



# Sleaford Neighbourhood Plan

June 2024

Produced by Sleaford Neighbourhood Plan Sub-Committee (formerly Steering Group) on behalf of Sleaford Town Council, residents and businesses.

Draft for Regulation 14 consultation October 2024

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# Sleaford Neighbourhood Plan



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2 ART SHOP & STUDIO





# Foreword

In 2020 the Town Council set up a working group, which later became a sub-committee of elected Councillors and community members to take forward the Neighbourhood Plan (NP) process. This Neighbourhood Plan could not have happened without the generous input of time and effort by the sub-committee members who had their own lives, jobs and, at times, Covid 19 pandemic issues to cope with.

A 'People's Panel' with wider membership from the community was established by the sub-committee to give broader input to the Neighbourhood Plan as it developed. The input from that Panel has been invaluable and we thank all its members.

We were greatly assisted by the paid consultants who helped to produce this plan, YMCA Lincolnshire, OpenPlan and AECOM. The majority of the costs of this plan came from a central government grant with the remainder from Sleaford Town Council.

North Kesteven District Council has carried out an Strategic Environmental Assessment Screening on this Draft Plan, concluding that a full Strategic Assessment is not required. A copy of the letter confirming this is available on [www.sleafordneighbourhoodplan.co.uk](http://www.sleafordneighbourhoodplan.co.uk).

Please note that references to statutory guidance and regulations in the plan were believed to be correct at the time of going to print but should be checked for any updates.

Finally, this Neighbourhood Plan could not have been produced without the input of many residents, visitors, young people, businesses, organisations and others in and around Sleaford. Grateful thanks go to all concerned.



**Councillor Robert Oates**

Chairman, Sleaford Town Council Neighbourhood Plan Sub-Committee

Photography by AECOM, Robert Oates and Debbie Scott  
Mapping provided by NKDC and OpenPlan

# 01

Why Have A  
Neighbourhood Plan?







# 1. Why Have A Neighbourhood Plan?

**1.1** Map 1 shows the area that this plan covers, which is the area of Sleaford parish and Sleaford Town Council. The Sleaford Neighbourhood Plan (NP) presents a vision for the future of the town as a great place for people to live, work and enjoy. It sets out planning policies to help deliver that vision through better designed communities and buildings. The Plan gives the people of Sleaford a bigger say in how the town will look and feel to live in. The Plan will help steer the development of Sleaford up to 2040 and contribute to making the town an even more attractive place to live in, invest in and enjoy.

**1.2** The Plan is a statutory planning document and the policies contained within it will be used, alongside the Central Lincolnshire Local Plan 2023 and national planning policy framework (NPPF), in deciding planning applications in Sleaford. The policies in this Neighbourhood Plan must be consistent with the Local Plan.

**1.3** Sleaford has experienced high levels of housing development over recent decades, and that growth is continuing. This expansion raises challenges, including the need to provide the infrastructure, services, jobs and facilities that a growing town needs, whilst at the same time ensuring that growth does not erode our environmental and heritage assets. How the town

should grow while meeting these challenges is a question that this Neighbourhood Plan sets out to answer.

**1.4** Sleaford had a population of around 20,000 in the 2021 Census. A Neighbourhood Plan is needed as the population of North Kesteven District is predicted to grow. The Central Lincolnshire Local Plan 2023, Policy S2 refers to 29,150 new homes over the plan period, of which 12% or 3,498 will be in the Sleaford area. In addition, many people travel to Sleaford from the surrounding villages and further afield for work, retail, school, leisure, services and other purposes.

**1.5** This Neighbourhood Plan reflects the views of the community in Sleaford and of the Town Council as to where new buildings or conversions should be located and how they should look and feel as places to live in or use. An attractive, well-planned town will improve the quality of life for today's residents, attract more economic activity for sustainable growth and be a more pleasant place for future generations.

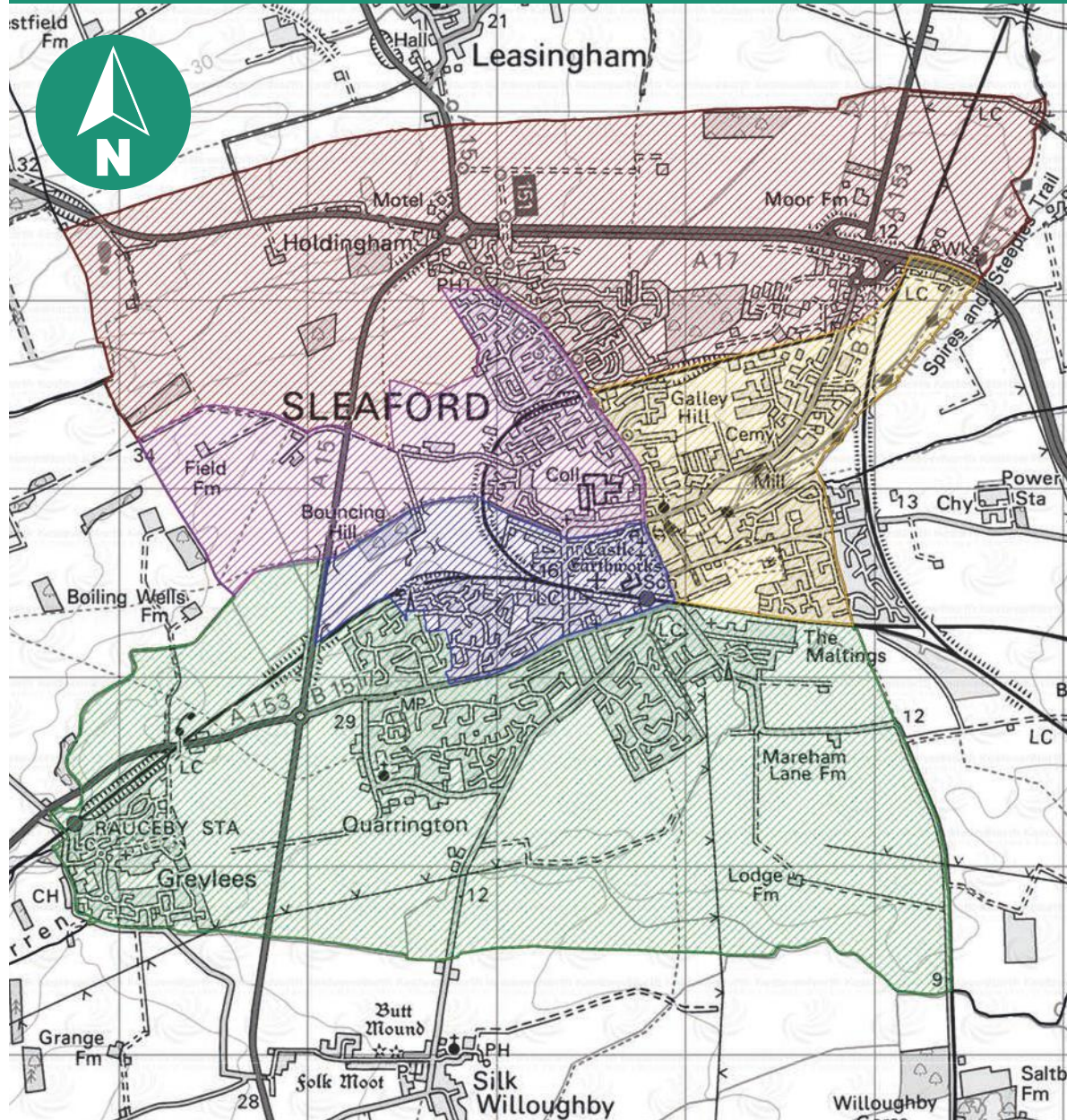
**1.6** Sleaford is the major market town in the district of North Kesteven in Lincolnshire. The Local Planning Authority, North Kesteven District Council (NKDC), is responsible for deciding on planning applications, for new buildings, conversions and

other related developments in the town and across the district. Those decisions will be influenced by the policies set out in this Neighbourhood Plan.






**1.7** Apart from how neighbourhoods and buildings look and feel to live in, the quality of life in the town is affected by many other factors such as the traffic system, the availability of schools, GPs and other services, and the type of shops. Many of these factors are not controlled by the development planning system and can only be influenced indirectly by this Neighbourhood Plan. But we set out the views of the community on these other factors in Section 19 'Community Aspirations', to encourage action and influence decisions taken by relevant bodies to achieve the vision and objectives of the NP. It is acceptable to include such matters within a 'Community Aspirations' section of a neighbourhood plan as they will help to meet plan objectives and to realise the vision of the plan.



Map 1: The Sleaford Neighbourhood Plan Designated Area - Scale 1:15000



**North Kesteven 2023 Sleaford Ward boundaries**

-  Castle (Sleaford)
-  Westholme (Sleaford)
-  Navigation (Sleaford)
-  Holdingham (Sleaford)
-  Quarrington (Sleaford)

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## National Policy – Central Government

**1.8** The Sleaford Neighbourhood Plan is part of a multi-level system of government control of development and land use, from national to local levels. The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and last updated in December 2023. It sets out the government’s planning policies for England and how these are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Central to the NPPF is ‘a presumption in favour of sustainable development.’ The Sleaford Neighbourhood Plan demonstrates that presumption in a number of ways:

- Inclusion of a policy on sustainable development
- Broad alignment with the 12 core planning principles within the NPPF
- Policies designed to specifically address the requirements of the NPPF

## District Policy – North Kesteven District Council

**1.9** North Kesteven District Council, the City of Lincoln Council and West Lindsey District Council came together in a formal partnership with Lincolnshire County Council to prepare a joint Local Plan for their area. This Neighbourhood Plan supports the Central Lincolnshire Local Plan 2023 and provides more details as to how it should be implemented in Sleaford. The Central Lincolnshire Local Plan sets out the planning framework for the area that it covers, including Sleaford, and is used as a guide against which planning applications will

be determined for such things as:

- The location of new homes
- The creation of new jobs
- The protection of open spaces

**1.10** The Central Lincolnshire Local Plan 2023 has identified Sleaford as an area for further substantial housing growth with some 3,498 new homes planned, mainly in 2 large Sustainable Urban Extensions (SUEs); as set out in the Local Plan Policy S71: Sleaford Sustainable Urban Extensions.

**1.11** The Sleaford Neighbourhood Plan must be developed in general conformity with the Central Lincolnshire Local Plan 2023. In other words, the Neighbourhood Plan cannot propose actions contrary to the Local Plan. The purpose of the Neighbourhood Plan is to provide more detail as to how the Local Plan policies should be implemented in Sleaford. Once adopted (‘made’), the Neighbourhood Plan is a legal planning document and decisions on planning applications in Sleaford must take account of it alongside the Central Lincolnshire Local Plan 2023 - [www.central-lincs.org.uk](http://www.central-lincs.org.uk) - and national planning guidance.

## Local Policy – Sleaford Town Council

**1.12** Sleaford Town Council led the development of this Neighbourhood Plan, as described in section 2. The Neighbourhood Plan provides more detail as to how the policies in the Local Plan should be applied to help Sleaford grow, develop, and prosper. Having a Neighbourhood Plan will help the Town Council to better plan and deliver services for the community. The Town Council in particular notes

the ‘Community aspirations’ in section 19, which are subjects relating to growth of the town but outside of the development planning system. The Town Council will work with others to help deliver these community aspirations where possible.







# 02

How The  
Neighbourhood Plan  
Was Produced







## 2. How The Neighbourhood Plan Was Produced

### Consulting The Community

**2.1** The only plans with legal weight in the planning control system are the Central Lincolnshire Local Plan 2023 (see above) and any made Neighbourhood Plan like this one. In preparing this Neighbourhood Plan we followed the process set out in the government's Localism Act 2011. That process requires engaging with the community to understand their views on how the town should develop. The process also requires preparing an evidence base, such as referencing the existing plans of others.

**2.2** In 2020 the Town Council set up a Steering Group of Councillors and community members to take forward the Neighbourhood Plan (NP) process. This group was formalised as a Sub-Committee of the Town Council in September 2023. In September 2020 NKDC approved the designation of Sleaford parish as the Neighbourhood Plan area. The NP development process included gathering evidence, such as previous plans, reports, maps and data etc. It also included engaging widely with the town's people, businesses, organisations and others as to how Sleaford should develop and what should be in the Neighbourhood Plan (NP). The results are set out in the 'Statement of Community Engagement' annexed to this report. A 'People's Panel' with wider membership from the community was also established by the Steering Group to give broader

input to the Neighbourhood Plan as it developed. All of those involved in the Steering Group and the People's Panel gave their time voluntarily, except for the paid consultants who were engaged to assist with it. The role of the Steering Group has been to follow the defined legal process for turning the views of the community into a Neighbourhood Plan.

### Consulting Businesses

**2.3** In September 2020, a baseline survey was circulated online and on paper to businesses in and around Sleaford. In February 2021, a survey for businesses was published on-line and promoted by the Lincolnshire Chamber of Commerce and NKDC. The results of these surveys are included in the 'Statement of Community Engagement' annexed to the final version of this plan. Broadly, the views of businesses in the town aligned with those of residents and interest groups.

### The Covid-19 Pandemic

**2.4** The process of producing the Neighbourhood Plan for Sleaford began with the first meeting of the working group in March 2020. Unfortunately, the Covid-19 pandemic was spreading rapidly around the world at that time and caused the UK to enforce a 'lockdown' of society from April 2020. Various Covid19 restrictions then severely restricted people's movements until July 2021 when the rules

were eased. But in late 2021 the emergence of the Omicron variant caused many people to return to precautionary measures into 2022. The pandemic and its immediate problems rightly dominated the media and people's thoughts, so it was hard to obtain their input to a plan focused on the future.

**2.5** Against this background it was not possible to produce a Neighbourhood Plan in the traditional way through lots of direct engagement with people. We had to rely much more on indirect methods such as questionnaires and websites to engage the community. But we managed to run some Covid-safe events and they produced similar results from the indirect engagement activities. Through all the engagement activities the community has raised the same issues and concerns and steadily supported the development of the 'Vision and Objectives' that are the basis for this Neighbourhood Plan.



**Table 1: Community engagement activities 2019- 2022**

	<b>DATE</b>	<b>ACTIVITY</b>	<b>DETAILS</b>
<b>1</b>	<b>November 2019 onwards</b>	<b>Websites</b>	News about the Neighbourhood Plan on Sleaford Town Council website. And from October 2020 onwards on the Neighbourhood Plan website.
<b>2</b>	<b>November 2019 onwards</b>	<b>Social media</b>	Messages posted on Town Council Facebook page and 20 sites for Sleaford and the surrounding area.
<b>3</b>	<b>April 2020 onwards</b>	<b>Print media</b>	Various press releases. Articles in 'Your Local Lincs' magazine which is distributed to 23,000 homes and businesses in and around Sleaford. Various posters and leaflets produced for events since 2020.
<b>4</b>	<b>September 2020</b>	<b>Baseline Survey</b>	Baseline Survey circulated online and on paper to homes and businesses.
<b>5</b>	<b>September 2020 &amp; September 2021</b>	<b>Market stalls</b>	Two promotional stalls in the Market Place.
<b>6</b>	<b>December 2020 onwards</b>	<b>Banners</b>	6m and 8m banners circulated around prominent sites in Sleaford.
<b>7</b>	<b>February 2021</b>	<b>Household Survey</b>	Published on-line. 1,000 hard copies distributed to homes in Sleaford including Greylees. Promoted by Lincs Chamber of Commerce and NKDC, and to all groups in our contact list and all Church Ministers and Leaders in Sleaford.
<b>8</b>	<b>February 2021</b>	<b>Schools survey</b>	Sent online to all three secondary schools in the town.
<b>9</b>	<b>February 2021</b>	<b>Business Survey</b>	As above, except hard copies not distributed to businesses. Plus, leaflets distributed to 100 industrial premises in December 2020 and July 2022.
<b>10</b>	<b>July 2021 onwards</b>	<b>Community groups</b>	Neighbourhood Plan promoted to community groups via email. Civic Trust letter in response.
<b>11</b>	<b>August &amp; September 2021</b>	<b>Walking tours</b>	Walking tours of the town centre for the public and Joint Sixth Form school students.
<b>12</b>	<b>September 2021 &amp; June 2022</b>	<b>Open Days</b>	First Vision and Objectives 'Open Day'. 2nd Vision and Objectives 'Open Day'.
<b>13</b>	<b>November 2021</b>	<b>Consultation events of others</b>	NHS Lincolnshire consultation event in Sleaford, NKDC Sleaford Town Centre regeneration workshop.
<b>14</b>	<b>August 2022</b>	<b>Final 'Vision and Objectives'</b>	Promoted via press release, email to People's Panel and all community group contacts, on websites and social media, posters, leaflets and in public library.

Full details are set out in the 'Community Engagement Report, September 2022' available on the Sleaford Neighbourhood Plan website – [www.sleafordneighbourhoodplan.co.uk](http://www.sleafordneighbourhoodplan.co.uk)





# 03

Vision & Objectives



### 3. Vision & Objectives

**3.1** Through community engagement, a Vision, Aims and Objectives were developed for the future of Sleaford. These are shown in the 'Green wheel' diagram alongside.

**3.2** At the core of the Green Wheel, the Vision for Sleaford's future is summed up in the simple phrase "Clean, Green and Flourishing".

**3.3** Around that Vision four overarching Aims have been set – that Sleaford should be a place that is Thriving, Healthy, Sustainable and Supportive.

**3.4** The outer ring then sets out twelve more detailed Objectives that should be pursued so that the Vision and Aims can be delivered – and against which progress should be measured.

**3.5** By guiding and influencing development that requires planning permission and decisions relating to infrastructure provision, the Neighbourhood Plan and Central Lincolnshire Local Plan 2023 together can play a significant role in making Sleaford the place that the Green Wheel describes.

**3.6** Some of the objectives that the community has asked for cannot be delivered through the planning control system, but they are still important and have been included in this plan so that they can be pursued in other ways as opportunities arise. Section 19 describes how these 'Community Aspirations' might be delivered.







04

About Sleaford



## 4. About Sleaford

### People And Place

**4.1** Sleaford is an ancient and attractive Market Town in the south of Lincolnshire. The town sits at the junction of the A17 and A15 main roads which provide good links to the City of Lincoln seventeen miles to the north, to Boston in the east and to Grantham to the west. The River Sle, from which the town gets its name, flows through the centre and goes on eastwards to join the River Witham.

**4.2** Sleaford has experienced rapid population growth over the past 30 years. The population was 17,671 usual residents at the time of the 2011 Census. This had grown to 18,331 by 2018 and currently (2021 Census) Sleaford Parish has a population of around 20,000: in 8,700 households. Further growth to the east, in the Hoplands and Milton Way areas, have added to the overall impact but they are not covered by the Neighbourhood Plan as they are part of the adjacent parish of Kirkby La Thorpe

**4.3** Growth is planned to continue. The spatial strategy within the Central Lincolnshire Local Plan 2023 seeks to concentrate growth on the three main urban areas, Lincoln, Gainsborough and Sleaford. For Sleaford, this means providing 3,498 homes (12% of the total homes needed across Central Lincolnshire) over the Local Plan period (2018 -2040).

**4.4** In Sleaford, most of this growth will be focused in two large scale Sustainable Urban

Extensions (SUEs), known as Handley Chase and Sleaford West Quadrant. The Handley Chase SUE has a master plan and design code and the Sleaford West SUE will be master planned with appropriate infrastructure, a range of facilities and be fully integrated with the existing town.

**4.5** An attractive, well-planned Sleaford will improve the quality of life for today's residents, attract more economic activity and be a more pleasant place for future generations. This Neighbourhood Plan is designed to help make the town an even more attractive place to live, work and enjoy life.

### History

**4.6** The original settlement of Old Sleaford was situated between Boston Road and the River Sle where objects found give evidence of Roman occupation. Sleaford Museum houses artefacts from human occupation in the area in pre-historic times. The first settlement was formed in the Iron Age where a prehistoric track crossed the River Sle. Visit <https://sleafordmuseum.org.uk> for more details on this and many other aspects of the history of the town.

**4.7** The medieval records differentiate between Old and New Sleaford, the latter emerging by the 12th century around the present-day Market Place and St Denys' Church. Sleaford Castle was also built at that time for the Bishops of Lincoln who owned the Manor of Sleaford. Granted the right to

hold a market in the mid-12th century, Sleaford developed into a market town and became locally important in the wool trade. The Manor passed to John Hervey, first Earl of Bristol in 1688. By 1979, the major landowner, the 6th Marquess of Bristol had sold most of his estates in Sleaford. Much of the land went to property developers and subsequent decades brought new housing and a considerable rise in population. People have been attracted to the town by the quality of life, low crime rates, relatively low house prices and good-quality education.

**4.8** From 1981 to 2011, the population of Sleaford rose from 8,000 to 18,000; the growth rate in 1991–2001 was the fastest of any town in the county and it continues to grow. The infrastructure struggled to cope, especially with increased traffic congestion despite the construction of bypasses for the A17 and A15 and the introduction of a one-way system in the town centre. The traffic in the town centre and its impact on the main shopping street were the number one issues raised in our engagement with the community and businesses.

**4.9** The modern town boundary of Sleaford encompasses the former hamlet of Holdingham in the north and Greylees, the former Rauceby Hospital site, in the south-west, both of which are the sites of large new housing developments.





05

Delivering The Plan



# 5. Delivering The Plan

## How The Objectives Will Be Delivered

**5.1** Planning law requires that applications for planning permission must be determined by the local planning authority in accordance with the plan, unless material considerations indicate otherwise. The Local Planning Authority for determining planning applications in this area is North Kesteven District Council. The plan for the area consists of the Central Lincolnshire Local Plan, any 'made' Neighbourhood Plan and the Minerals and Waste Plans produced by Lincolnshire County Council. The National Planning Policy Framework must be taken into account in preparing the plan and is a material consideration in planning decisions. The policies in the plan will help Sleaford to maintain its unique character and be a well-designed place to live, work, do business and enjoy life."

## Community Infrastructure Levy (CIL)

**5.2** The Community Infrastructure Levy (CIL) was introduced by the government to try to ensure that when land is developed for uses eligible for CIL charging, it can help fund the necessary infrastructure to support the development such as schools, public transport and leisure facilities. CIL is charged on specified types of development to ensure that such development contributes towards the infrastructure needed to support growth in an area. In North Kesteven, CIL monies are collected

from developers by the District Council. North Kesteven District Council then passes on 15% of the CIL monies to the parish or town council without a Neighbourhood Plan in which a development is located; those which have a Neighbourhood Plan in place receive an enhanced level of 25% of the CIL monies collected from new developments that are subject to CIL charging in their area.

**5.3** With the planned expansion of housing in and around the town, having a neighbourhood plan in place will result in an increase in funds for Sleaford Town Council to spend on improving infrastructure such as, for example, the recreation grounds, public toilets, cemetery, allotments, market and waste bins.



# 06

Key Issues For Sleaford



## 5. Key Issues For Sleaford

### Social

**6.1** The Central Lincolnshire Local Plan 2023 describes Sleaford as having an attractive and historic town centre with retail, leisure, cultural and historic attractions. Sleaford is located between the towns of Grantham, Boston, Spalding, Stamford and Newark as well as the cities of Lincoln, Peterborough and Nottingham and as a result faces substantial competition from them. But Sleaford is a hub for many villages around it, with consequent traffic congestion at times as town residents and villagers attempt to access the town centre, mainly in private cars, to find the goods and services that they need. The town centre and its traffic and transport problems, along with the shops and services it provides are key issues in this Neighbourhood Plan and are covered in detail in sections 9 and 11.

### Economic

**6.2** The Sleaford Town Centre Visioning Report (July 2015) identified that the town is not fulfilling its full potential and needs to attract further national and independent retailers along with broadening its leisure uses. Since the Visioning Report was published the national retail picture has changed considerably with more and more national retailers closing their High Street shops in the face of competition from online shopping, especially in the clothing sector. The future of High Streets nationally

looks increasingly to be a destination for services such as beauticians, barbers, opticians, estate agents as well as leisure experiences such as cafes, bars, restaurants, and bargain hunting in charity shops. It may be that buying everyday essential goods such as food becomes a less significant reason for visiting town centres in future – although there are also indications that increasing attraction of local independent food retailers and markets may counter this trend. Sleaford's town centre still has large shops which sell a range of everyday items from cooking pots to socks at prices competitive to online retailers.

**6.3** In 2018 the Sleaford Strategic Delivery Plan was published by NKDC. This identified 40 actions under five key headings:

- Supporting the town centre and its regeneration;
- Encouraging sustainable travel including enhancing walking and cycling experiences and making alternative transport modes more attractive;
- Encouraging edge of town centre parking to release the town centre of traffic and improving the car parking experience for all users;
- Investing in the existing strategic infrastructure to create capacity for growth whilst utilising the existing town centre infrastructure more efficiently and effectively to support regeneration; and
- Improving the town centre environment through

enhanced public realm, better signage and reduced congestion.

**6.4** All those five key headings involved the town centre, which is still today the focus of community attention to improve the town and make it an even better place to live. Much of this Neighbourhood Plan is about the town centre because that is the location for most of the issues raised by the community in our engagement with them. Those issues arise in part from the tension between wanting to preserve the narrow streets and old buildings with their wealth of character while wanting modern goods and services that are accessible in modern ways. For Sleaford's town centre to thrive as the heart of the town, there are other issues that now need to be addressed too, including:

- impacts of the climate and ecology emergency and of changes happening in response to that emergency;
- continuing growth of digital technology and the ways in which this is affecting expectations and behaviour relating to working, shopping and leisure;
- effects the Covid pandemic has had on ways people work, shop and spend leisure time – perhaps accelerating some of the changes already identified above.

**6.5** These issues are not unique to Sleaford, they exist and are being faced in many long-established towns across the UK. Many of those towns are finding ways to make their centres work for people and for business. This Neighbourhood Plan is designed to help achieve that goal in Sleaford, alongside the Central Lincolnshire Local Plan 2023, the Sleaford Masterplan Refresh 2022 and other strategic plans for the town.

**6.6** A healthy, vibrant town centre is a crucial contributor to Sleaford's economic well-being, but places and activities outside the centre are important too. There are many small businesses and enterprises across the town, each contributing to the local economy. On a larger scale, the long-established Sleaford industrial area continues to play a major role in the town's economy and this is now being supplemented by Sleaford Moor Enterprise Park, designated as a 'Strategic Employment Site' in the Central Lincolnshire Local Plan 2023.

## Environmental

**6.7** In our vision for Sleaford, a key principle is that the town will be sustainable, including, for example by caring for the natural environment and built heritage, protecting the River Slea, planting trees and increasing green spaces and biodiversity.

**6.8** Our 'Community Engagement Report, September 2022' sets out the views of the community as to what should be in this Neighbourhood Plan. That report identifies the top current attraction of the town as being its range of amenities, meaning its desirable or useful features



such as recreation grounds, the Hub, theatre, market, museum, pubs, and restaurants etc. The second attraction was being a friendly place, which is a positive but subjective view. The third attraction was the natural environment. The importance of a green and pleasant environment for people and the economy was a theme emphasised by the community throughout our engagement activities, with the River Slea often specifically mentioned.

**6.9** A pleasant physical environment was the second future priority for residents in consultation responses, after a safe and peaceful neighbourhood. High priorities for the community

are the enhancement and expansion of green spaces and improvements to the River Slea.

**6.10** In our schools' survey, 100% of pupils who responded wanted to see more green space in Sleaford, including for sports and recreational activities. Young people want to see more trees and greenery in the town, for amenity, air quality and biodiversity benefits.

**6.11** Businesses who responded to our consultations regarded key attractions of the town as being the River Slea and the Recreation Ground on Boston Road.



## Climate Change

**6.12** Climate change is an aspect of the environment, but due to its importance we have listed it separately here. We regard tackling climate change and its impacts as very important.

**6.13** The industrial revolution brought about unprecedented economic growth and many advances for people. The burning of coal, oil and gas has been the main source of energy for much of the world since the industrial revolution; but it has come at a huge cost to the environment and to society. Fossil fuels produce carbon dioxide and other greenhouse gases that drive the rapid climate change which is producing harmful effects on humanity and the natural world. A more sustainable approach is to adopt energy efficient technologies and diversify our energy supply. Renewable energy, such as wind, solar and biomass, means alternative energy sources which pose fewer harmful effects.

**6.14** As the Central Lincolnshire Local Plan 2023 states (Section 3.1.1) 'The planning system is tasked with supporting the transition to a low carbon future in a changing climate. It is directed, by government policy in the NPPF, to shape places in ways that contribute to "radical reductions" in greenhouse gas emissions, minimise vulnerability and improve resilience. As part of that, it is tasked with supporting renewable and low carbon energy and associated infrastructure.'

**6.15** As part of the planning system, this Neighbourhood Plan aims to help achieve the above objective. One way of doing so is that the 'Design Codes and Guidance' at Annex 1 support sustainable

and energy efficient design of new buildings and conversions in Sleaford to reduce the amount of energy that they require. This will help to reduce carbon dioxide (CO<sub>2</sub>) emissions that contribute to global heating, and it will lower energy bills.

**6.16** Transport is the largest source of CO<sub>2</sub> emissions in the UK, including in Central Lincolnshire. This is mostly due to road transport vehicles burning petrol or diesel fuel. The 'Design Codes and Guidance' includes all new homes having access to electric vehicle charging points; in this way it supports Local Plan Policy NS18: Electric Vehicle Charging.

**6.17** The Local Plan contains a range of policies to tackle climate change, including Policy S14 on 'Renewable Energy' which supports renewable energy generation through, for example, wind and solar technologies. Through its influence on new developments and building conversions the 'Design Codes and Guidance' at Annex 1 will help to deliver renewable energy generation locally. The 'Design Codes and Guidance' will also help to create

neighbourhoods that encourage sustainable transport such as buses, cycling and walking and reduce the use of private cars, cutting down their greenhouse gas emissions. The 'Design Codes and Guidance' will also help with other Local Plan policies for climate change including Policy S20: Resilient and Adaptable Design.

**6.18** Through the above means this Neighbourhood Plan will contribute towards the legally binding requirement of emissions in the UK to become net zero by 2050.

**6.19** The four authorities which developed the Local Plan 2023 all recognise the climate crisis we face and the urgent need for action (Section 3.1.5). The Sleaford Neighbourhood Plan seeks to support that action by helping to ensure that new development contributes to the transition to a net-zero carbon society and is responsive to a changing climate.



## Infrastructure

**6.20** The term “infrastructure” includes both the physical systems that are necessary for the town and its citizens to function effectively, and the social facilities needed such as healthcare.

**6.21** The Central Lincolnshire Local Plan sets out policies for infrastructure to keep pace with development. Developers are expected to contribute towards the delivery of relevant infrastructure, either through direct provision or by contributing towards the provision of local and strategic infrastructure to meet the needs arising from the development, either alone or cumulatively with other developments.

**6.22** Of the physical Infrastructure issues, transport infrastructure such as roads, cycleways and footpaths has long been an issue for Sleaford, especially in and around the town centre. The Lincolnshire County Council ‘Sleaford Transport Strategy, 2022’ sets out a vision to 2036 for improving transport into and around Sleaford, including railways and buses. That Transport Strategy is supported in this plan.

**6.23** Social facilities such as healthcare are the responsibility of the NHS and other organisations. The Central Lincolnshire Local Plan includes policies to ensure that new developments consider all necessary social infrastructure requirements before coming forward for planning permission.

**6.24** The rapid population growth of the town in recent decades is seen by the community as

not always being accompanied fast enough by the necessary infrastructure and services including schools, health services and community facilities. This is an important issue for the community, who look to the revised Central Lincolnshire Local Plan 2023 and other plans such as the Sleaford Masterplan of NKDC to help fill any deficiencies. This issue is covered in section 19 on ‘Community aspirations’.

## Housing

**6.25** Sleaford needs a mix of housing types and sizes, private and social, to meet the needs of the community. The provision of housing is a matter for the National Planning Policy Framework and the Central Lincolnshire Local Plan 2023.

**6.26** The Local Plan 2023 policy 22 on affordable housing states ‘The strategic aim will be to deliver the c.12,000 affordable dwellings that are needed [for the whole Local Plan area] during the plan period to meet the needs of residents unable to meet their own housing need through the open market, though it is recognised that for viability reasons not all this need will be met through the planning system alone. The affordable housing needs of the most vulnerable groups will be prioritised wherever possible.’

**6.27** The Local Plan policy 22 on affordable housing is strongly supported.

The Local Plan 2023 ‘Appendix 1: Housing Requirement for Neighbourhood Plans’ lists the following requirement for Sleaford:

The housing requirement set out in the Local Plan

2023 Appendix 1 is supported and no further housing allocations for Sleaford are proposed in this Neighbourhood Plan. More details on housing are in Section 19 on ‘Community Aspirations’.

Parish	Sleaford
Dwellings built 2018-2021	376
Dwellings with permission	2360
Dwellings allocated only	780
Requirement from the plan	3516









07

Sustainable  
Development







## 7. Sustainable Development

**7.1** According to the National Planning Policy Framework (NPPF), the purpose of the planning system is to contribute to the achievement of sustainable development. 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. In other words, people alive today should not use up all of the earth's resources such as land, forests, and water, but should leave enough for future generations. And people today should not cause pollution that will be a problem for future generations.

**7.2** According to the NPPF, achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

**7.3** The Central Lincolnshire Local Plan 2023 is underpinned by an aspiration for sustainable growth in homes, jobs, services and facilities (Section 1.1.3). The Local Plan sets out policies to ensure development is of high quality, sustainable and meets the needs of everyone (Section 1.1.3). The Local Plan states its sustainability challenge in Section 1.2.15:

*'Central Lincolnshire faces a range of challenges, notably the need to improve social and economic conditions, including health, housing, jobs and the*

*range and quality of facilities, whilst at the same time ensuring that the environment is improved, that commitments to make the region net zero carbon are met and to ensure that growth does not erode, but enhances the area's environmental and heritage assets and does not exacerbate pressure on natural resources.'*

**7.4** The planning system can contribute to sustainable development by for example encouraging buildings that are efficient in their use of land and energy and are made of sustainable materials. The Central Lincolnshire Local Plan 2023 contains policies for sustainable development and this Neighbourhood Plan is consistent with those policies.

**7.5** Policy 1 in this Neighbourhood Plan supports the sustainable development policies in the Local Plan.



# Policy 1: Sustainable Development

**1.** Development should contribute to the sustainability of Sleaford, as defined in the vision, objectives and principles of the “Green Wheel” diagram on page 12 of this Neighbourhood Plan. Support will be given to developments that will contribute, as appropriate, towards the delivery of the following:

- a.** a range of new homes providing for an appropriate mix of housing tenures, size and affordability within the Developed Footprint\* of the town of Sleaford, the Developed Footprint\* of Greylees or a designated Sustainable Urban Extension;
- b.** a sustainable local economy;
- c.** sustainable and active transport options;
- d.** infrastructure associated with leisure, recreational pursuits, social, cultural and community activities;
- e.** protection and enhancement of Sleaford’s ecology and biodiversity;
- f.** ensuring that any new development has acceptable foul drainage arrangements,

provided that, in all cases, development is located and designed so as to ensure that it does not harm:

- the amenities which residents of nearby properties may reasonably expect to enjoy (for instance by causing noise; disturbance; reduced privacy; loss of daylight; smoke; odour or other types of pollution); and
- the character and appearance of the neighbourhood in which the development is located; and,
- Sleaford’s social, built, historic, cultural and natural assets.

\*The term ‘Developed Footprint’ is defined in the Glossary



08

Good Design







## 8. Good design

**8.1** The Central Lincolnshire Local Plan 2023 states in Section 9.0.1 that 'To design successful places, all development should meet the aspiration for quality and sustainability in their design and layout. In short, good design is inseparable from good planning and should be at the heart of every development'.

**8.2** Local Plan Policy S53: 'Design and Amenity' requires that all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape, and townscape, and supports diversity, equality, and access for all.

**8.3** To help support the Local Plan policy, the 'Design Codes and Guidance' at Annex1 of this Neighbourhood Plan set out expectations for design quality across the town for developments ranging from alterations and extensions to existing buildings through to the large 'Sustainable Urban Extensions' (SUEs) designated on the south and west sides of the town, where most of the additional housing that Sleaford needs will be provided.

**8.4** Careful attention should be given to the quality of design wherever development takes place. In simple terms, all developments in Sleaford should work well, feel right, and look good. To the extent that they are relevant and appropriate to

the particular type of development proposed, development should also:

- a.** achieve mostly "Green" ratings and avoid "Red" ratings when considered against the Building for a Healthy Life toolkit [1];
- b.** contribute towards safe and secure neighbourhoods, with natural surveillance and protection, following Secure by Design principles [2];
- c.** make efficient use of resources used in their construction and operation, and promote renewable energy generation and energy efficiency;
- d.** minimise risk of flooding and, wherever appropriate, include Sustainable Urban Drainage Solutions and permeable surfacing;
- e.** provide for safe and convenient access for everyone, including people with restricted mobility and particular mobility needs, and other people with disabilities;
- f.** ensure off-street vehicle and cycle parking is adequate for the needs of the proposed development and make provision for electric vehicle charging.

**8.5** Policy 2A in this Neighbourhood Plan supports Local Plan Policy S53.



## Policy 2A: Delivering Good Design

**1.** Development proposals that involve the erection or alteration of buildings or other structures, and the creation of new places and neighbourhoods, should demonstrate that the principles and guidance set out in the Sleaford Design Codes and Guidance at Annex 1 have been taken appropriately into account, particularly with regard to:

- siting and layout;
- density, scale, form and massing;
- detailed design and materials;
- landscaping and streetscape.

Particular regard should be had to the Design Codes and Guidance relevant to the Character Area in which the development is proposed, the Character Areas being (as identified in the Design Codes and Guidance):

- 1.** Historic Core
- 2.** River Slea
- 3.** West Banks
- 4.** Cogglesford
- 5.** Industrial Sleaford
- 6.** Bass Maltings
- 7.** Holdingham
- 8.** Greylees
- 9.** Quarrington
- 10.** Sleaford Suburbs





## **Inclusive Development**

**8.6** At the time of the most recent census (2021) 18.5% of Sleaford's residents – over 3,600 people - were recorded as "having a disability". It is important that inclusive development is promoted through the design and planning process, from concept to completion not only because a large number of people have disabilities, but also because accessible and inclusive design benefits other people too, particularly, for example, older people and parents with young children.

**8.7** Inclusive design is also necessary to meet legal requirements. Section 20 of the Equality Act 2010 provides that where a physical feature puts a disabled person at a substantial disadvantage

in relation to a non-disabled person, reasonable steps should be taken to remove it, alter it or provide a reasonable means of avoiding it. Needs of people with disabilities – and those with other characteristics protected under the Equality Act [3] – must be taken properly into account in the planning and design of the built environment and public spaces as well in the design of buildings.

**8.8** It is intended that the use, quality, accessibility and management of public areas of the town (including, for example, roads and public areas such as town pavements, squares, and green spaces) will meet the requirements of those with mobility, sensory or cognitive issues, or learning difficulties.

**8.9** Planning applications for new buildings or renovations will be checked for accessibility. All proposals for development and redevelopment should ensure that the requirements of the Equality Act 2010 are met.

**8.10** Policy 2B in this Neighbourhood Plan supports the terms of the Equality Act 2010.

## **Policy 2B: Inclusive Design**

All development should be located, sited and designed so as to provide appropriately and inclusively for the access and use requirements of everyone likely to use the development, including (but not restricted to) people with disabilities, elderly people, children and parents with young children. This applies to the planning and design of buildings and all other components of the built environment, including public spaces and infrastructure, where practicable and reasonable.



09

Transport and Access



# 9. Transport and Access

## Introduction

**9.1** Traffic management is a challenge that Sleaford shares with many historic towns across the UK. The challenge is to allow people to travel across the town and visit the town centre by private car if they wish to (or need to in the case of the less able) without creating congestion, air and noise pollution, accident risks and an unpleasant environment for those who choose to move around on foot, by bicycle, or by public transport. In Sleaford this challenge is increased by limited options for traffic management in the town centre caused by a pattern of small, historic streets set in a conservation area of protected buildings. Some solutions to this challenge are set out in the Sleaford Transport Strategy of the Highways Authority, which is Lincolnshire County Council.

## Sleaford Transport Strategy

**9.2** The Sleaford Transport Strategy 2022 was prepared by Lincolnshire County Council and endorsed by NKDC. In updating the previous strategy, it has a new focus around climate change and environment whilst continuing to provide for residential and employment growth, delivery of services and connectivity. The Transport Strategy aims to 'improve travel choice and access through the development of an inclusive, sustainable, and future-ready transport system, helping Sleaford to

grow and adapt and to meet the big challenges and opportunities over the next 10 to 15 years.

**9.3** Close alignment of the Transport Strategy and the Sleaford Masterplan is intended to further strengthen decision-taking on several levels including individual planning applications, key projects, and helping shape aspirations of landowners/partners etc. as well as providing a stronger basis for bidding for investment and/or collaborating on feasibility studies.

**9.4** The focus of the Transport Strategy is on "accessibility and inclusivity, ensuring residents, visitors and businesses are connected to employment, services, and leisure facilities via more sustainable transport modes. The strategy aims to improve connections within the town and village centres, as well as between them. Crucially, this will tackle the problem of isolation amongst some residents who are currently unable to access Sleaford and many local services from the surrounding villages".

**9.5** Policies 3A & 3B of this Neighbourhood Plan on 'Transport & Access' support the above objectives.

## Central Lincolnshire Local Plan 2023

**9.6** The Local Plan 'Policy S47: Accessibility and Transport Development' states that 'Development

proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported. All developments should demonstrate, where appropriate, that they have had regard to the following criteria:

- a.** Located where travel can be minimised and the use of sustainable transport modes maximised;
- b.** Minimise additional travel demand through the use of measures such as travel planning, safe and convenient public transport, car clubs, walking and cycling links and integration with existing infrastructure;
- c.** Making allowance for low and ultra-low emission vehicle re-fuelling infrastructure.

**9.7** Policies 3A & 3B of this Neighbourhood Plan on 'Access & Transport' support the above objectives.

## Sleaford Masterplan – Town Centre Refresh 2022

**9.8** In June 2022 NKDC approved the 'Sleaford Masterplan -Town Centre Refresh'. A key finding of the Masterplan Refresh is that the guiding principles identified in the original masterplan remain valid. In particular, the need to reduce traffic congestion within the town centre with the associated delivery of a perimeter car park strategy remains a key objective.



**9.9** The Masterplan Refresh contains six themes including ‘Connecting people with places – a town that is well connected, easy to get around, safely and comfortably on foot, bike or bus and which allows for vehicle movements, but is not dominated by them.’

**9.10** Policies 3A & 3B of this Neighbourhood Plan on ‘Access & Transport’ support the above objectives.

### **Walking**

**9.11** Due to its small size, relatively contained and traversable town centre and flat relief, Sleaford is a walkable town. The community wants it to be easier to walk into and around the town centre, for reasons of health, economy and sustainability. Walking routes into and around the town centre should be improved and the current dominance of the private motor car should be reduced in the town centre (except for access for Blue Badge holders).

**9.12** Projects will be supported that widen pavements in the town centre for pedestrians, for example by narrowing roads, reducing the size of delivery bays where practicable, restricting deliveries to certain times of the day, and banning HGVs from transiting through the town centre, where there would not be a significant adverse effect on businesses.

**9.13** Policies 3A & 3B of this Neighbourhood Plan on ‘Access & Transport’ support the above objectives.

### **Cycling**

**9.14** The NKDC Cycling Infrastructure Plan 2021-2024 includes one proposed project for Sleaford along the south bank of the River Sleaford from Cogglesford Watermill to the A17. The project involves widening the current footpath along the River Sleaford to facilitate cycling across Sleaford, East to West, making it easier and safer to access the town centre and joining the existing cycle path at Cogglesford Watermill, also to promote access to Sleaford industrial estates and Pride Parkway as well as providing connectivity for current and planned residential development in Sleaford. This project is supported for the benefits that it will bring.

**9.15** It should be easier to cycle into and around the centre from all parts of the town, for reasons of health, economy and sustainability; this should be encouraged by appropriate traffic control and town centre perimeter parking measures. There is also a need to improve the existing cycle ways into and through the town and to create new ones which are clearly and safely segregated from motor vehicles. Many residents would like to cycle around Sleaford but currently do not feel safe in doing so due to the inadequacy or lack of cycleways. The Design Codes and Guidance at Annex 1 assists with this aim by including safe routes / connections and bike storage facilities.

**9.16** There are opportunities to extend existing green access links within the town, as well as create new links. Key opportunities include improving connections to Mareham Pastures LNR from Sleaford South SUE, improving cycling



access between the town centre and the National Cycle Route along North Road/Lincoln Road, and improved links east to west in the north of the town. The creation of a safe, dedicated cycleway into the town from Greylees would be supported. To assist with this, the roundabout at the junction of the A153, Grantham Road and the A15, on the route into town from Greylees should have a pedestrian and cyclist crossing installed.

**9.17** It would be beneficial to rationalise car parking to serve the town centre, including making use of opportunities outside the centre but within convenient walking distance. When such opportunities are pursued the following factors should be considered:

- location and form of the car parking provision are consistent with the objectives of the Sleaford Transport Strategy June 2022 (or any subsequent updates);
- vehicular access is designed and managed so as to minimize conflict with other road users, consistent with the priority of needs set out in item 1 of Policy 3A;
- pedestrian access is facilitated by provision of safe and accessible pedestrian pathways connecting to the town centre;
- adequate provision is made for disabled parking spaces, equipped with necessary amenities and located near entrances/exits for ease of access;
- electric vehicle charging points are provided within the car park to support and promote

cleaner transport options and reduce emissions;

- visual impacts are mitigated and managed through the use of appropriate materials and landscaping, including where necessary visual screens and landscaping buffers;
- noise impacts are mitigated and managed, where necessary through the use of noise barriers or other suitable mechanisms to minimise noise pollution from vehicle movements;
- lighting impacts are mitigated and managed so as to prevent light spillage or pollution;
- water quality impacts are mitigated and managed through the use of solutions such as permeable surfaces, rain gardens, and green roofs on any structures;
- any existing mature trees and/or hedges are retained and incorporated, unless their removal is unavoidable, in which case a tree / hedge replacement strategy should be implemented.

**9.18** Policies 3A & 3B of this Neighbourhood Plan on 'Access & Transport' support the above objectives.





CYCLIST  
DISMOUNT





## Policy 3A: Access & Transport

1. Developments should be located and designed to be consistent with the Transport Strategy for Sleaford, which prioritises active travel and public transport and encourages more walking and cycling, especially into and around the town centre. The following priority of needs should, therefore, be applied as relevant and appropriate to the type of development:

**Priority 1** - pedestrians (including people with disabilities using mobility aids);

**Priority 2** - cyclists;

**Priority 3** - users of public transport (buses, taxis and trains);

**Priority 4** - commercial /goods vehicles;

**Priority 5** - users of private vehicles.

2. Where relevant and appropriate to the type of development, existing pedestrian routes and cycleways should be retained and safeguarded when development takes place and new routes and connections for pedestrians and cyclists should be provided appropriately in new developments.

3. Proposals for the improvement and further provision of fixed facilities for users of public transport (e.g. stops and stations), will be supported including improvement of the railway stations at Sleaford and Rauceby, and the development of the proposed Sleaford station bus Interchange.

## Policy 3B: Car Parking for the Town Centre

Proposals for the development of public/communal car parking provision that will meet town centre parking requirements on suitable sites located outside the defined town centre will be supported in principle, provided they are within convenient walking distance of the town centre (no more than 5-minutes' walk), using safe routes.



10

Sustaining The Local Economy

GREENE KING  
BURY ST EDMUNDS



JOLLY SCOTCHMAN

FLAMING GRILL

NEXT MATCH  
NEWCASTLE UNITED  
VS  
MANCHESTER UNITED  
10% OFF

QUIZ NIGHT

JOLLY SCOTCHMAN

WELCOME

EGG & THE TEAM  
WARMLY WELCOME YOU TO THE JOLLY SCOTCHMAN



# 10. Sustaining the Local Economy

**10.1** Sleaford is the major market town in the district of North Kesteven in Lincolnshire with a population of around 20,000 in the 2021 Census, and a further 30,000 people living within 10 miles of the town. Many people travel into Sleaford from the surrounding villages and further afield for work, retail, school, leisure, services and other purposes including visiting the attractions of the town.

**10.2** Sleaford has very low levels of unemployment and thriving industrial estates with growing companies in the food, manufacturing and engineering sectors. The employment areas in the north-east of the town have seen significant development with companies attracted by the good quality serviced employment land, competitive labour rates and good connectivity within Lincolnshire and the Midlands.

**10.3** Sleaford has an attractive and historic town centre with a number of retail, leisure and cultural attractions. However, despite the town's success in attracting new residents and delivering economic growth, the town centre is not performing as well as would be expected with significant levels of retail and leisure spend being lost to neighbouring towns such as Grantham, Boston and Newark. The retail offer is constrained in part due to the town centre's heritage and charm. Sleaford has a tight urban grain, which provides for mainly small footprint business premises. Many small and independent businesses are a feature of the town and its high street. For more on the town centre see Section 11 below.

**10.4** Nationally, many large retailers are increasingly moving to on-line sales and away from expensive bricks and mortar high street shops. Town centres must now focus on providing services such as specialist and independent shops, food and drink establishments, barbers and hairdressers, estate and travel agents, leisure uses and visitor attractions.

**10.5** The Central Lincolnshire Local Plan 2023 contains policies to assist strong and sustainable economic growth in Sleaford. In the broadest terms Local Plan Policies S28-S34 aim to meet the following objectives:

- Protect existing important employment sites and premises;
- Make it easier for our key growth sectors and fastest growing companies to achieve their potential;
- Encourage new inward investment and expansion;
- Support the growth of small & micro business;
- Encourage business start-ups – support the growth of entrepreneurial culture; and
- Encourage inward investment in accordance with the spatial strategy.

Under Local Plan Policy S30, the Sleaford West Sustainable Urban Extension (SUE) will make a significant contribution to employment land.

**10.6** Central Lincolnshire has a thriving, growing, visitor economy that attracts people for education, business and leisure purposes. In Sleaford, attractions include the Hub (a national centre for craft and design) and Cogglesford Mill. Sleaford also serves as a base for visitors to RAF Cranwell and the Cranwell Aviation Heritage Museum in nearby North Rauceby. Hotel accommodation in Sleaford is not extensive but there is a range of B&B establishments, including independents and national chains. The Local Plan Policy S42 promotes Sustainable Urban Tourism.

**10.7** Sleaford needs a thriving and sustainable economy to support local businesses, jobs and local services. The young people of Sleaford want to see more high-tech and science-based job opportunities in the town, to enable them to remain living here rather than moving away to find well-paid and rewarding careers. More high-tech and science-based jobs will also boost the local economy and promote inward investment, leading to higher spending and tax yields. The NKDC Economic Development Unit is active in attracting more high-tech and science-based jobs to the district. NKDC is also constructing the 'Sleaford Moor Enterprise Park' to attract a range of businesses to the town.

**10.8** Policy 4 in this NP supports the Local Plan policies S28-S34 and S42.





HOTEL

The Carre Arms Hotel  
RESTAURANT  
BRASSERIE  
BARS

The Carre Arms Hotel

BARS • BRASSERIE

ACCOMMODATION

CONFERRING

ENTRANCE





## Policy 4: Sustaining the Local Economy

- 1.** Sleaford plays an important role in the economy of North Kesteven District. To sustain Sleaford's economic well-being, developments to provide for the requirements of businesses will be supported, provided that they will have no significant adverse impact on the character and appearance of the area, local environmental quality or the amenity of neighbouring occupiers, and they are consistent with the following locational preferences:
  - a.** Sleaford's defined Town Centre (as defined in the Central Lincolnshire Local Plan) is the preferred location for uses within Use Class E Commercial, Business and Service that can serve the needs of the town as a whole and the wider area for which Sleaford functions as the main centre;
  - b.** the places listed below (i-iii) are the preferred locations for uses within Use Classes B2 and B8 Use Classes and other business development under E(g) Use Class (i.e. for offices, research and development, or other industrial processes):
    - i.** Sleaford Industrial Area, Pride Parkway (an Important Established Employment Area);
    - ii.** Sleaford Enterprise Park (a Strategic Employment Site); and
    - iii.** Sleaford West Quadrant SUE Employment Allocation.
- 2.** Development required for uses within Use Class E Commercial, Business and Service, will also be supported in neighbourhood locations outside the defined Town Centre, provided that:
  - a.** the use is of a type appropriate to providing for the needs of the local neighbourhood;
  - b.** the development is, both in itself and in combination with other uses nearby, of a scale appropriate to providing for the needs of the local neighbourhood;
  - c.** the location is readily accessible to the local community, having regard to the access and transport provision priorities set out in Policy 3A 1;
  - d.** if located in one of the defined employment areas, the development will not detract from the primary business functions of that area.
- 3.** Developments providing for the requirements of small / micro businesses will also be supported in other places provided that they will have no significant adverse impact on the character and appearance of the area, and/or the amenity of neighbouring occupiers.





11

The Town Centre



# 11. The Town Centre

**11.1** Sleaford has an attractive and historic town centre with many retail, leisure and cultural attractions which provide a range of facilities and services for the town and surrounding villages stretching into parts of South Kesteven, Boston, East Lindsey and South Holland. However, Sleaford is located between the alternative attractions of Grantham, Boston and Lincoln, and as a result faces substantial competition from these centres. A key barrier to enhancing Sleaford town's retail core and attractiveness to shoppers is the constant circulation of traffic around the one-way system.

**11.2** Parts of the town, particularly in the centre, would benefit from regeneration including the approach from the railway station, the former Corn Exchange (see Heart of Sleaford below), and the wider Southern Southgate area, as well as the Grade II\* Listed former Bass Maltings complex.

**11.3** At the southern end of Carre Street a row of traditional houses was demolished in the past for a road scheme which never took place. Some of the buildings now on the site are unattractive and out of keeping with the rest of the street, which is in the Conservation Area. Proposals to restore traditional architecture to this end of Carre Street will be supported in line with the 'Design Codes and Guidance' at Annex 1, in particular section 3.2 Character Area 1: Historic Core.

**11.4** Most of the town centre area of Sleaford is included within the designated Conservation Area (Map 2), which is described in Section 13. The Rauceby Hospital Conservation Area in Greylees is shown on Map 3.

## Central Lincolnshire Local Plan 2023

**11.5** The Local Plan Policy 'S35: Network and Hierarchy of Centres' sets out a hierarchy that will be used by the Central Lincolnshire authorities and their partners to guide investment and other activity to improve the vitality and viability of the identified centres, and in planning applications for retail and other town centre uses (as defined in the NPPF). Sleaford is a Tier 2 town centre after Lincoln.

**11.6** The Local Plan sets out the extent of the town centre and Primary Shopping Area in Sleaford with policies that seek to maintain the main shopping function of the Primary Shopping Area whilst ensuring an appropriate balance between retail and non-retail uses where possible. The Local Plan Policy S38 includes Sleaford Town Centre and Primary Shopping Area, the Heart of Sleaford Area, Riverside Retail Precinct, Southern Southgate, and 26 Southgate. The Local Plan 'Policies Map – 76-Sleaford-A1' shows the Town Centre edged in dark blue and the Primary Shopping Centre of Sleaford in light blue.

**11.7** Policy 5: 'Town Centre' in this Neighbourhood Plan supports policies S35 and S38 of the Local Plan 2023.

## Sleaford Masterplan

**11.8** In 2011, NKDC developed a strategic masterplan for Sleaford. The masterplan set out important aspirations for change across Sleaford, including significant development opportunities, public realm improvements, and a range of transport solutions. The masterplan included an in-depth look at the town centre with a range of specific proposals for regenerating it and encouraging footfall and vitality.

**11.9** In May 2022, NKDC published the 'Sleaford Masterplan – Town Centre Refresh', a study of how the original 2011 Sleaford Masterplan may need to be updated or amended. The outputs of the study are a new vision and objectives for the masterplan, plus high-level proposals for physical change in the town centre, including a number of potential development sites. The intention is that the concept proposals in the document can form the basis for preparing funding bids, and as a high-level guide for future development.

**11.10** Our consultation for the Neighbourhood Plan showed a high level of support for the objectives in the Sleaford Masterplan, with the

community particularly wanting to see the following improvements:

- Provide more street trees and greenery in the town centre, especially along the main shopping street of Southgate.
- The main shopping street of Southgate should include a range of shops providing a mix of essential goods, services and leisure facilities to be an attractive destination and provide a good visitor experience.
- The public toilets in Money's Yard should be improved and with better access for the disabled including suitable cubicles inside.
- The weekly market should be retained in the Market Place and improved by NKDC via its market operating licence with Sleaford Town Council.
- Shortcuts and alleyways such as Nag's Head Passage and the 'ginnels' in the town centre to be improved and lit up in the evenings (See Design Codes and Guidance at Annex 1).

**11.11** Policy 5: 'Town Centre' in this Neighbourhood Plan supports the objectives of the Sleaford Masterplan.

### **Riverside Shopping Precinct**

**11.12** This outdoor area is a hard-surfaced precinct situated off Southgate in the town centre. It is owned by Lincolnshire Co-op, who also own the shops and other buildings around the precinct. The

Co-op has recently introduced tree planters and other features to make the area more attractive, but we would support more being made of this quiet riverside setting away from the noise of the town centre traffic. Recent developments in this precinct include the establishment of a Community Shop and a Youth Centre by the New Life Church. These initiatives have brought more life into the Riverside Centre. The New Life Church has further plans to work with the landowners to improve the precinct and such projects would be supported.

**11.13** Policy 5: 'Town Centre' in this Neighbourhood Plan supports improvements to the Riverside shopping precinct.

### **Local Plan 2023**

**11.14** Section 6.5.7 of the Local Plan states 'Within the Primary Shopping Area [of Sleaford] retail will continue to be the predominant land use with other town centre uses complementing this. Whilst the value of residential and office uses in town centres is recognised, these are only likely to be appropriate in upper floors in the Primary Shopping Area, given the importance of maintaining active frontages and a critical mass of retail units in this area, or on the periphery of the town centre as part of a mixed-use scheme'.

**11.15** The Local Plan 'Policy S38 Sleaford Town Centre and Primary Shopping Area' seeks to maintain the main shopping function of the Primary Shopping Area whilst ensuring an appropriate balance between retail and non-retail uses where possible.

### **Shop Fronts**

**11.16** Although Sleaford Town Centre contains a number of examples of well-designed shop fronts there are others which are unsympathetic to the character of the Conservation Area and in some cases frontages, fascias and retail signage are visually harmful. Proposals to restore traditional shopfronts will be supported in line with the 'Design Codes and Guidance' at Annex 1, especially section 4.7 Design Code F: Frontages and boundaries.  
Heart of Sleaford

**11.17** The Local Plan Policy S38 includes the following 'The Heart of Sleaford is an area to the south of Market Place and which includes Money's Yard and Bristol Arcade. Development proposals in the Heart of Sleaford should take into account the following principles:

- Contribute to the creation of the Heart of Sleaford as a destination within the town centre.
- Maintain, or where possible enhance, connectivity along the East West Leisure Link identified in the Sleaford Masterplan.
- Where relevant, proposals should explore and wherever possible help deliver and not prevent:
  - i. the redevelopment of Money's Yard as a visitor attraction;
  - ii. the creation of public open space beside the River Sleat;



- iii. the delivery of a footbridge to connect Money's Yard to Market Place; and
- iv. the redevelopment of 18/19 Market Place and land to the rear and the historic Buttermarket with potential pedestrian links to Southgate via Market Place and Bristol Arcade'.

**11.18** Policy 5: 'Town Centre' in this Neighbourhood Plan supports Local Plan Policy S38.

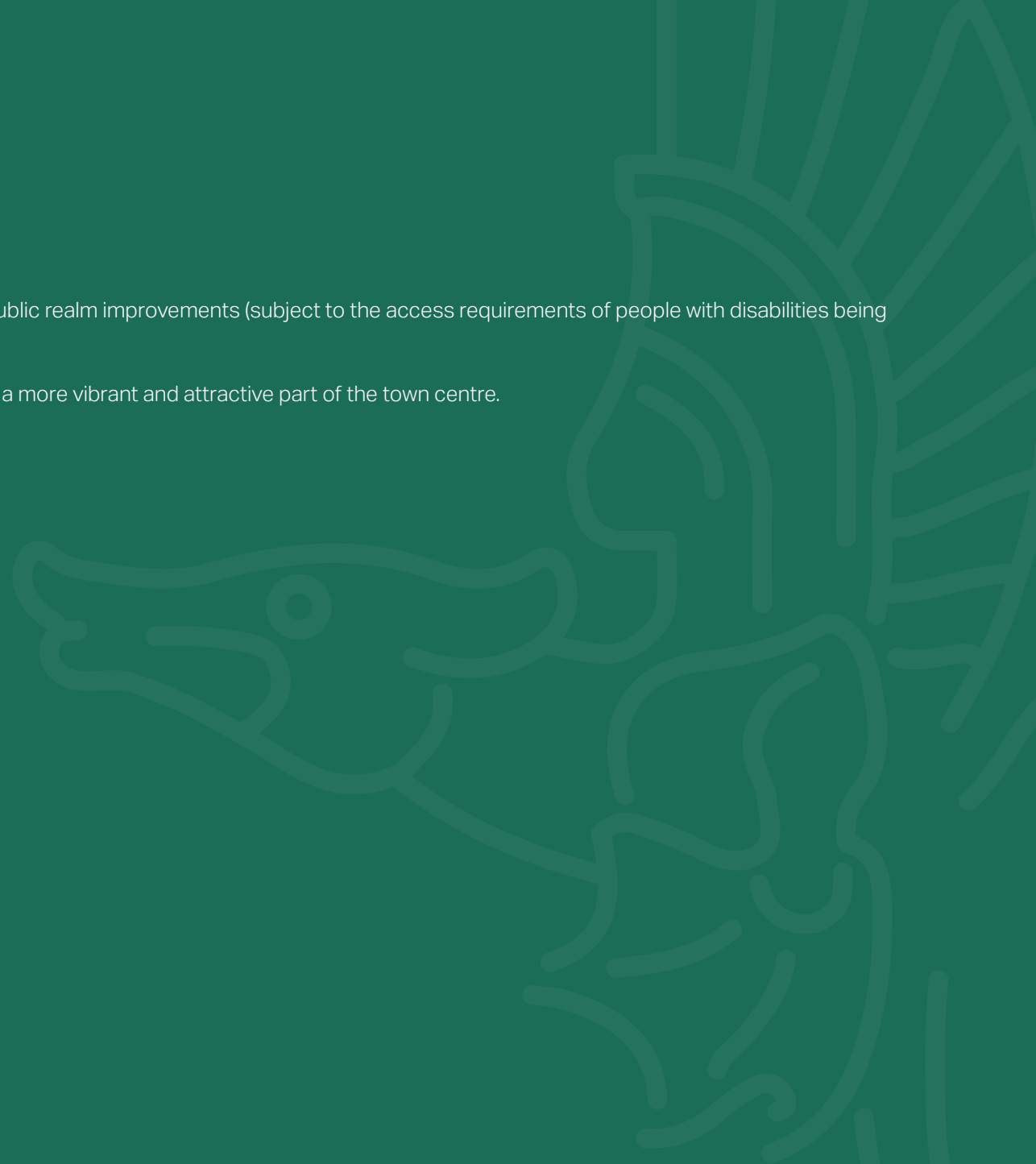


## Policy 5: Town Centre

- 1.** Within the Town Centre, as defined in the Central Lincolnshire Local Plan, developments that contribute towards the following outcomes will be supported:
  - a.** a range of shops, services and social, cultural and leisure facilities that provide well for the requirements of Sleaford's residents, people working or studying in the town, people from the surrounding villages and those who visit from further afield; and/or
  - b.** a range of businesses that are suitable for the town centre environment, particularly those that can benefit from proximity to other business and and the synergies this can foster; and/or
  - c.** housing for people who wish to live close to the amenities available in the town centre; and/or
  - d.** a vibrant urban environment supporting the social, cultural and economic well-being of Sleaford's residents and visitors.
- 2.** To support the uses and activities described above, support will be given to measures that will:
  - a.** maintain or create an attractive and safe public realm throughout the town centre; and
  - b.** maintain and/or enhance the quality and appearance of the buildings and places that contribute to Sleaford's distinctive character, including protecting and enhancing the watercourses; and
  - c.** provide good accessibility for all users of the town centre, consistent with the priorities set out in Policy 3a, whilst maintaining a clean, uncongested, safe and attractive environment.
- 3.** Consistent with the expectations set out in parts 1 and 2 of this policy the following previously identified development proposals will be supported:
  - a.** redevelopment at the northern end of Southgate, linking Money's Yard to Market Place (the site of the "Heart of Sleaford" proposal);
  - b.** refurbishment / redevelopment of the Riverside Centre;
  - c.** development of a transport interchange / hub including improvement of Sleaford Railway Station, linked to an improved bus facility, increased cycle parking, cycle hire, EV charging and public realm improvements;



- d.** repurposing of the market square, with associated public realm improvements (subject to the access requirements of people with disabilities being adequately provided for);
- e.** enhancement of Westgate to enable this to become a more vibrant and attractive part of the town centre.





# 12

Community Facilities





Dance  
Craft  
Design  
Creative Arts  
at the  
hub



11.15 - 12.15  
12.15 - 1.15

Shop

CaféBar



## 12. Community Facilities

**12.1** The Central Lincolnshire Local Plan section 8.5.1 states that 'Certain types of services and facilities help create supportive communities by meeting the day-to-day needs of residents and businesses. Known as 'Community Facilities' they are essential to the delivery of integrated, inclusive and sustainable development because they:

- Encourage community cohesion and social interaction;
- Improve the 'liveability' of places;
- Encourage healthy lifestyles;
- Make a positive contribution to social wellbeing;
- Can provide employment opportunities'

Local Plan Policy S50 'Community facilities' seeks to protect existing facilities and promote new ones.

**12.2** In some cases, it may be appropriate and desirable for a community facility to be formally designated and listed as an Asset of Community Value, which is defined as "a building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future". The Localism Act 2010 states that 'social interests' include cultural, recreational and sporting interests. If owners of a designated Asset of Community Value wish to sell it, they must first give the community the opportunity to acquire it. The list of Assets of Community Value is compiled / maintained by the District Council, and the Town Council and certain other community bodies may nominate community

assets for inclusion in that list. Further information can be found on North Kesteven District Council's website, here: <https://www.n-kesteven.gov.uk/your-community/localism-your-community/community-right-bidassets-community-value> .

**12.3** As of March 2024, there are no Assets of Community Value formally designated as such within the area of the Sleaford Neighbourhood Plan.

**12.4** Our 'Community Engagement Report, September 2022' identified the top current attraction of Sleaford as being its range of amenities, meaning its desirable or useful facilities such as but not limited to outdoor sports facilities, recreation areas, the Hub, theatre, market, public library, museum, pubs, and indoor leisure facilities. Along with the heritage, arts and cultural facilities of Sleaford they are an important part of the town's history, identity and attractiveness. Many of these facilities benefit a wider catchment area around Sleaford. It is important to both preserve and enhance our community facilities to benefit residents, provide employment and to attract visitors to the town. Proposals to develop, improve or expand facilities to support the social, cultural, economic, and physical well-being of the local community, will be encouraged and supported.

**12.5** However, there may be instances where facilities can be shown to no longer be fit for their purpose and it can be demonstrated that there is no existing or future community need for the facility, either in its current location or elsewhere. In

which case, development for another use might be supported.

### Indoor recreational facilities

**12.6** Sleaford has facilities such as Better Gym, the Leisure Centre with a swimming pool, and Northgate Sports Hall at Carre's Grammar School. The town also benefits from an indoor bowls club.

**12.7** The provision of an indoor bowling alley and an electronic gaming centre are especially supported by younger people in the town, as places where they can socialise safely while playing games. Such facilities are most likely to be proposed by private investors.

**12.8** The provision of a cinema venue in the town is strongly supported if one can be provided viably.

### Outdoor Recreational Facilities

**12.9** Outdoor recreational facilities are highly valued by the local community and their retention and protection from development is supported. Facilities of community value are marked on Map 4 and listed in Schedule 1.

**12.10** Policy 6: 'Facilities of community value' supports the Local Plan Policy S50.



# Policy 6: Community Facilities

1. Proposals to develop, improve or expand facilities to support the social, cultural, economic and physical well-being of the local community, will be encouraged and supported provided they are consistent with other policies in this Neighbourhood Plan and the Local Plan.
2. Proposals that involve or result in the loss of any existing community facility or facility of community value, at the time of this plan, as identified on Map 4 and listed in Schedule 1, will not be supported unless their loss can be adequately justified by demonstrating that the current facility is unviable or no longer required by the community; or alternative facilities are being provided; or the facility / asset is not suitable for meeting other community needs.

## Schedule 1 - Facilities of community value

- 1 Public Library on Market Place
- 2 Sleaford Museum on Southgate
- 3 The Playhouse on Westgate
- 4 The Hub on Navigation Wharf, Carre Street

## Indoor recreational facilities

- 5 Better Gym on East Road
- 6 Leisure Centre at Eastbanks, off Boston Road
- 7 Northgate Sports Hall at Carre's Grammar School, Northgate
- 8 Sleaford Indoor Bowls Club off Boston Road

## Outdoor recreational facilities

- 9 Sleaford Rugby Football Club, Ruskington Road
- 10 Sleaford Cricket Club, London Road
- 11 Sleaford Tennis Club, Boston Road







13

Heritage Assets



# 13. Heritage Assets

## Character & Heritage Appraisal

**13.1** A Heritage Asset is defined by the NPPF as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest” (Annex 2 of the NPPF).

**13.2** Over its long history Sleaford has gained a wealth of buildings and features of historical, cultural, and architectural merit. These buildings and features contribute largely to the character of the town and add to its attractiveness and facilities, both for residents and visitors. Despite the rapid growth of new housing and industrial estates around the town, much old architecture remains, mostly in the town centre ‘Sleaford Conservation Area’ and in the Rauceby Hospital Conservation Area in Greylees.

## Designated Heritage Assets

**13.3** The Historic England website lists over 180 Designated Heritage Assets in Sleaford. These assets include buildings, scheduled monuments, registered parks and gardens, and others. Listed buildings in Sleaford include the Grade I Parish Church of St Denys on the market square, and many Grade II listed properties in the town centre including the Sleaford Castle Scheduled Ancient Monument, the Bristol Arcade on Southgate, the

Packhorse Inn (Wetherspoon) on Northgate, and the former Bass Maltings Site (Grade II\*). The only registered park and garden is at the old Rauceby Hospital site in Greylees, which is Grade II.

## Non-Designated Heritage Assets

**13.4** Non-Designated Heritage Assets include a wide range of types, such as historic buildings and structures, parks, gardens, cemeteries, landscapes and known archaeological monuments or sites. They are locally distinctive, and make a significant contribution to the historical, architectural, cultural, and social character of Sleaford, even though they do not meet the national criteria for statutory listing.

**13.5** Policy 7 seeks to ensure that the cultural and other services that heritage assets provide are taken fully into account in the Planning process.

## Local Plan 2023

**13.6** Policy 7 of the Neighbourhood Plan complements Central Lincolnshire Local Plan Policy S57: ‘The Historic Environment’, which sets out how development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire. In instances where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any

contribution made by its setting, Policy S57 sets out the requirements that the applicant will be required to undertake.

## Key Views

**13.7** The Local Plan 2023 states in section 10.1.15. ‘There are a number of key local views of Sleaford, both within and outside of the town, that have been identified in the Sleaford Masterplan and adopted Sleaford Conservation Appraisal. Perhaps one of the most dominant views in the Sleaford area is of the Bass Maltings complex just off Mareham Lane, which includes the largest group of malt houses in England. The site is listed as Grade II\* on Historic England’s National Heritage List for England and Heritage at Risk Register. Any development should not detrimentally affect important local views’. The preservation of key views is supported in this Neighbourhood Plan.

## Town Centre Conservation Area

**13.8** Most of the town centre of Sleaford is included within a designated Conservation Area (Map 2). Sleaford Conservation Area covers an area of 44.7 hectares, and encompasses the town’s historic core, plus open land alongside the River Slea and the site of Sleaford Castle.

**13.9** Sleaford Conservation Area 1 was designated in January 1973 and Conservation Area 2 in December 1977, with an extension being designated in November 1995.

**13.10** Extensive consultation with the public and other interested stakeholders was undertaken by NKDC in February 2016 to ensure that the values attached to the area by the local community were fully taken into account. The 'Sleaford Conservation Area Appraisal, 2016' by NKDC evaluates and records the special character of this conservation area and identifies potential areas for enhancement of that character. The NKDC 'Sleaford Conservation Area Management Plan, Adopted April 2016', contains policies for the maintenance and improvement of the Conservation Area.

**13.11** Various policies in the Local Plan 2023 serve to protect and enhance Conservation Areas. The Sleaford Conservation Area designation is essential to maintaining the character of the town and is supported. Enhancements to the Sleaford Conservation Area will also be supported.

### **Rauceby Hospital Conservation Area**

**13.12** The former Rauceby Hospital at Greylees is also a designated Conservation Area (Map 3). Although much smaller than the Sleaford Conservation Area, the Rauceby Hospital Conservation Area seeks to maintain the essential character and appearance of the historic core of the modern village that has developed around it. The Rauceby Hospital Conservation Area designation is essential to maintaining the character of that area and is supported. Enhancements to the Rauceby Hospital Conservation Area will also be supported.

### **Protecting Sleaford's Setting & Character**

**13.13** The Central Lincolnshire Local Plan 2023 Policy S58: Protecting Lincoln, Gainsborough and Sleaford's Setting and Character, includes for Sleaford:

- i.** Take into account the Sleaford Masterplan, Sleaford Town Centre Conservation Area Appraisal, Sleaford Town Centre Regeneration SPD and any subsequent guidance;
- ii.** Protect, conserve and, where appropriate, enhance the Castle Site, the Market Place, the Bass Maltings, Money's Mill and Yard, Handley Monument and Northgate, through sensitive development and environmental improvement;
- iii.** Protect important local views of Sleaford, including the Bass Maltings complex and its setting, from both within and outside the town;
- iv.** Support the development of art, cultural and leisure assets and facilities within or close to the town centre, and improve access to such assets and facilities, such as the Hub (a National Centre for Craft and Design);
- v.** Protect and enhance the River Slea Navigation Corridor as a major focal point for the town, optimising its use and value for recreation, tourism and biodiversity, and taking into account the opportunities identified in the Sleaford Urban Opportunities Study;
- vi.** Support the development of the Sleaford East West Leisure Link as the key component

of the Sleaford Urban Green Grid in accordance with the Sleaford Masterplan and Central Lincolnshire Green Infrastructure Study and take opportunities to deliver improvements to the wider Green Infrastructure network.

**13.14** Through its Heritage at Risk programme, Historic England seeks to work with owners, local authorities, heritage/community groups, developers and other stakeholders to find solutions for 'at risk' historic places and sites across England. The Sleaford Conservation Area, the former Bass Maltings Site (grade II\* listed building), the Rauceby Hospital Conservation Area and the Rauceby Registered Park and Garden are all on Historic England's 'Heritage at Risk' Register. Other heritage assets in Sleaford offer both challenges and opportunities.

**13.15** Policies S57 and S58 of the Central Lincolnshire Local Plan 2023 serve to protect and enhance the built heritage, including Listed Buildings, Conservation Areas, and other heritage assets.

**13.16** Policy 7 in this Neighbourhood Plan 'Protecting and enhancing heritage assets' supports the Sleaford Conservation Area designation and the Rauceby Hospital Conservation Area designation and supports the Central Lincolnshire Local Plan 2023 Policies S57 and S58.



## Policy 7: Heritage Assets

- 1.** In determining proposals that will affect any heritage assets a balanced judgement must be made, weighing any loss or dilution of heritage value against any economic and social benefits.
- 2.** Development proposals that would lead to the loss of any heritage assets will only be supported where it is demonstrated that every effort has been made to retain the asset(s) in the proposed development and that the loss is justified, taking into account the significance of the heritage asset and making a balanced judgement, weighing any loss or dilution of heritage value against any economic and social benefits.



14

Educational  
Facilities





# 14. Educational Facilities

## Primary Schools

**14.1** The four primary schools in the town are William Alvey School, St Botolph's C of E Primary School, Church Lane Primary School and Our Lady of Good Counsel Catholic Primary School.

**14.2** The Central Lincolnshire Local Plan 2023 states (page 99) 'Within Central Lincolnshire, a number of primary schools have capacity issues and are oversubscribed in many instances. Based on current pupil projections Lincoln, Gainsborough and Sleaford are projected to have limited capacity during the plan period.' The Local Plan goes on to say that 'It is therefore likely that new primary, secondary and SEN school provision across Central Lincolnshire will be needed to accommodate increased demand arising from development across the plan period. How new provision is provided will vary, however, it is anticipated that the SUEs in Lincoln, Gainsborough and Sleaford will provide on-site facilities, while other sites will provide financial contributions.'

## Secondary Schools

**14.3** Schooling in Sleaford has always been of a high standard which attracts many people to the school catchment area. The three senior schools are Carre's Grammar School, Kesteven & Sleaford High School and St. George's Academy.

The Sleaford Joint Sixth Form is the collaboration between the three secondary schools in Sleaford.

**14.4** The Sleaford Masterplan suggested the benefits of moving one or two of the Seaford Secondary Schools out of their town centre location. Carre's Grammar School and Kesteven & Sleaford High School belong to the Robert Carre Trust, a local Multi-Academy Trust, which has looked at plans to move the two selective secondary schools to a new combined site on the western edge of the town across the A15 from the Sleaford West 'Sustainable Urban Extension'. The main benefits of the move would be:

- Educational
- Helping to meet the growth demands of the town
- Regeneration benefits
- Financial benefits
- Design benefits

The move of these schools is supported in this Neighbourhood Plan.

## Higher Education

**14.5** Students from Sleaford wishing to pursue Vocational Education, Further Education and Higher Education must make round trips of around 30 miles to attend educational establishments such as colleges in Lincoln, Grantham, or Boston, which makes most students from Sleaford dependent on rather restricted public transport connection. Therefore, initiatives to improve access to Secondary Education, Vocational Education and Further Education to students from Sleaford, such as establishing suitable premises for these forms of education in Sleaford, will be highly supported. Initiatives by Vocational Education, Further Education and Higher Education establishments to improve distance learning for students from Sleaford will also be supported.

**14.6** Policy 8 'Educational facilities' supports the Local Plan Policies S45, S47 and S71.



## Policy 8: Educational Facilities

**1.** Development required for the improvement, expansion, integration or relocation of schools and other educational facilities will be supported provided that the site and its form of development are well integrated with the surrounding area and are accessible (or made accessible) to users in accordance with the following priority of needs set out in Policy 3a, i.e.,

first, walking / cycling;

second, public / shared transport (bus, train, taxi);

third, private car.

**2.** Initiatives to improve access to Vocational Education, Further Education and Higher Education for students from Sleaford, including the provision of improved transport links and establishing suitable premises for these forms of education in Sleaford will be supported.



15

Green and Blue  
Infrastructure



## 15. Green and Blue Infrastructure

**15.1** The Central Lincolnshire Local Plan 2023 defines green and blue infrastructure as ‘a strategically planned and delivered network of multi-functional, green and blue (water) spaces and other natural features, and the connections between them, in both urban and rural areas, which is capable of delivering a range of environmental, economic, health and quality of life benefits for local communities. The green infrastructure network may comprise of spaces in public or private ownership, with or without public access.’

**15.2** The Local Plan 2023 section 11 ‘Natural Environment’ describes a range of protection designations for green and blue spaces in Sleaford. The Neighbourhood Plan does not need to repeat or duplicate those designations. But sections 15.18 and 15.19 below designate Eastgate Green as an additional ‘Local Green Space’.

### Green Infrastructure

**15.3** The green infrastructure of Sleaford includes public recreation grounds, Local Nature Reserves and Wildlife Sites, cemetery, sports fields, Sleaford Wood and smaller green spaces in residential areas. The Blue infrastructure of Sleaford is the River Slea and the Nine Foot River which run from the west of the town to converge in the centre and run eastwards.

**15.4** Accessible public open space is vital to the physical and mental health and wellbeing of individuals and communities; and these spaces have wider benefits. They can contribute to the attraction of an area as a place to live, work and visit. They can also support biodiversity, providing valuable habitat and links within the town’s green spaces network, allowing wildlife to move around and thrive and better adapt to our changing climate. Open spaces play a key role in regulating water quality and flood risk management and are key elements to developing successful Sustainable Drainage systems. Planning for open space, sport and leisure is a key part of the wider approach to green infrastructure set out in the Central Lincolnshire Local Plan 2023 Policy S59 Green and Blue Infrastructure Network.

**15.5** As the population of Sleaford continues to grow, new residential development will create additional demand and pressure on existing open spaces and facilities. Therefore, new residential developments will be required to include a level of new open space, sport and leisure provision to meet the development’s needs. The open space requirements for specific development proposals are set out in the Local Plan Policy S51: Creation of New Open Space, Sports, and Leisure Facilities.

### Central Lincolnshire Green Infrastructure Study

**15.6** The Local Plan 2023, section 10.1.16 states that the Central Lincolnshire Green Infrastructure Study identifies a deficiency in natural green space sites in the Sleaford area, particularly to the east and west of the town.

### Sleaford Urban Green Grid Green Infrastructure Profile and Opportunity Plan

**15.7** As part of the review of the Local Plan of 2017, the ‘Sleaford Urban Green Grid Green Infrastructure Profile and Opportunity Plan. Updated March 2022’ was produced; referred to here for brevity as the ‘Green Plan’.

**15.8** The Green Plan proposed a series of measures to increase and improve green infrastructure in Sleaford. Sections 19.30 to 19.33 of this Neighbourhood Plan contain details of ‘Community Aspirations’ regarding green space.

### Local Wildlife Sites (LWS)

**15.9** Local Wildlife Sites are areas that hold important, distinctive and/or threatened species or habitats. They provide refuges for wildlife and show local character and distinctiveness to complement nationally designated sites of wildlife importance. This Neighbourhood Plan carries forward the locally designated sites identified in the Local Plan 2023.

## Biodiversity

**15.10** Biodiversity is the variety of life all around us in the natural world. Biodiversity includes all living things, from plants and fungi to insects, birds and animals. Biodiversity is an important part of a healthy natural environment for sustaining human life. Biodiversity is also part of our natural heritage and should be preserved for future generations to enjoy.

**15.11** The Central Lincolnshire Biodiversity Opportunities Map (BOM) identifies potential network improvement areas. For Sleaford, the opportunities are primarily focused on the south-

east and west of the town. In the west, the BOM identifies opportunities to improve the management of Sleaford Fen and land on either side of the River Sle. It also identifies opportunity to create new areas of floodplain grazing marsh and deciduous woodland at Quarrington Fen to connect habitats. In the south-east, there are opportunities to improve the management of land to create habitats for wildlife. All these potential improvements are supported.

## Public Recreation Grounds

**15.12** Public Recreation Grounds are a distinct type of green space. All the public recreation

grounds in Sleaford are owned and managed by the Town Council and all contain children's play facilities. The type, size and quality of these play facilities vary from one recreation ground to another. The Town Council has an ongoing programme for improving these play facilities. The community very much supports the continuing improvement of the children's play facilities in all the recreation grounds.

## The 'Leasingham Gap'

**15.13** At present there is still a sense of separation as you travel between Sleaford and the village of Leasingham, our immediate neighbour to the north,

Images of the Neighbourhood Plan Sub-committee members visiting the 'Leasingham gap'.





even though the gap of open countryside is only approximately 1 km wide. However, the building of an anaerobic digestion facility and service areas on the A15/A17 has reduced this sense of separation. But it is important to maintain this separation so that the distinctive identities of each settlement can be preserved.

**15.14** A large part of the 'Leasingham gap' is within Sleaford Parish and therefore within the remit of this Neighbourhood Plan. On a visit to the area on 26 April 2024 members of the Sleaford Neighbourhood Plan Sub-committee made a visual assessment of the importance of the 'Leasingham gap' to Sleaford (see photographs below). On the basis of that assessment, proposals for development in the 'Leasingham gap' as shown on map 5 will not be supported.

### Important Open Spaces

**15.15** Section 11.6 of the Local Plan 2023 and Policy S65 refer to 'Important Open Spaces'. Some areas of 'Important Open Space' are already protected by their type; those areas being:

- Churchyards
- Cemeteries
- School Playing Fields (in use as such)
- Sports Centres/Recreation Grounds
- Local Authority owned allotments

All other areas designated in the Local Plan 2023 as 'Important Open Space' are shown in brown on map 6. This Neighbourhood Plan supports the Local Plan Policy S65.

### Local Green Space

**15.16** Section 11.5 and Policy S64 of the Local Plan 2023 refer to 'Local Green Space' as a national designation under the National Planning Policy Framework (NPPF). This Neighbourhood Plan supports the Local Plan Policy S654. The Local Plan 2023 identifies and protects green spaces in Sleaford as shown on map 6.

**15.17** One area which is not shown as 'Local Green Space' or with any designation on the Local Plan 2023 'Policies Map' is Eastgate Green in Sleaford, Map 7. This area has no designation as a 'village green' or any other form of protection other than being in the ownership of Sleaford Town Council. Eastgate Green is not one of the types of open space listed in section 15.16 above. It is a relatively small green space in the centre of Sleaford between the Hub and Eastgate Car Park and alongside the River Slea.

**15.18** Eastgate Green is important to the community as a rare piece of green space in the town centre. It is unfenced and always accessible to the public for quiet enjoyment. It is conveniently located adjacent to the Eastgate car park, with flat and easy access to the grassed area and benches. The location of Eastgate Green adjacent to the River Slea makes it a convenient and popular location for those wanting to enjoy the riverside, especially families with small children. The trees on the green form an attractive feature and provide valued shade on hot days as well as habitat for wildlife. From Eastgate Green there are valued views of the Hub and across the river. In addition, Eastgate Green

is the location for various outdoor public events and activities throughout the year.

**15.19** Although Sleaford Town Council has no intention to build on or otherwise develop Eastgate Green, designating Eastgate Green as a 'Local Green Space' would give the area protection equivalent to 'Green Belt' status and restrict any potential future development or encroachment on the area.

**15.20** The tests for Local Green Space as set out in paragraph 106 of the NPPF are:

"The Local Green Space designation should only be used where the green space is:

- a. in reasonably close proximity to the community it serves;
- b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c. local in character and is not an extensive tract of land."

Included in the evidence accompanying this Neighbourhood Plan is an assessment to demonstrate that Eastgate Green meets these criteria. As it meets the NPPF tests, Eastgate Green as shown on map 7 and listed in Schedule 3 is designated as an area of 'Local Green Space' in this Neighbourhood Plan.

# Policy 9: Green Infrastructure

## 1. Open Spaces

In addition to the Local Green Spaces identified in the Central Lincolnshire local Plan, Eastgate Green, as identified on Map 7, will be safeguarded as a Local Green Space from any development that would diminish its value to the community.

## 2. Leasingham Gap

Development that would urbanise the stretch of open countryside between Sleaford and Leasingham, as identified on Map 6 will not be supported.

### Schedule 3 – ‘Local Green Space’ designations

- 1 Eastgate Green – in the centre of Sleaford between the Hub and Eastgate Car Park and alongside the River Sle.



## Blue infrastructure

**15.21** The River Slea is a tributary of the River Witham and meanders through the centre of Sleaford. Public footpaths run along some sections of the river through the town. The river is a feature hugely valued by the community, as a natural feature, a place of amenity, a home for wildlife and as a focus for the townscape around it. The river contributes to the character and attractiveness of the town and supports the visitor economy and inward investment.

**15.22** The Sleaford Masterplan proposes an East West Leisure Link running east to west along the River Slea through the town centre and connecting the urban area to the countryside and surrounding villages. This provides a range of opportunities to improve the Green Infrastructure network, leisure and tourism offer, including improved pedestrian and cycle movement and access, and habitat creation.

**15.23** The Lincolnshire Rivers Trust (now the East Mercia Rivers Trust) produced an Urban Opportunities Study of the water environment in Sleaford. The study identifies opportunities to enhance the habitat along the River Slea and its tributaries in and around Sleaford. The study identified thirty-five opportunities to benefit the water environment associated with the River Slea. They include habitat improvement and creation, water quality improvements and improved public access. Such improvements will be supported.

**15.24** The Sleaford Navigation Trust owns the stretch of river from the Hub in Sleaford downstream

to the A17. The river meets the River Witham at Chapel Hill. Riparian landowners are responsible for the management of their parts of the river, with the Environment Agency responsible for flood risk management planning for the river. In 2022 the Environment Agency began public consultations over a river restoration scheme for the River Slea. Such a scheme will be supported.

**15.25** The Sleaford Navigation Trust is working to restore the Sleaford Navigation from the River Witham through to the town of Sleaford. Currently 8 of the 13 miles are open to full navigation although the whole length of the Navigation can be canoed. The Trust works with the Environment Agency in their ambitions to restore navigation.

**15.26** The Witham/Slea Blue Green Corridor Project was a partnership project funded by the European Regional Development Fund, South Kesteven District Council, North Kesteven District Council, Environment Agency, and National Trust. It was designed to restore and reconnect the river and river corridors through the urban reaches of both Grantham and Sleaford. In 2022/23 four projects took place along the River Slea in Sleaford, from Cogglesford to the town centre, to improve the channel of the river, enhance habitats and create new ones and improve the riverside access path. More such projects will be supported.

**15.27** Through applications for new developments or redevelopments in the town, opportunities should be sought to increase public access to the riverside, preferably as part of an east to west riverside walkway, or at the least expose the river to public view.



## Development on main rivers

**15.28** The Neighbourhood Plan area includes designated main rivers. If development were to take place close to a main river, an environmental permit may be required under the Environmental Permitting Regulations 2016. Further guidance can be found at <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. or by contacting the EA's local Partnership and Strategic Overview team in Lincoln by email at [psolincs@environment-agency.gov.uk](mailto:psolincs@environment-agency.gov.uk). Permitting has now moved to the National Permitting Service (NPS) team. The team will be able to advise if an environmental permit or exemption registration is required and the fee applicable. Applicants/ developers would be advised to consult EA at the earliest opportunity by emailing [flood.permitting@environment-agency.gov.uk](mailto:flood.permitting@environment-agency.gov.uk).

**15.29** Further guidance can be found at <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. or by contacting the EA's local Partnership and Strategic Overview team in Lincoln by email at [psolincs@environment-agency.gov.uk](mailto:psolincs@environment-agency.gov.uk). Permitting has now moved to the National Permitting Service (NPS) team. The team will be able to advise if an environmental permit or exemption registration is required and the fee applicable. Applicants/ developers would be advised to consult EA at the earliest opportunity by emailing [flood.permitting@environment-agency.gov.uk](mailto:flood.permitting@environment-agency.gov.uk).

## Wetlands

**15.30** The creation of a new wetland alongside the River Slea in a suitable location between the

eastern edge of the town and the A17, to store flood waters, create wildlife habitat and be an attractive recreation area is supported.

## Flood Risk

**15.31** The Sleaford Neighbourhood Plan area includes areas of Flood Zone 2 and 3. The Environment Agency encourages all proposed development to be located in areas of the lowest risk of flooding. However, if development is located in Flood Zone 2 or Flood Zone 3, then the Agency would expect both the Sequential Test and Exception Test to be undertaken, in addition to appropriate flood risk assessments. Further guidance about these can be found in Flood risk and coastal change - GOV.UK ([www.gov.uk](http://www.gov.uk)). The local standing advice for building in flood zone 2 or 3 is that the Finished Floor Levels (FFL) must be set to a minimum of 300mm above ground level. If what is described as 'Essential Infrastructure' in annex 3 of the National Planning Policy Framework is necessary within Flood Zone 3 then the application must be referred to the Environment Agency together with a supporting Flood Risk Assessment, which demonstrates that the proposal will remain operational during a 0.1% event and that appropriate mitigation measures/flood resilient construction techniques have been incorporated into the development.

**15.32** Lincolnshire County Council is the Lead Local Flood Authority for the county including Sleaford, through their Joint Lincolnshire Flood Risk and Water Management Strategy 2019-2050.

## Sustainable drainage

**15.33** The Local Plan 2023 states in section 3.7.7 that 'Sustainable Drainage Systems (SuDS) are used to replicate, as closely as possible, the natural drainage from a site before development takes place without transferring pollution to groundwater. Developers should ensure that good SuDS principles consistent with national standards such as The SuDS Manual (C753 – CIRIA) are considered and incorporated into schemes as early in the development process as possible. A multi-functional approach to SuDS is encouraged that should take every opportunity to incorporate features that enhance and maintain biodiversity as part of a coherent green and blue infrastructure approach.' The use of Sustainable Drainage Systems in developments, where appropriate, is supported.

**15.34** Policy 10 of this Neighbourhood Plan supports the Local Plan Policy S21: Flood Risk and Water Resources.

**15.35** Policy 10 of this Neighbourhood Plan supports the Policy S59 Green and Blue Infrastructure Network.

**15.36** Development involving loss of or harm to the River Slea as identified on Map 8 will not be supported except in very special circumstances.

## Water quality and foul drainage

**15.37** The Water Framework Directive (WFD) status of the River Slea (Slea WFD waterbody-GB105030056670) and the other WFD catchments in the Sleaford Neighbourhood area:



Ruskington Beck (GB105030056700) and Cliff Beck (GB105030056630) can be found in the England Catchment Data Explorer on the website of the government Department for Environment Food and Rural Affairs.

**15.38** The surface water and foul flows from proposed new developments should not cause deterioration to any of the WFD waterbody catchments in the neighbourhood. The Neighbourhood Plan area is served by the Sleaford Water Recycling Centre (WRC). The Environment Agency states that this WRC has exceeded its permitted dry weather flow limits for 4 out of the 5 years to 2024.



## Policy 10: Blue Infrastructure

1. Proposals that cause loss or harm to the River Slea as identified on Map 8 will not be supported unless the need for and benefits of the development demonstrably outweigh any adverse impacts.
2. Where adverse impacts on the River Slea as shown on Map 8 are unavoidable, development will only be supported if suitable mitigation measures are provided.





# 16

Policy List



## 16. Policy List

<b>Policy 1: Sustainable Development</b>	<b>.31</b>
<b>Policy 2A: Delivering Good Design</b>	<b>.35</b>
<b>Policy 2B: Inclusive Design</b>	<b>.37</b>
<b>Policy 3A: Access and Transport</b>	<b>.43</b>
<b>Policy 3B: Car Parking for the Town Centre</b>	<b>.43</b>
<b>Policy 4: Sustaining the Local Economy</b>	<b>.47</b>
<b>Policy 5: Town Centre</b>	<b>.52</b>
<b>Policy 6: Community Facilities</b>	<b>.57</b>
<b>Policy 7: Heritage Assets</b>	<b>.61</b>
<b>Policy 8: Educational Facilities</b>	<b>.65</b>
<b>Policy 9: Green Infrastructure</b>	<b>.70</b>
<b>Policy 10: Blue Infrastructure</b>	<b>.73</b>





17

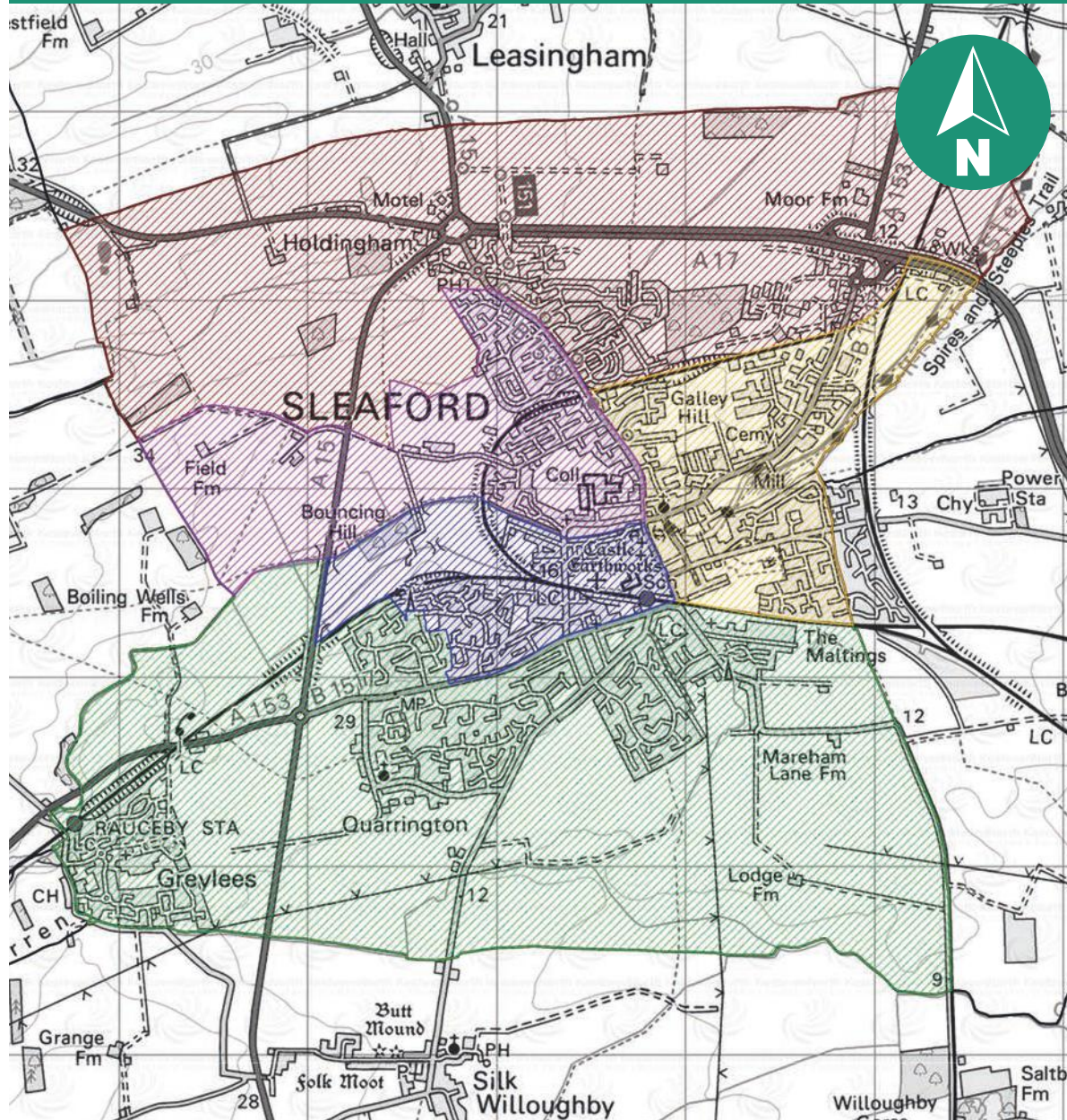
Maps








## 17. Maps

<b>1</b>	<b>The Sleaford Neighbourhood Plan Designated Area</b>	<b>. 78</b>
<b>2</b>	<b>Sleaford Town Centre Conservation Area</b>	<b>. 79</b>
<b>3</b>	<b>Rauceby Hospital Conservation Area</b>	<b>. 80</b>
<b>4</b>	<b>Facilities Of Community Value</b>	<b>. 81</b>
<b>5</b>	<b>Leasingham Gap</b>	<b>. 82</b>
<b>6</b>	<b>Local Green Space &amp; Important Open Space In Sleaford</b>	<b>. 83</b>
<b>7</b>	<b>Eastgate Green</b>	<b>. 84</b>
<b>8</b>	<b>River Sleá</b>	<b>. 85</b>

Map 1: The Sleaford Neighbourhood Plan Designated Area - Scale 1:15000



North Kesteven 2023 Sleaford Ward boundaries

-  Castle (Sleaford)
-  Westholme (Sleaford)
-  Navigation (Sleaford)
-  Holdingham (Sleaford)
-  Quarrington (Sleaford)

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Map 2: The Sleaford Conservation Area- Scale 1:3000



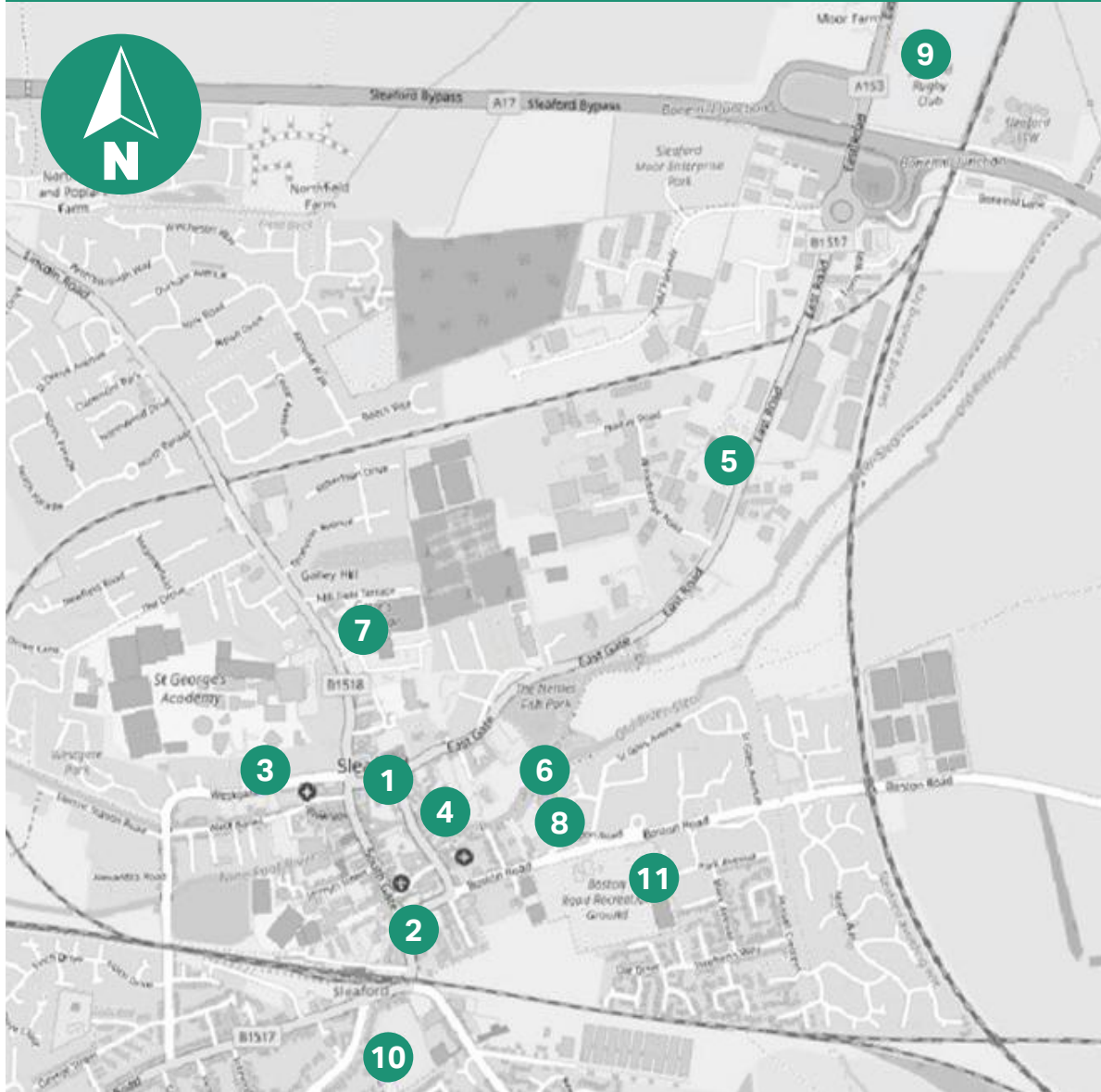
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Map 4: Facilities of community value




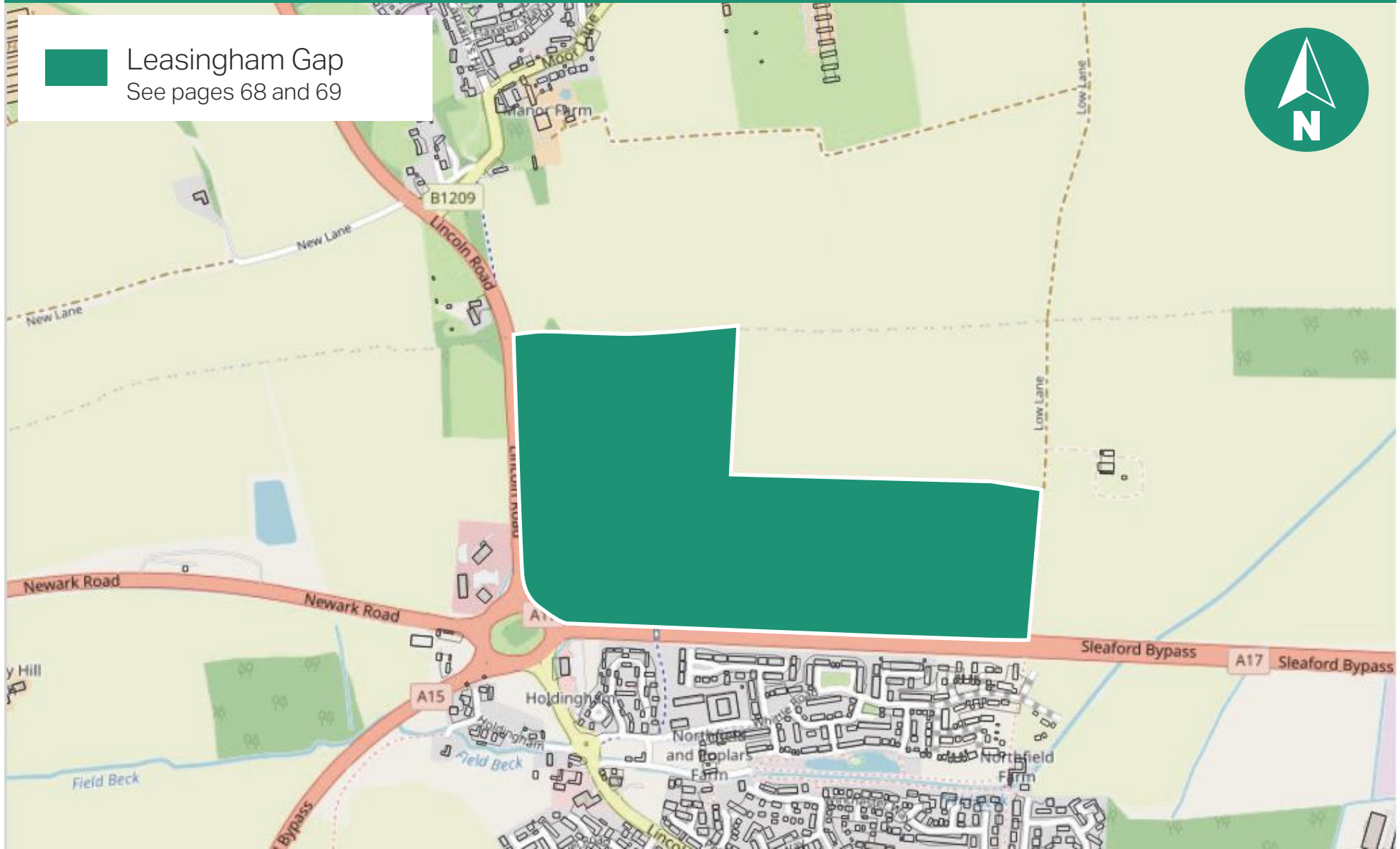
### Facilities of special value to the community

1. Public Library on Market Place
2. Sleaford Museum on Southgate
3. The Playhouse on Westgate
4. The Hub on Navigation Wharf, Carre Street
5. NKDC-Owned Better Gym on East Road
6. NKDC-Owned Leisure Centre at Eastbanks, off Boston Road
7. NKDC-Owned Northgate Sports Hall at Carre's Grammar School, Northgate
8. Sleaford Indoor Bowls Club off Boston Road
9. Sleaford Rugby Football Club, Ruskington Road
10. Sleaford Cricket Club on London Road
11. Sleaford Tennis Club, Boston Road

Map 5: Leasingham Gap





 Leasingham Gap  
See pages 68 and 69






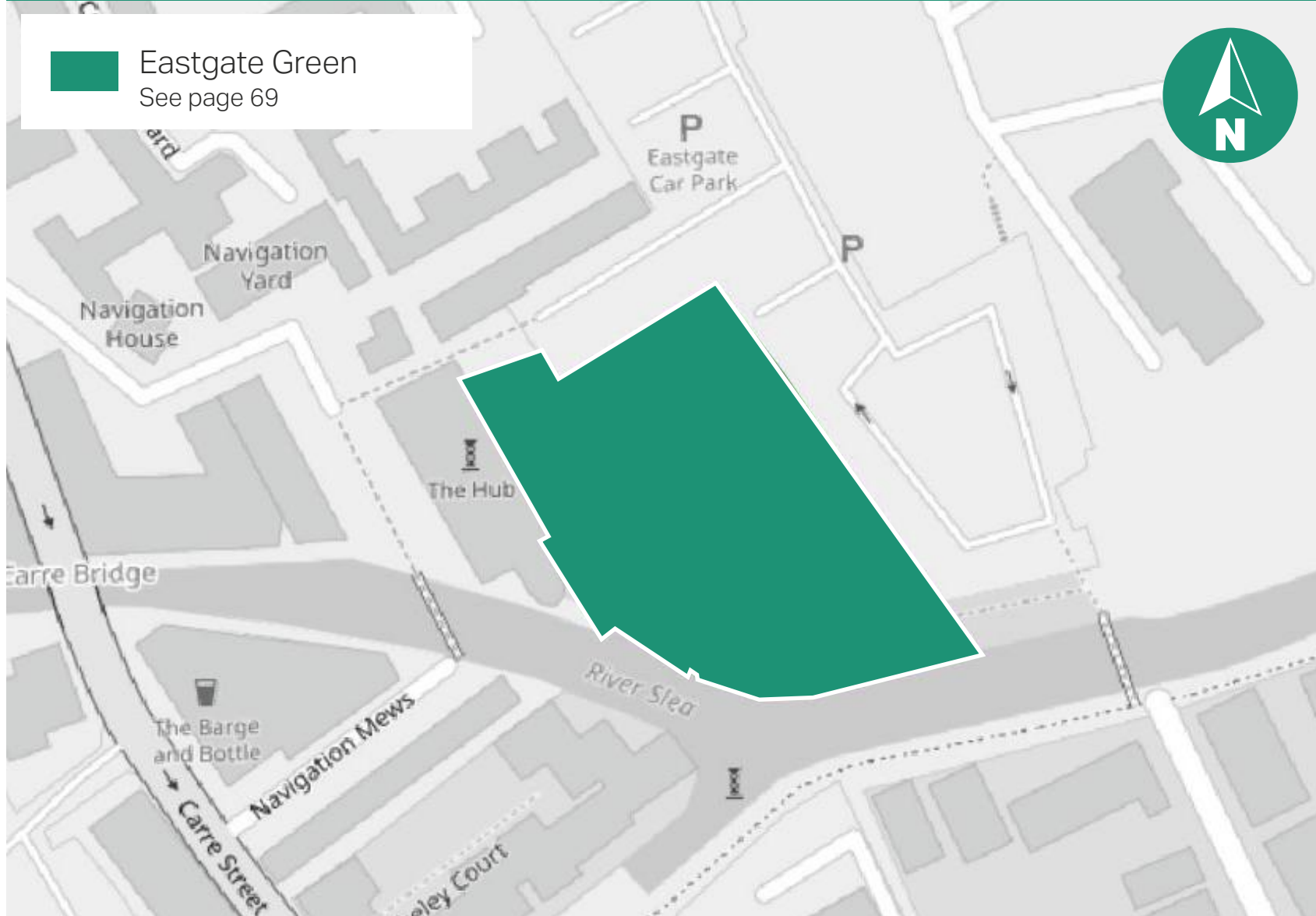
Map 5: Local Green Space and Important Open Space in Sleaford



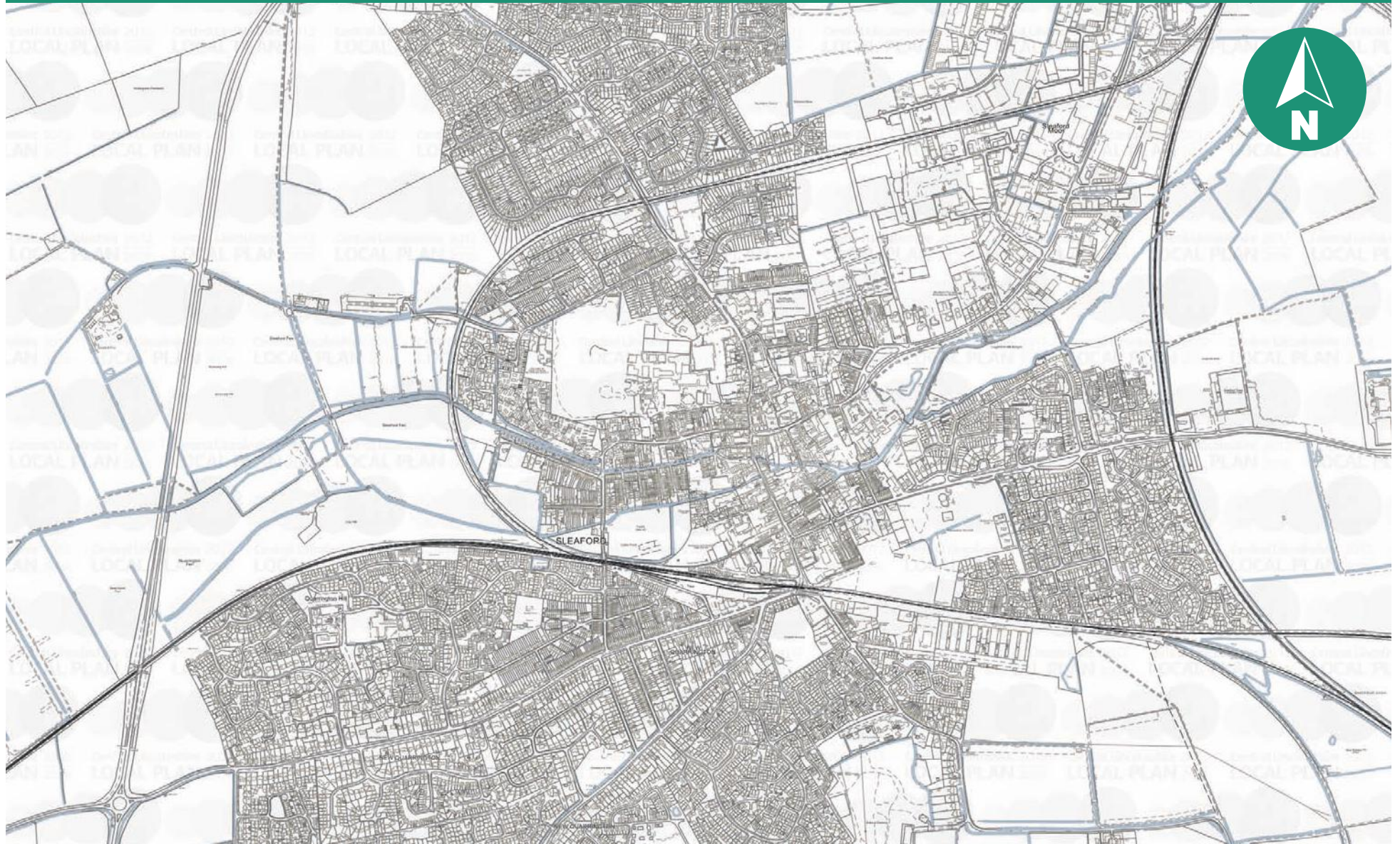
-  Local Green Space  
See page 69
-  Important Open Spaces  
See page 69

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 Eastgate Green  
See page 69







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The background image shows a courtyard with a paved ground. On the left is a stone building with a gabled roof and a chimney. In the center is a brick building with a window and a door. On the right is a brick building with a large glass extension and a tiled roof. A green circle is overlaid on the center of the image.

# 18

Implementation,  
Monitoring &  
Reviewing



## 18. Implementation, Monitoring & Reviewing

**18.1** This Plan operates until 2040, in parallel with the Central Lincolnshire Local Plan 2023.

**18.2** The policies in this plan will be implemented by North Kesteven District Council (NKDC) as part of their development management process. Whilst NKDC will be responsible for development management, Sleaford Town Council will use the Plan to frame its representations on submitted planning applications. The Town Council will also monitor the effectiveness of the policies on an annual basis.

**18.3** The use of section 106 agreements and planning conditions by the District and County Councils will be expected to assist in delivering some of the objectives of this Plan. The Community Infrastructure Levy (CIL) funds will be used to deliver other objectives where on-site provision is not possible or applicable as part of the development proposals.

**18.4** The impact of the Neighbourhood Plan Policies on influencing the shape and direction of development across the Plan area will be monitored by the Town Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed by the Town Council. Any amendments to the Plan will only be made following consultation with the District Council,

residents and other statutory stakeholders as required by legislation.

**18.5** Sleaford Town Council will review the Sleaford Neighbourhood Plan at regular intervals of no less than five years, producing a report for each review outlining the impacts and necessary amendments required for policies in the plan.

A photograph of a Gothic cathedral with a tall spire, a green circular overlay containing the number 19, and the text 'Community Aspirations'. The cathedral features intricate stonework, pointed arches, and a large rose window. The sky is blue with some clouds, and bare tree branches are visible in the foreground.

19

Community  
Aspirations



## 19. Community Aspirations

**19.1** This section sets out things that the community has asked for which cannot be delivered through the planning control system. It sets out how these 'Community Aspirations' might be delivered, for example by North Kesteven District Council or Sleaford Town Council using funding from Community Infrastructure Levy contributions from new developments.

**19.2** This section follows the aims and objectives set out in the Green Wheel in Section 3 above.

### **AIM: SLEAFORD WILL BE SUPPORTIVE**

#### **Objective - Housing**

**19.3** Housing in Sleaford is mostly provided by private developers, social housing organisations or North Kesteven District Council. The community wants to see new housing located, designed, built and priced to meet the needs of all residents.

**19.4** The community wants to see a mix of different housing types provide through new developments and building conversions. Our consultation showed a particular demand in Sleaford for more bungalows of two and three bedrooms.

**19.5** The need to deliver a balanced mix of tenures, types and sizes of new homes, including affordable homes, which meet identified needs is a strategic priority in the Central Lincolnshire Local Plan. The Local Plan contains policies to deliver this priority, including Policy S22: Affordable Housing and Policy S23: Meeting Accommodation Needs.

#### **Objective - Education & Training**

**19.6** Section 14 above of the Neighbourhood Plan refers to education and training.

#### **Objective - Safe Streets In Well Serviced Neighbourhoods**

**19.7** The community wishes to see a reduction in crime and anti-social behaviour in Sleaford, especially drug dealing and drug taking. This objective will be delivered by the Lincolnshire Police working with the Lincolnshire Police and Crime Commissioner.

#### **Objective - Public Toilets**

**19.8** The public toilets in Money's Yard should be improved and have better access for the disabled including suitable cubicles inside. The provision of public toilets will be a priority for CIL contributions from development.

### **AIM: SLEAFORD WILL BE THRIVING**

#### **Objective - Internet Access**

**19.9** Internet access is a modern-day essential service for many people for working, education, communicating, shopping and recreation to name just a few.

**19.10** The provision of internet services and infrastructure in Sleaford is the responsibility of private companies such as BT Openreach. The quality of the internet service across Sleaford is good. It will be important that new developments have good internet access, in the Sustainable Urban Extensions (SUEs) on the south and west sides of the town for example.

**19.11** North Kesteven District Council has facilitated the provision of free 'digital hubs' across the district, including in Sleaford, where people can learn from volunteers about computing and using the internet.

**19.12** The development of broadband and other communications technology will be supported to facilitate its use and improve e-accessibility for the town.

## **Objective - Accommodation For Business & Services**

**19.13** More support is wanted in Sleaford for start-up businesses including business incubators, managed workspaces, home working, development of live-work accommodation, affordable meeting rooms, and training facilities for existing and starting businesses.

**19.14** The Local Plan Policy S28: Spatial Strategy for Employment aims to strengthen the Central Lincolnshire economy offering a wide range of employment opportunities focused mainly in and around the Lincoln urban area and the towns of Gainsborough and Sleaford. Land has been made available in appropriate locations in the plan to meet the strategic needs identified in Central Lincolnshire. Strategic Employment Sites (SES), and existing Important Established Employment Areas (IEEA) will be protected for their importance to the economy. Employment development will mainly be directed to these SES and IEEA and at Sustainable Urban Extensions (SUEs) as part of mixed-use communities being created.

**19.15** Local Plan Policy S33: 'Non-designated Employment Proposals within Identified Settlements' supports other employment proposals not within SES, IEEA, SUE and not defined as a Local Employment Area, but that are within [Sleaford] provided they meet criteria listed in that policy.

**19.16** North Kesteven District Council supports businesses through its Business Development Unit, and through the provision of business accommodation units in the industrial area of the town.

## **Objective - Heritage, Arts & Cultural Facilities**

**19.17** Section 12 of this Neighbourhood Plan refers to these facilities. The use of public spaces for events, festivals etc., will be encouraged to celebrate them and improve the quality of life, and promote economic activity.

### **AIM: SLEAFORD WILL BE HEALTHY**

#### **Objective - Walking & cycling**

**19.18** Section 9 of this Neighbourhood Plan above refers to walking and cycling.

#### **Objective - Indoor & Outdoor facilities for sports etc.**

**19.19** Section 9 of this Neighbourhood Plan above refers to these facilities.

**19.20** Young people in Sleaford in particular want the following new facilities – more open spaces for outdoor recreation, full size football pitches, basketball court, trampoline park, bigger skate/BMX park, bigger swimming pool, mini golf, squash court and running track.

#### **Objective - Health Care Facilities**

**19.21** The Local Plan Policy S54: Health and Wellbeing sets out how the potential for achieving positive mental and physical health outcomes will be taken into account when considering all development proposals. The Central Lincolnshire authorities will expect development proposals to promote, support and enhance physical and mental health and wellbeing, and thus contribute to

reducing health inequalities. This will be achieved by seeking contributions from developers towards new or enhanced health facilities where development results in a shortfall or worsening of provision, as informed by the outcome of consultation with health care commissioners.

**19.22** There are two GP practices in Sleaford, the Millview Medical Centre and Sleaford Medical Group. The community wants more and better GP services to be provided as well as more NHS dentists. The community also wants a Community Clinic in Sleaford for diagnostic tests, X-rays, follow-up appointments, maternity and other such services, to reduce the need for a nearly thirty-mile round-trip to hospitals at Lincoln, Boston or Grantham.

**19.23** The NHS Lincolnshire Integrated Care Board (ICB) is responsible for planning and coordinating health services on behalf of local people. As well as working with partners and the public to develop a plan for meeting the health needs of its population, managing the local NHS budget and arranging for the provision of local health services. NHS Lincolnshire has selected the Sleaford West 'Sustainable Urban Extension' (SUE) of 1,400 new houses as the site for a further health care facility for the town, though when this facility will be built is currently undecided.

### **AIM: SLEAFORD WILL BE SUSTAINABLE**

#### **Objective - Less Traffic, More Carbon Neutral Travel**

**19.24** Transport issues are also covered in Section 9 of the Neighbourhood Plan.



**19.25** Bus services into the town from the surrounding villages should be improved. A covered bus station should be provided outside Sleaford railway station with maps and bus routes and timetables to form a better Interchange between these two forms of public transport.

**19.26** The railway stations at Sleaford and Rauceby should be kept open with improved services to encourage train use, including better disabled access. Sleaford railway station should be improved, and the exit precinct made more attractive to visitors, including through a bus Interchange station. The service on the train line to Lincoln should be improved, including re-introducing a Sunday service. The cycle parking at the railway stations should be improved.

**19.27** More car parks for the public should be established on the periphery of the town centre. For example, the NKDC offices car park at Lafford Terrace should be specified and signposted as a free public car park on Saturdays and Sundays.

**19.28** A southern by-pass should be constructed to improve traffic circulation around the town and reduce the need for vehicles to travel through the centre, especially HGVs.

**19.29** Electric vehicle use should be encouraged by the provision of more charging stations in the town.

### **Objective - Natural Environment & Built Heritage**

**19.30** Sleaford would benefit from more street trees and greenery in the town centre, especially

along the main shopping street of Southgate, to improve air quality, provide shade and make the street more attractive

**19.31** NKDC's 'Sleaford Masterplan 2011' and 'Masterplan Refresh 2022' promote street trees in appropriate locations. The NKDC 'Tree Strategy' and Town Council 'Tree Strategy' detail how more trees might be planted in appropriate locations.

**19.32** The provision of street trees and greenery in appropriate locations, especially in the town centre, will be a priority for the Town Council for CIL contributions from development.

**19.33** People in the the northern part of the town would benefit from the creation of a new public green space on land north of the A17 at Holdingham, to be an attractive recreation area, a habitat for wildlife and to help maintain the separation of Sleaford from the neighbouring village of Leasingham. This will be a priority for the Town Council from CIL contributions from development.

### **Objective - Design To Reduce Impacts Of Climate Change**

**19.34** See Section 6.13 onwards of the Neighbourhood Plan above and 'Design Code A – Sustainability' on page 86 of Annex 1.



# Sleaford Neighbourhood Plan





# Sleaford Neighbourhood Plan

Draft for Regulation 14 consultation October 2024

V 3.3

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