

From: [REDACTED]
Sent: 02 March 2017 20:45
To: Talk Planning
Cc: Programme Officer
Subject: Re: Consultation On Central Lincolnshire Local Plan Proposed Main Modifications And Policies Map Modifications, January - March 2017

Categories: Acknowledgement sent

To who it may concern .

This is my representation - comments - and soundless of the plan .

I have read the Policy LP 10 Meeting Accommodation needs Evidence report . proposed submission April 2016 , noticed National policy 1.4 page 1/ mentions people wishing to build their own homes .Added . (Custom / Self build needs to stay in the plan otherwise plan is un-sound going backwards from last years April draft plan which did mention quite a few times positive's for people wishing to build there own homes , to latest plan , no mention at all !

2.1 Majority of residents age 65 and over continue to live in or private households rather than communal establishments,suggesting that they live at home or with relatives, friends or carers . Added : (New Executive Bungalows for many older people wishing to down scale & to be on one level Custom /Self build can help provide that need , not forgetting disabled families needs eg (Carer accommodation) looking for a totally Be-Spoke Custom build on a single Level with a Adapted garden) .

Local plan policy . 3.1 to 3.4 Executive homes : If Custom build plots were delivered on strategic sites it says it would create High levels of uncertainty with regards to the forms of dwellings on these plots and Influence the sale and marketability of houses on surrounding plots ! It was suggested that the plan should consider allocating specific smaller sites for self/ custom build or develop an exception policy in support of land release in certain locations . (added: needs Councils back up support , and Collaboration from the Government's New Right to Build Register and Custom/ Self build housing Act , duty of Councils is to support and help people to provide service plots in the right locations ,for though's people wishing to build there own home .)

SHELAA site CL1189 allocation submission at Dunholme for a Pure Custom build dwelling site ,provided in a separate Location to market houses , next to old village centre ticked that box perfectly for where Custom homes are been preferred to be built on the Central Lincolnshire plan wording .3.3 /3.4 . (Custom build people do require the right Location site near Local amenities when spending a lot of money on there dream home . (older people near to supermarket/ post office/ Church , near for young children's junior school and play school .

4.4 (Executive Bungalows / Smaller Bungalows there's a large need : Custom/ Self build site can help provide that need easier than a Market site ,as Executive Bungalows take up to Much land and space for the Larger developments sites it's a very different to market Homes.

4.5 Custom build was revised to provide more flexibility and to prevent development from being subject to a scale of policy burdens that the ability to be developed viably .

Young first time buyers (Added : Some affordable housing can go on a Custom build site by the Landowner giving a discount on that affordable housing piece of land , 80% market value and stays that way in peratuity , Custom build at the moment is Exempt from Community Infrastructure levy , there are New Government Infrastructure Incentives grants for Custom build sites to help them get off the ground quickly "which large developments are much slower " .

4.13 Custom build : particular support for proposals which provide opportunities for Custom build . Added : (This sentence needs to stay in the Plan what Councils must be supportive of with there officers working together with Landowner's. Trying to provide a new need to the Housing Market , which large developers do not provide.

4.14 5.8 (Added :Custom build Should be Supported with Pro Active Marketing on there Web sites by the Councils "Right to build Register" with its own Policy

Helping preventing Policy Burdens for the specialist timber framed builders, and Architects working for people 'clients ' wanting a Custom build home , many other Councils seem to be doing this around the Country now .

Sending another email on this ,from the Housing Minister's video &' District Councils all over the Country , working

together with Landowner's wishing to do something very different not tied up in a option with large developers , but having the freedom to work with Specialist Self Builders and Architects with the Councils in partnership.

Modifications Central Lincolnshire Local Plan .

3.2.5. Policies provide an effective framework for decision-making and provide a clear indication as to how a decision maker should react to a development proposal.

Added : " Custom /Self Build needs is own Policy to run along side the Right to Build Register"

Policy LP2

Spatial Strategy and Settlement hierarchy.

Custom Build homes would deliver sustainable growth on SHELAA site CL1189 in Dunholme which seems to tick all boxes for a Custom build only site , Meets a "Different Home needs" appropriate Location near old village centre for Custom built home buyers, away from any Large new developments settlements ' which is what the Plan is looking to cater for , Custom build customers right Location need , with a overriding benefit to the local economy and Community.

Policy LP2 & mm/3 3.3.2- 3.3.3. Employment growth , Jobs in a Rural settlement :

Many people today need to work from home a Custom build site can provide Be-Spoke ,Eco office space in the Home or Garden ' for that person's own personal needs .

Catering for the needs of less mobile occupants , older people and disabled people ,and deliver dwelling's which are capable of meeting people's changing circumstances over their lifetime. Where possible,higher accessible homes should be located close to any existing Local centre's and public transport connections .

Large villages Additional growth on non - allocated sites in appropriate Locations in a scale of 25 and under .

Page 11. No significantly harm to the character and appearance of the surrounding countryside or rural setting of the settlement.

Local Community support for the scheme. Community benefits.Employment growth .

mm/23, Habitat protection,restoration and creation ,including woodlands &'wetlands .

mm/ 28. Open spaces , including those not publicly accessible, provide breaks in the street scene and may allow views of the surrounding countryside to be enjoyed from within the settlement.

mm/29 . Enhancing existing open space serving the community area : & Tourism.

5.8.3. Delivers a wealth of benefits to local people and wildlife ,amenity space, allotments, Open undeveloped spaces within a settlement are as important as the buildings in giving a settlement its unique character and form.

Green Infrastructure plan at Dunholme (CL1189) always answered all this :

My plan for a pure Custom build site is also planned working with the Forestry Commission & Lincolnshire Wildlife trust a New 12 acre Farm Woodland scheme and Wildflower meadow backdrop on the edge of the settlement , with a New permissive public assess Bridle way ,though the new Woodland to join existing Bridle way creating a safe Circular link route back into the village of Dunholme / Welton , Draft Plans have been Submitted showing this unique overall plan with Green Infrastructure outside the Development, opportunity in the future for a Farm Shop /Ice Cream parlour near to A46 & Dunholme village centre , not just Custom homes on the edge of the village settlement.

4.4.6 Policy LP 10 . Meeting Accommodation needs .

Custom build Be-Spoke Bungalows can go a long way in providing all these very important needs for people with less mobile occupants , wheelchair user dwelling's, older people and disabled people / children , building a Be-Spoke Eco home where a Carer or Family Carer's can live in , and for our future Communities young families & Ageing population needs and choice , some young families also like to be on one level.

Conclusions.

Central Lincolnshire plan needs to promote Custom/Self with its own Policy identity in the New Plan to make it 'Sound' which is promoted by the Government's (Right to Build Register) Like South Cambridge , Melton Mowbray, Sheffield, East Riding , Bedford, Teignbridge, and many other Councils in the Country are doing .

(See other pro active Councils on 2nd email)

If we want to encourage not just Local people , But working families and older retired people from other parts of the country who want to build there own Custom /Self build Dream home in Central Lincolnshire we all need to promote and Market them to come to Central Lincolnshire instead of other Neighbouring County's , Like Leicestershire,Nottinghamshire, Yorkshire, that's got to be good for our Local economy's future growth :

Employment: Tourism.

There is so much Government Evidence and legislation with the new 'Custom/Self build Act policy 2016 ' that pure Custom/ Self build sites should be encouraged and promoted in there own 'Right to Build Register ', and should be Incorporated in the Central Lincolnshire Plan over the next 20 years , 18,000 people have registered around the country last year 'and growing' who would like to build there own home , the Government is hoping to build 20,000 Custom homes a year by 2020 , Central Lincolnshire is a big area of Rural Settlements and has a great opportunity to encourage Custom/Self build sites ,Helping a much needed Local Economy's Growth much Quicker, with the added support of Government's Infrastructure Funding over the next few years , which will help get these Custom build sites off the ground Now ,not years away.

Today 2rd March I was invited to,Potton Homes Self build Passivhaus show centre , St Neots Cambridgeshire who wanted me to talk to people from the HCA , Gov, U.K. Self - build and Custom Housebuilding department, Government policy makers , Representative from Right to Buy ,Paul Newman Potton Director,Mark Stevenson Managing Director Potton homes all interested to know from a Landowner's point of view what its like trying to promote a pure Custom Build site in a Rural area ,without a large Developer on board , but working in Partnership with a Specialist Self /Custom builder like Potton homes .

Lady from Gov Uk Right to Build ,said later in the year there will be Government Extra funding for councils who promote Custom and Self build homes .

Harry Swales from HCA .gov. said the New Government Finance Homes & building Fund of 3 billion pounds will support Small builders , Community builders , and Custom Builders with Infrastructure grants to open up the site .

Kind regards Andrew Ottewell . C.Ottewell & Sons . Partner .
Sent from my iPad

On 1 Feb 2017, at 10:18, Talk Planning <talkplanning@central-lincs.org.uk> wrote:

Dear Mr Ottewell,

Please see email below regarding the Proposed Main Modifications to the Central Lincolnshire Local Plan that was sent to JHWalter, as your agent, on Monday 23rd January 2017.

Regards

Charlotte Robinson

Dear Sir or Madam,

You are probably aware that the Central Lincolnshire Local Plan was submitted to the Secretary of State on 29 June 2016 for independent examination. You may also be aware that the Secretary of State appointed Jeremy Youle BA(Hons) MA MRTPI as the independent Inspector to conduct the Local Plan examination. Inspector Matthew Birkinshaw BA(Hons) MSc MRTPI was appointed to assist Jeremy Youle. Public Hearing Sessions, which form part of the Examination, took place between 1 November 2016 and 14 December 2016.

During the examination, a number of proposed changes ('Main Modifications') to the Local Plan have been identified. These changes are required to address concerns identified by the Inspectors or representors to make the submitted Plan 'sound' or legally compliant, and therefore enable the Plan to be adopted.

I am now writing to you on behalf of the Central Lincolnshire Joint Strategic Planning Committee (CLJSPC), to notify you under the provisions of the Town and Country Planning (Local Planning)(England) Regulations 2012, that the Proposed Main Modifications to the Central Lincolnshire Local Plan, together with associated documents, are now being published for a 6 week period of public consultation.

The Proposed Main Modifications document, and associated documents, are available to view and download from the Local Plan Examination page of the Central Lincolnshire website: www.n-kesteven.gov.uk/central-lincolnshire/local-plan-examination/. Paper copies are also available to view at the offices of North Kesteven District Council in Sleaford during normal public opening hours.

The consultation documents comprise of:

- Schedule of Proposed Main Modifications, January 2017
- Schedule of Proposed Policies Map Modifications, January 2017

- Sustainability Appraisal and Habitats Regulations Assessment Implications Report, January 2017

The period for making representations runs for 6 weeks from **Monday 23 January to Monday 6 March 2017, closing at 17.00.**

Please note this is a formal stage of public consultation as part of the examination of the Central Lincolnshire Local Plan. It is therefore very important representations (comments) relate to the legal compliance and/or soundness of the Modifications and are made within the 6 week consultation period in order to be considered.

Please also note this consultation is not an opportunity to make or repeat previous representations you may have made on the Local Plan, as these have already been considered by the Planning Inspectors. Whilst the representations on the Main Modifications should be sent to the CLJSPC, all representations will be forwarded to the Planning Inspectors via the Programme Officer. The Planning Inspectors will then consider all the representations made before finalising their report.

Representations must be made in writing by post or email to:

By email: talkplanning@central-lincs.org.uk

By post: Central Lincolnshire Local Plan Team, c/o North Kesteven District Council,
District Council Offices, Kesteven Street, Sleaford NG34 7EF

If you make representations it would be extremely helpful if you use or refer to your Person ID, if you have one (see top of this letter). In your response, please clearly identify which Main Modification your representation refers to using the reference (i.e MM/1, MM/2 etc) in the Schedule of Proposed Main Modifications or in the associated documents.

If you have any queries about the Modifications consultation, please do not hesitate to contact Hannah Charlish, Programme Officer for the Central Lincolnshire Local Plan Examination, by email: programme.officer@central-lincs.org.uk or telephone: 07973 916952.

Yours faithfully

Richard Kay, Local Plan Manager
On behalf of the CLJSPC