

Central Lincolnshire Policy NS27 Residential Annexes Evidence Report

Formerly Policy NS26

March 2022



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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 NS27, 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, and a further update in July 2021.
- 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 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...”
- 2.4. Section 5 relates to Delivering a sufficient supply of homes. Specifically relevant to this policy are:
- 2.5. Paragraph 62, 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 126 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. Regulation 18 Consultation

- 5.1 A Consultation Draft of the Local Plan was published for consultation between 30 June and 24 August 2021. During this eight week consultation comments were received on the plan, the policies within the plan, and supporting information and evidence.
- 5.2 Only a small number of comments were made in relation to this policy. The comments received have been summarised as follows:
- Various comments broadly supporting the policy.
 - Various suggestions to provide clarity regarding detached annexes.
- 5.3 It is not considered necessary to make any changes to this policy in light of the comments received. It is considered that changes to address comments made would weaken the policy position in relation to residential annexes.

6. Proposed Approach in Draft Local Plan

- 6.1. 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.

7. Reasonable Alternative Options

- 7.1. The following alternative options have been considered for this policy (option 1 being the preferred option within the Draft Local Plan)
- 7.2. 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.

8. Conclusion

- 8.1. This Evidence Report demonstrates the rationale for the proposed policy as contained in the Proposed Submission Draft Central Lincolnshire Local Plan. 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.