

Central Lincolnshire Local Plan 2012-2036 Examination

MATTER 9 – Lincoln (LP29, LP31, LP32, LP33, LP34, LP35, LP36 and LP37)

Central Lincolnshire Joint Strategic Planning Committee
Hearing Statement

October 2016



MATTER 9 – Lincoln (LP29, LP31, LP32, LP33, LP34, LP35, LP36 and LP37)

Issue 9a – Lincoln

Q1. Is the introduction of a reference to Lincoln Castle through MM/SC/4 necessary to make the plan sound?

The submitted policy makes reference to the views of Lincoln Cathedral and uphill Lincoln which was considered to include Lincoln Castle. However, the representation received from Historic England expressed the view that this should be strengthened to include specific reference to Lincoln Castle. The Committee agree.

As such, and on the basis it is an amendment to Policy, it is suggested as a ‘main’ modification (rather than ‘minor’).

Q2. To be effective does Policy LP31(d) need to specify what the ‘Lincoln area’ refers to? Is this the urban area/ strategy area or somewhere different?

The policy is intended to refer to Lincoln / the Lincoln urban area and therefore to be consistent with other parts of the policy it is accepted it could be clearer, and should be reworded (suggested modification Main/SC/20) to:

“...character and assets of ~~the Lincoln area~~, and the City Centre in particular...”

Q3. Policy LP32 supports higher and further education establishments in the City, but what about any located elsewhere? How are they considered in the Local Plan?

Policy LP32 is within the Lincoln chapter and seeks to acknowledge the importance of Lincoln University, Bishop Grosseteste University and Lincoln College to the Lincoln economy. Growth of the Agricultural College at the Lincolnshire Showground, linked to the food and farming enterprise zone and emerging LDO is considered under Policy LP8: Lincolnshire Showground.

Elsewhere in Central Lincolnshire, whilst higher and further education is clearly important, it does not have the prominence as at Lincoln, and proposals can be satisfactorily considered through other policies in the Local Plan.

Q4. To be effective in meeting the Vision of the Plan does Policy LP33 need to make reference to the Lincoln Masterplan?

No. The Masterplan is not a statutory based or prepared planning document, and as such including it within Policy LP33 would give it a greater status than it warrants. However, the Masterplan is available on our website and could usefully generate ideas (but not requirements) for regenerating specific parcels of land.

Q5. Paragraph 23 of the Framework states that in drawing up Local Plans local planning authorities should “allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited availability. Local planning authorities should therefore undertake an assessment of the need to expand town

centres to ensure a sufficient supply of suitable sites.” Has the exercise been carried out? How does the Local Plan seek to ensure that the right amount of land is available in the right places to meet the needs for retail, leisure, office and other main town centre uses?

The Local Plan is supported by the Central Lincolnshire City and Town Centres Study (2012) and update (2015) (E019 and E019A). The Local Plan seeks to ensure the vitality of the town centre whilst also providing flexibility for a range of uses. The City Centre Primary Shopping Area has been expanded (compared with the adopted Local Plan, within which the Primary Shopping Frontages and Secondary Shopping Frontages have also been extended. The Local Plan also defines an extensive Central Mixed Use area where other main town centre uses are “supported in principle”, subject to a list of criteria.

The overall approach is considered to meet the expectations of the NPPF without being overly prescriptive or overly precise about what will go where, giving flexibility and choice to the market, and enable the plan to adjust to changing circumstances and market desires, in line with NPPF para 21, third bullet.

Q5.a Does Policy LP33 provide sufficient certainty to decision makers, developers and the local community regarding the relevant tests for main town centre uses proposed outside the Primary Shopping Area in Lincoln? Is Policy LP33 consistent with the Framework in this regard?

It is considered that the policy provides the appropriate balance between ensuring the vitality of the City Centre and flexibility in meeting future needs in accordance with paragraph 23 of the NPPF. The Primary Shopping Area and Primary and Secondary frontages are identified and the policy states which uses are appropriate in each area. The policy also identifies a Central Mixed Use Area where a wide variety of uses are supported in principle, subject to a number of criteria, to ensure that those main town centre uses that cannot be accommodated in the primary shopping area can be accommodated satisfactorily elsewhere.

The Committee sees no inconsistency with the framework.

Q6. Why is it necessary for retail, leisure and/ or office developments to meet a need within the “immediate locality” under Policy LP34? Is this justified and consistent with the Framework? How will the “immediate locality” be determined for the purpose of the decision making process?

Yes, it is necessary, justified and consistent with the Framework.

Policy LP34 seeks to protect and support existing and proposed district and local shopping centres in the districts and neighbourhoods within Lincoln’s urban area. It seeks to meet the requirements of paragraph 70 of the NPPF which states that planning policies and decisions should “plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments”. Whether a use would meet a need within the immediate locality would depend on the nature of the proposed use, the size and nature of the district or neighbourhood and the size and nature of the centre and would be determined on a case by case basis.

If the phrase was removed, it could result in such uses coming forward in or on the edge of a local centre, which were of such a scale to draw customers from beyond the immediate neighbourhood (“locality”), undermining the viability/vitality of other centres higher up the retail hierarchy and/or result in inappropriate (and likely car-based) commuting to such a local centre.

Q7. What is the justification for only having Class A2 uses at ground floor and class B1 uses on upper floors in the South High Street Regeneration and Opportunity Area in Policy LP35? Does this represent the flexible approach to development that is encouraged in supporting paragraph 7.9.3?

The policy seeks to encourage a range of uses within the Regeneration and Opportunity Areas. The three areas listed are quite different and distinct in character and the policy seeks to reflect this. The South High Street Area is a secondary retail frontage where A1, A2, A3, A4, A5 and other uses are encouraged to which pedestrians may be expected to visit in the course of a shopping, leisure or tourist trip. Therefore whilst wishing to be flexible and encouraging other uses within the area as a whole, the policy seeks to maintain the secondary retail frontage character of the street.