

Central Lincolnshire Policy NS26 Residential Annexes Evidence Report

June 2021



Contents

1. Introduction.....	3
2. Policy Context.....	3
National Policy and Guidance.....	3
Local Policy	4
3. Context and Evidence.....	4
4. Issues and Options Consultation.....	4
5. Proposed Approach in Draft Local Plan	4
6. Reasonable Alternative Options.....	4
7. Conclusion.....	4

1. Introduction

- 1.1. The Central Lincolnshire Local Plan is being updated since the first Local Plan for Central Lincolnshire, an area covering the districts of City of Lincoln, North Kesteven and West Lindsey, was adopted in April 2017.
- 1.2. This Evidence Report (which is one of a collection) provides background information and justification for Policy NS26, which relates to residential annexes.

2. Policy Context

National Policy and Guidance

- 2.1. Since the Central Lincolnshire Plan was adopted the National Planning Policy Framework (NPPF) was updated in July 2018 with subsequent additional changes being published in February 2019.
- 2.2. Paragraph 7 of the NPPF explains that:

“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.”
- 2.3. Paragraph 8 goes on to state that:

“Achieving sustainable development means that the planning system has three 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):

... b) 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and...”
- 2.4. Section 5 relates to Delivering a sufficient supply of homes. Specifically relevant to this policy are:
- 2.5. Paragraph 61, which states *“...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).”*
- 2.6. Section 12 relates to ‘Achieving well-designed places’. Paragraph 124 in particular states *“...Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities....”*
- 2.7. The Planning Practice Guidance (PPG) was first introduced in 2014 which offers ‘live’ government guidance. The PPG provides guidance to help in the implementation of policy in the NPPF.

- 2.8. One of the categories within the Planning Practice Guidance (PPG) is 'Housing needs of different groups'. This section of the PPG when read as a whole sets out how housing needs of different groups are to be assessed and planned for.
- 2.9. The PPG also includes a section in relation to Design which links to the National Design Guide.

Local Policy

- 2.10. The adopted Local Plan does not include a specific policy in relation to residential annexes.

3. Context and Evidence

- 3.1. Within Central Lincolnshire, there has been an increase in proposals for residential annexe development, and with it the potential for considerable impact upon the amenity and residents (both occupiers and neighbours) and potential impact on the character of these areas. In order to ensure that development of this type is appropriate for its setting and not detrimental to the amenity of residents a clear policy position to deal with these proposals would be beneficial.

4. Issues and Options Consultation

- 4.1. The Issues and Options Consultation did not ask any specific questions in relation to residential annexes.

5. Proposed Approach in Draft Local Plan

- 5.1. The Draft Local Plan contains a policy that acknowledges the value of residential annexes as an important housing solution, while seeking to ensure that the design and amenity issues that can arise as a result of such development are addressed.

6. Reasonable Alternative Options

- 6.1. The following alternative options have been considered for this policy (option 1 being the preferred option within the Draft Local Plan)
- 6.2. Option 2: No policy on residential annexes, rely on national policy. This option would be a continuation of the current approach (i.e. no local policy) and was discounted as it would not provide any certainty in approach, or protection of residential areas from over development.

7. Conclusion

- 7.1. This Evidence Report demonstrates the rationale for the proposed policy as contained in the Draft Central Lincolnshire Local Plan January 2021. This report will be updated following responses received during the Regulation 18 consultation prior to finalising the Local Plan for submission. This helps bring together relevant evidence that has informed this policy and how we have responded to comments received during the plan making process, as well as how the latest evidence and national guidance has been taken into account.