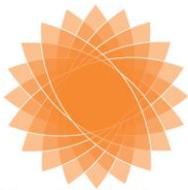


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Draft Central Lincolnshire Housing Growth Delivery Plan

A prosperous, stronger and sustainable central Lincolnshire

2015 – 2020

August 2015

How to comment on this Draft Housing Growth Delivery Plan

We are consulting on this draft Housing Growth Delivery Plan alongside the latest stage of consultation on the draft Local Plan for Central Lincolnshire, as part of the evidence base. During this consultation period the draft Housing Growth Delivery Plan will be available to view at:

- www.central-lincs.org.uk
- City of Lincoln Council, City Hall, Beaumont Fee, Lincoln LN1 1DF
- North Kesteven District Council, District Council Offices, Kesteven Street, Sleaford NG34 7EF
- West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough DN21 2NA
- And at the following locations:

Birchwood Library	Keelby Library	Osbournby Village Hall
Bracebridge Heath Library	Lincoln Central Library	Saxilby Library
Branston Library	Market Rasen Area Office	Skellingthorpe Village Office
Brookenby Community Centre	Market Rasen Library	Sleaford Library
Caistor Heritage Centre and Library	Metheringham Info-Links	South Team: Moorland Community Centre
Central Team: Abbey Neighbourhood Office	Mobile Libraries	The Witham Office
Ermine Library	Navenby Village Office	Waddington Parish Office
Gainsborough Library	North Hykeham Info-Links	Washingborough Civic Office
Heckington Parish Office	North Team: St Giles Matters	

To comment on this draft Housing Growth Delivery Plan:

- Email talkplanning@central-lincs.org.uk
- Or send your comments to:
Central Lincolnshire Local Plan Team,
c/o North Kesteven District Council,
District Council Offices,
Kesteven Street,
Sleaford
NG34 7EF

Please clearly mark your comment(s) “Housing Growth Delivery Plan”.

All responses must be received by **25 November 2015**. Please provide your name and/or organisation, together with your address and contact details with your comment(s). Please note that all comments made will be in the public domain and will not be confidential.

Central Lincolnshire Housing Growth Delivery Plan 2015-20

1.0 Introduction

A prosperous, stronger and sustainable Central Lincolnshire is the Central Lincolnshire Local Plan vision. We therefore have a clear aim, to ensure that Central Lincolnshire continues to be a great place to live and work, by delivering sustainable growth over the next 20 years.

Sustainable growth means that Central Lincolnshire will continue to provide:

- homes that meet the range of our needs,
- a vibrant economy and jobs, and
- infrastructure, such as schools, roads, health services and community facilities

This will ensure that Central Lincolnshire can accommodate the needs of an increasing and an ageing population and strengthens its economy. This will ensure it continues to be vibrant and prosperous place, where all residents enjoy a great quality of life.

1.1 Purpose and scope of the Housing Growth Delivery Plan (HDP)

This HDP focuses on increasing the housing supply. Housing is obviously a key component of sustainable growth, and recognising that the development industry alone will not provide the full range of homes needed, the HDP sets out how the partner authorities will support the development industry and work together to deliver more homes.

The Central Lincolnshire Local Plan sets out the overall number of homes needed (the objectively assessed need figure) and the spatial distribution of this growth across the settlements in Central Lincolnshire. The Local Plan also sets out a range of other housing and related policies including affordable housing delivery, housing quality and infrastructure.

There is also a strong and interlinking relationship between housing, economic growth and the need for infrastructure and the HDP has been developed and should be considered alongside the Economic Growth Plan, and Infrastructure Delivery Plan.

The following sections of the Plan set out:

- The relationship between the HDP priorities and objectives and the Local Plan (Section 2.0)
- The national and local reasons why we have identified these housing priorities (Section 3.0)
- How we will deliver the priorities including resources, working with our partners (Section 4.0)
- What we are going to do in a high level action plan (Section 5.0)

1.3 Who is the Plan For?

This HDP has been produced by the Central Lincolnshire authorities working in partnership. They are:

- City of Lincoln Council, North Kesteven and West Lindsey District Councils,
- Lincolnshire County Council
- Local Plan Team

It is intended as a framework for our wider partners and stakeholders involved in the delivery of housing in Central Lincolnshire.

2.0 What we want to achieve (our strategic housing priorities) and how it relates to the Local Plan

This Plan has 5 interrelated strategic housing priorities to deliver sustainable growth. These are:

- 1 To deliver sustainable housing growth
- 2 To deliver housing to meet a range of needs and circumstances
- 3 To deliver affordable housing
- 4 To make use of the existing stock and bring empty homes back into use
- 5 Deliver quality and energy efficiency in the new housing stock

The Local Plan sets out the level and distribution of housing growth across central Lincolnshire through a number of policies including:

- LP1: A presumption in favour of sustainable development,
- LP2: The Spatial Strategy and Settlement Hierarchy,
- LP3: Level and Distribution of Growth,
- LP4: Growth in Villages,
- LP10: Meeting Accommodation Needs,
- LP11: Meeting Housing Needs,
- LP28: Sustainable Urban Extensions,
- LP29-LP54: Area specific policies for Lincoln, Sleaford and Gainsborough,
- LP55-LP60: Development sites,
- LP61: Development in Rural areas and
- LP62: Gypsy and Traveller Allocations.

The table below sets out the HDP priorities for the delivery of housing across central Lincolnshire and their relationship with the Local Plan policies.

Local Plan Vision: A prosperous, stronger and sustainable central Lincolnshire

Local Plan Housing Objective: To ensure that the housing stock meets the housing needs of the central Lincolnshire area

Strategic Housing Priority	Relevant Local Plan Policies	Housing Delivery Plan Objective to meet priority
1. Deliver sustainable housing growth	LP1: A presumption in favour of sustainable development	1.1 Support the delivery of a planning policy framework to stimulate growth
	LP2: The Spatial Strategy and Settlement Hierarchy	
	LP3: Level and distribution of growth	
	LP29-54: A Growing Lincoln, Sleaford and Gainsborough	
	LP4: Growth in Villages	1.2 Promote Central Lincolnshire as potential for growth
	LP10: Meeting Accommodation Need	
	LP28: Sustainable Urban Extensions	
	LP55-LP60: Development sites	
2. Deliver housing to meet a range of needs and circumstances	LP10: Meeting Accommodation Need	2.1 Meet a variety of housing needs across Central Lincolnshire
	LP11: Meeting Housing Needs	2.2 Deliver housing options for older people
	LP28: Sustainable Urban Extensions	
	LP62: Gypsy and Traveller Allocations	2.3 Deliver housing options to meet specific needs
3. Deliver Affordable Housing	LP61: Development in rural areas	3.1 Deliver Urban and Rural affordable housing
	LP4: Growth in Villages	
	LP11: Meeting Housing Needs	
4. Make best use of existing stock including bringing empty properties back into use	LP11: Meeting Housing Needs	4.1 Bring Empty Homes back into use
	LP25: Design and Amenity	
5. Deliver quality and energy efficiency in the new housing stock	LP25: Design and Amenity	5.1 Promote innovation, high quality design and materials, in new developments
		5.2 Increase energy efficiency standards and sustainable use of resources

Underlying these priorities is the ongoing need to maintain a robust and up to date evidence base that informs the future priorities for Central Lincolnshire.

3.0 Why do we have these strategic housing priorities? The Need for Growth in Central Lincolnshire

3.1 Priority One: Deliver Sustainable Housing Growth

It is fundamentally important both nationally and locally that the right homes are provided in the right place, and that they are accessible and affordable to a range of needs and circumstances.

3.1.1 National reasons why this is a priority:

- There is an identified shortfall of housing and a need to increase delivery evidenced by national statistics and a number of Government reports and publications. (e.g. 2011 National Housing Plan, Elphicke Report etc.);
- There is a presumption in favour of sustainable housing growth to meet the nation's housing need set out in the National Planning Policy Framework;
- National population and household projections forecast increasing population and housing numbers and Local Authorities are expected to demonstrate a 5 year land supply of deliverable sites to meet our objectively assessed housing need.

3.1.2 Local reasons why this is a priority:

- The Central Lincolnshire population has grown significantly in recent years and the population in Central Lincolnshire is ageing;
- The 2015 Central Lincolnshire Strategic Housing Market Assessment identifies the need for more homes;
- The Central Lincolnshire Local Plan sets the housing growth target of 1,540 per annum, as set out in policy LP3;
- The Central Lincolnshire economy has grown and has further potential to grow but homes are required to accommodate and increase the working age population;
- Additional homes in turn will attract new businesses to the area which can provide additional jobs and prosperity.

Delivering the Priority: Challenges the Plan needs to address

- ***Delivering 36,960 homes over the next 24 years;***
- ***Attracting more developers to Central Lincolnshire to deliver the housing needed;***
- ***Ensuring delivery of housing and infrastructure within an overall viability framework;***
- ***Engaging with communities to communicate the need for growth.***

3.2 Priority Two: Deliver housing to meet a range of needs

An important element of sustainable growth is to ensure that housing meets a range of diverse needs arising from various circumstances including age, disability, supported needs, household composition and population trends. Therefore a range of housing types and mix must be provided.

3.2.1 National reasons why this is a priority:

- A mix of housing types ensures a buoyant housing market which provides a range of homes for a range of needs and preferences so people can access housing that suits their circumstances;
- Ageing population, people living longer and care provision is through a model which enables people to remain in their own home;
- Many young households are unable to afford to own or rent their own home;
- Expectation that we meet Gypsy and Traveller needs.

3.2.2 Local reasons why this is a priority:

- Household sizes have reduced between 2001 and 2011 from 2.34 people to 2.27 people;
- Central Lincolnshire has an ageing population with a need to increase the choice in care provision ranging from enabling people to remain in their own home to extra care provision and residential accommodation;
- The 2013 Gypsy and Traveller Accommodation Assessment identifies a need for 71 pitches by 2033;
- Aspiration to retain our younger persons at working age and an increase in the number of younger persons in Lincoln specifically.

Delivering the Priority: Challenges the Plan needs to address

- *Different housing types and sizes are required to meet the range of needs;*
- *Additional costs associated with specific types of dwellings and implications for development viability;*
- *Specific /bespoke housing schemes may be perceived as high cost high risk by the development industry;*
- *Need for multi-agency partnership engagement to deliver housing, care and support;*
- *Need to secure external funding for the delivery of affordable supported accommodation;*
- *Maintaining an appropriate evidence base for range of client groups.*

3.3 Priority Three: Deliver more affordable housing

Providing a mix of housing types as identified in priority one will provide homes available to households on a range of incomes. However, there is an identified need to provide homes which will meet the needs of those unable to afford or access housing to rent or buy on the open market.

3.3.1 National reasons why this is a priority

- Increasing differential between housing prices and incomes means homes are less affordable;
- Increasing national demand for affordable housing arising from a shortfall in provision;
- Increasing demand for private rented sector accommodation and consequential increase in rents;
- Impact of recent changes in housing, planning and welfare policies.

3.3.2 Local reasons why this is a priority

- 17,400 (47%) affordable homes required as evidenced in the SHMA over the next 24 years;
- 911 affordable homes per annum required across Central Lincolnshire for 2012 to 2017 with 676 additional affordable homes per annum from 2018 to 2036;
- Ensuring the sustainability and vibrancy of our rural communities by enabling affordable housing that is accessible to residents on low incomes.

Delivering the Priority: Challenges the Plan needs to address

- ***The 17,400 Affordable housing needed in Central Lincolnshire, will not be delivered solely through planning obligations due to viability issues arising from low sales/rental values;***
- ***Over half of the identified affordable housing need will need to be delivered by other mechanisms including:***
 - ***Securing the necessary level of external grant funding or other forms of subsidy to deliver affordable housing, due to this limited viability;***
 - ***Maintaining council house new build programmes;***
 - ***Securing land for affordable housing at prices which will allow delivery;***
 - ***Maintaining ongoing delivery partner engagement in Central Lincolnshire;***
 - ***Delivering affordable housing in rural settlements where opportunities are more limited and costs can be greater.***

3.4. Priority Four: Bring empty properties back into use

With a significant need for more homes across Central Lincolnshire it is important that all existing homes are used to their best potential and bringing empty homes back into use will maximise the overall housing supply.

3.4.1 National reasons why this is a priority:

- The significant need for more homes and the fact that empty homes are a wasted resource
- Bringing empty homes back into use has a role to play in delivering much needed homes
- The benefits to neighbourhoods, communities and individuals with homes being brought back into use.

3.4.2 Local reasons why this is a priority

- There are 683 long-term empty homes in Central Lincolnshire
- Empty homes can be the source of problems such as blighting neighbourhoods, locations for anti-social behaviour or other problems such as dangerous structures and infestation
- It is recognised that it is important to ensure all homes are used to their best potential to assist in the overall delivery of much needed homes in line with our objectively assessed need and affordable housing need.
- Homes have been successfully brought back into use as affordable housing.
- Recognition of the benefits of homes being brought back into use at the district, community and local level

Delivering the Priority: Challenges the Plan needs to address

- ***Complexity and costs associated with bringing empty homes back into use.***

3.5 Priority Five: Deliver quality and energy efficiency in the new housing stock

3.5.1 National reasons why this is a priority:

- Ongoing national requirement to reduce carbon emissions;
- NPPF emphasis on high quality and inclusive design;
- Implementation of policies that are set out and ultimately agreed in the Housing Standard review.

3.5.2 Local reasons why this is a priority

- Commitment to reduce fuel poverty;
- Recognising local distinctiveness and quality of place.

Delivering the Priority: Challenges the Plan needs to address

- ***Stimulating private sector interest to deliver beyond Building Regulations due to costs of implementing additional standards;***
- ***Balancing the desire for higher standards with development viability, housing numbers and Infrastructure delivery.***

4.0 How will we deliver these priorities? Resources Partners and Stakeholders

The Central Lincolnshire authorities are working in partnership to deliver sustainable growth. It is recognised that it cannot be delivered in isolation and needs the support of a range of stakeholders and partners. The resources, input and support from this wide range of partners and stakeholders will be essential to bring forward housing delivery, and the necessary supporting infrastructure.

Key partners and stakeholders include public and private sector organisations, such as:

- Greater Lincolnshire Local Enterprise Partnership (GLLEP) – the public, private sector partnership working across Greater Lincolnshire to improve the economy and prosperity of the area, as set out in its Strategic Economic Plan. The GLLEP is a source of expertise and funding opportunities for the delivery of infrastructure to bring forward growth;
- The Homes and Communities Agency (HCA) – the public organisation responsible for promoting and funding the delivery of additional housing and affordable housing provision through expertise, enabling support, financing and grant funding;
- Registered Providers – Specialist affordable housing providing who build, own and manage affordable housing and who are able to secure HCA grant funding and subsidise affordable housing delivery from their own resources;
- Private Developers and Agents – who are the principal deliverer of market led housing developments;
- Parish Councils – as representatives of local communities with local knowledge and expertise;
- Local communities – who will have views and opinions on housing delivery in their localities and who may formalise their views in Neighbourhood Plans, which formally articulate how they would like to see their communities grow.

5.0 What we are going to do: High Level Action Plan

The action plan sets out what we will do to deliver our strategic objectives. Whilst actions are presented against specific objectives and priorities it is recognised they are interlinked and the actions will contribute to the delivery of more than one objective in many cases.

High Level Action Plan

Strategic Housing Priority	Housing Objective to meet priority	Actions to deliver objective	
1.0 Deliver Sustainable Housing Growth	1.1 Support the delivery of a planning policy framework to stimulate sustainable growth	1.1.1	Work with partners across Central Lincolnshire to contribute to the development of the Local Plan and supporting documents.
		1.1.2	Work with partners to develop and deliver a Community Infrastructure Levy charging regime and Infrastructure Delivery Plan.
	1.2 Deliver housing development	1.2.1	Work with developers and site promoters to bring forward identified strategic growth locations.
		1.2.2	Investigate and enable the delivery of broad locations for future housing growth.
		1.2.3	Facilitating the delivery of sustainable urban extensions to Lincoln, Sleaford and Gainsborough.
		1.2.4	Investigate financing and funding opportunities with GLLEP and HCA for the provision of infrastructure to support the delivery of market housing.
		1.2.5	Monitor Government housing initiatives and promote and maximise implementation including community based initiatives, self-build and support for first time buyers.
	1.2.6	Support community initiatives to increase housing delivery.	
	1.3 Promote Central Lincolnshire as potential for growth	1.3.1	Ongoing partner liaison and information sharing with developers and agents to bring forward appropriate development.
		1.3.2	Utilise existing development forums to highlight policy development and publicise/explore funding opportunities.
1.3.3		Develop marketing material which identifies and promotes the benefits of Central Lincolnshire to a wider audience of developers.	

	1.4 Enable appropriate supporting infrastructure	1.4.1	Work with partners to develop the infrastructure delivery plan and Community Infrastructure Levy charging regime.
		1.4.2	Investigate financing and funding opportunities with GLLEP and HCA for the provision of infrastructure projects.
		1.4.3	Work with planning colleagues to secure viable planning obligations by ongoing negotiation of planning conditions (e.g. Section 106) and viability assessments to maximise viable contributions to supporting infrastructure.
		1.4.4	Work with local authority partners to maintain and improve understanding of development viability and monitor market trends.
2.0 Deliver housing to meet a range of needs and circumstances	2.1 Deliver a variety of market housing types across Central Lincolnshire	2.1.1	Work with developers to ensure a balanced housing market by providing an appropriate mix of housing types for a range of incomes and household sizes.
		2.1.2	Maintain liaison with the GLLEP and large employers regarding housing plans / requirements.
		2.1.3	Ongoing liaison with the MOD about their housing plans.
	2.2 Deliver housing options for older people	2.2.1	Encourage the market to provide older persons accommodation as part of market housing developments.
		2.2.2	Engage with specialist older persons housing providers to explore potential development of a range of specific older persons market and affordable housing schemes.
		2.2.3	Work with delivery partners to increase extra care housing provision in Central Lincolnshire.
		2.2.4	Ensure opportunities to provide older persons affordable housing in line with identified needs when negotiating Section 106/ Planning obligations.
	2.3 Deliver housing options to meet other additional needs	2.3.1	Work with partners to understand the needs of specific service user groups (e.g. learning disabilities, physical disabilities, mental health).
		2.3.2	Work with providers to deliver appropriate housing solutions.
	2.4 Provision of Gypsy and Traveller sites	2.4.1	Deliver provision to meet the identified need for pitches.
		2.4.2	Maintain an evidence base on the supply and demand for pitches.

	2.5 Provision of Student Accommodation	2.5.1	Support provision and encourage balanced and inclusive communities.
3.0 Deliver Affordable Housing	3.1 Deliver more affordable housing	3.1.1	Work with the HCA and GLLEP to identify funding opportunities including the Affordable Homes Programme for the delivery of more affordable housing.
		3.1.2	Continue the use of Local Authority assets (e.g. land, commuted sum money) to maximise affordable housing delivery.
		3.1.3	Deliver Council house new build programmes in North Kesteven and City of Lincoln.
		3.1.4	Investigate and consider other assets that Local Authorities could use to stimulate delivery.
		3.1.5	Work with planning colleagues to secure viable planning obligations by ongoing negotiation of planning conditions (e.g. Section 106) and undertake viability assessments to maximise viable contributions of affordable housing.
		3.1.6	Maintain ongoing partnerships with Registered Providers to identify delivery opportunities.
	3.2 Deliver more rural affordable housing	3.2.1	Work with groups developing Neighbourhood Plans to identify local housing needs.
		3.2.2	Work with partners, landowners and developers to promote and deliver rural affordable housing, including securing land and funding opportunities.
4.0 Bring empty properties back into use	4.1 Bring Empty Homes back into use	4.1.1	Explore funding opportunities.
		4.1.2	Provide advice information and signposting services for empty property owners.
		4.1.3	Share best practice in the approach to empty homes across departments and undertake enforcement action as necessary.
		4.1.4	Work with community groups to identify problematic empties for targeted action.
5.0 Deliver quality and energy efficiency in the new housing stock	5.1 Promote innovation, high quality design and materials in new developments	5.1.1	Utilise urban design specialists to assess large site layouts/masterplans.
	5.2 Increase energy efficiency standards and sustainable use of resources	5.2.1	Develop Council housing to higher energy efficiency standards where viable to do so.

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