

Central Lincolnshire Local Plan 2012-2036 Examination

MATTER 17 – MoD Establishments (LP57)

Central Lincolnshire Joint Strategic Planning Committee
Hearing Statement

October 2016



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Issue 17a – Development of MoD land and assets – Policy LP57

Q1. Policy LP57 supports the redevelopment or change of use of MoD land and assets surplus to requirements. Are all MoD sites suitably located for redevelopment or change of use? How would a decision maker balance the support for a proposal under Policy LP57 with the requirement of other policies in the plan, such as the distribution of housing in Policy LP2, LP3 and LP4?

The intention of Policy LP57 is to give decision makers a strategic steer for proposal whereby, due to rationalisation for example, large areas of land may become surplus to MoD requirements.

It is a positively framed policy, which seeks the redevelopment of land and buildings, rather than letting such brownfield land become vacant, derelict and/or an underused asset.

It is, however, acknowledged that there may be some MoD land and assets that are isolated in the countryside, or only adjacent to hamlets or small settlements. In such circumstances, redevelopment as a significant civilian community may not be suitable or follow the principles of sustainable development, and could conflict with the spatial strategy of the plan set by LP2.

On reflection, the second half of the policy should also not exclusively refer to areas currently or last used a services community – it should apply to all types of MOD land, irrespective of whether a services community were present.

The following modification (Main/SC/24) is therefore suggested for the second half of the policy:

~~“Where the proposal is to create a civilian community in an area currently or last used as a services community, particular consideration will be given to, proposals must:~~

- ~~the infrastructure and community facilities to be provided to the~~ **include appropriate** the infrastructure and community facilities ~~to be provided to the~~ **for the new** civilian community; and
- ~~the degree to which~~ **demonstrate that** the new community can access higher level services (such as jobs, leisure, retail and culture), **either within the development or** at other nearby settlement(s), by sustainable means; and
- ~~the extent, if any, of~~ **if there is** any **significant** increase in the population in the new community compared with the services community it will replace, ~~and~~ **consider** the implications **(environmental, social or economic)** of such an increase **and address them as appropriate in the proposals.**

By including the above suggested modification, redevelopment proposals for new civilian communities on redundant MOD land could come forward in appropriate locations, but if the location/proposal was isolated from higher level services, lacked infrastructure or had other implications which could not be appropriately mitigated, then the development could be refused. Without the modification, this might not be possible, which is not the intention of the policy.

The above suggested modification has been shared with the MOD, and, at the time of writing, the MOD is understood to be content with the amendments (though this does not prejudice the MOD making formal comments on it, should it wish to do so, if the suggested modification be subject to a period of consultation).