will be carried forward, how access arrangements will be provided and the mix of uses proposed. It should also show the overall phasing of development.

The Council, however, accepts that the length of time over which development will take place will mean that amendments to this co-ordinating structure may be required over the life of the project. The Council will therefore be particularly concerned to establish the principles that underpin the comprehensive development framework and to seek to ensure that those principles are applied in subsequent amendments.

- 6.2 Each planning application will need to be supported by appropriate Listed Building Applications.
- 6.3 Any application that prejudices the comprehensive long-term development of the site is likely to be refused (Policy C7).
- 6.4 If considered appropriate, applications for a temporary proposal or uses may be granted temporary planning permission for a limited period.
- 6.5 Before any application is submitted, it is essential that pre-application discussions take place between the Council, the applicant and any other relevant parties. The Maltings development is of national significance as well as being fundamental to the future of Sleaford. The Council is keen to work with developers to ensure that the widest possible opportunities are afforded for the development of different

solutions for the site. The Council is also keen to involve the public and other key stakeholders in those discussions wherever possible.

- 6.6 The extensive consultation on the future development of the Maltings already undertaken provides the basis for this work. A Project Development Group and a wider Reference Group are also already established. The Council will want to develop a strategy with a developer that will set out the process of design development.





Water Tower Spiral Staircase

7.0 Further Information and Advice

7.1 Informal Advice and Contacts

Spend time on your preparatory work and seek advice from the Council's Planning Service staff who will be able to informally examine the benefits and any potential problems of an application, and, where necessary, offer advice as to how a scheme could be improved.

7.2 North Kesteven Council Contacts

Economic, Community and Planning Services, District Council Offices, Kesteven Street, Sleaford, Lincs. NG34 7EF

Tel: 01529 414155

Email: info@n-kesteven.gov.uk

Development Control	– Phillip Rowson
Forward Planning	– Brooke Smith
	Mike Braithwaite

Economic Development	– Alan Gray
Sleaford Maltings	
Project Director	– Peter Bright

7.3 Highways Authority Contact

M. Heaton, Highways Officer, Lincolnshire County Council (Tel: 01522 782070)

7.4 Further Information

Further information on Sleaford Maltings can be found in the following locations:

Bass Maltings, Sleaford: Regeneration Proposals for the Phoenix Trust – Feasibility Study Report: November 2003
(Authors: Allen Tod Architecture & Shield Estates – for Phoenix Trust)

Sleaford Maltings Framework – Report, Revision 3, November 2005
(Author: Allen Tod Architecture – for Sleaford Maltings Partnership)

Sleaford Maltings Web site.
www.sleafordmaltings.com/

To view the first two, contact the Sleaford Maltings Project Director.



