



City of Lincoln Council

Annual Monitoring Report

Monitoring Period 1st April 2017 to 31st March 2018

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1.0 Introduction

- 1.1 The Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 34 requires Local Planning Authorities to produce an Authorities' Monitoring Report (AMR). This AMR is structured around meeting the requirements of Regulation 34.
- 1.2 Compliance with this Regulation builds on the annual monitoring reports produced and published for the District historically between 2005 and 2016 under the title "Annual Monitoring Report".
- 1.3 During this monitoring period the Authority has been working with its partner authorities, North Kesteven District Council and West Lindsey District Council whom together have adopted the Central Lincolnshire Local Plan. This document sets out the strategic planning policies for the area, including the housing requirement, and growth distribution.
- 1.4 For the purposes of this 2017/18 monitoring report, the following key documents relevant during this period will be referenced;
 - Central Lincolnshire Local Development Scheme 2015
 - Central Lincolnshire Local Plan Adopted April 2017
- 1.5 The above documents are available to view at the Central Lincolnshire Local Plan website <http://www.central-lincs.org.uk/>
- 1.6 The source of the information used in this report is Lincoln unless otherwise stated.
- 1.7 This AMR covers the period 1st April 2017 to 31st March 2018.

Key findings of this Monitoring Report

- 1.8 The following summarise the key findings of this AMR:
 - During the monitoring period:
 - 191 new homes were completed (net);
 - There were 43 affordable housing completions (gross);
 - 6236.41 square metres of additional employment floor space was completed;
 - 6778 square metres of development was completed for town centre uses
 - There is a total area of 740 ha of land designated as Local Wildlife Sites in Lincoln across 48 sites;
 - 8% of the proportion of Local Wildlife Sites are under positive management;
 - There are 2 Sites of Special Scientific Interest (SSSI) totalling an area of 112.44 ha;

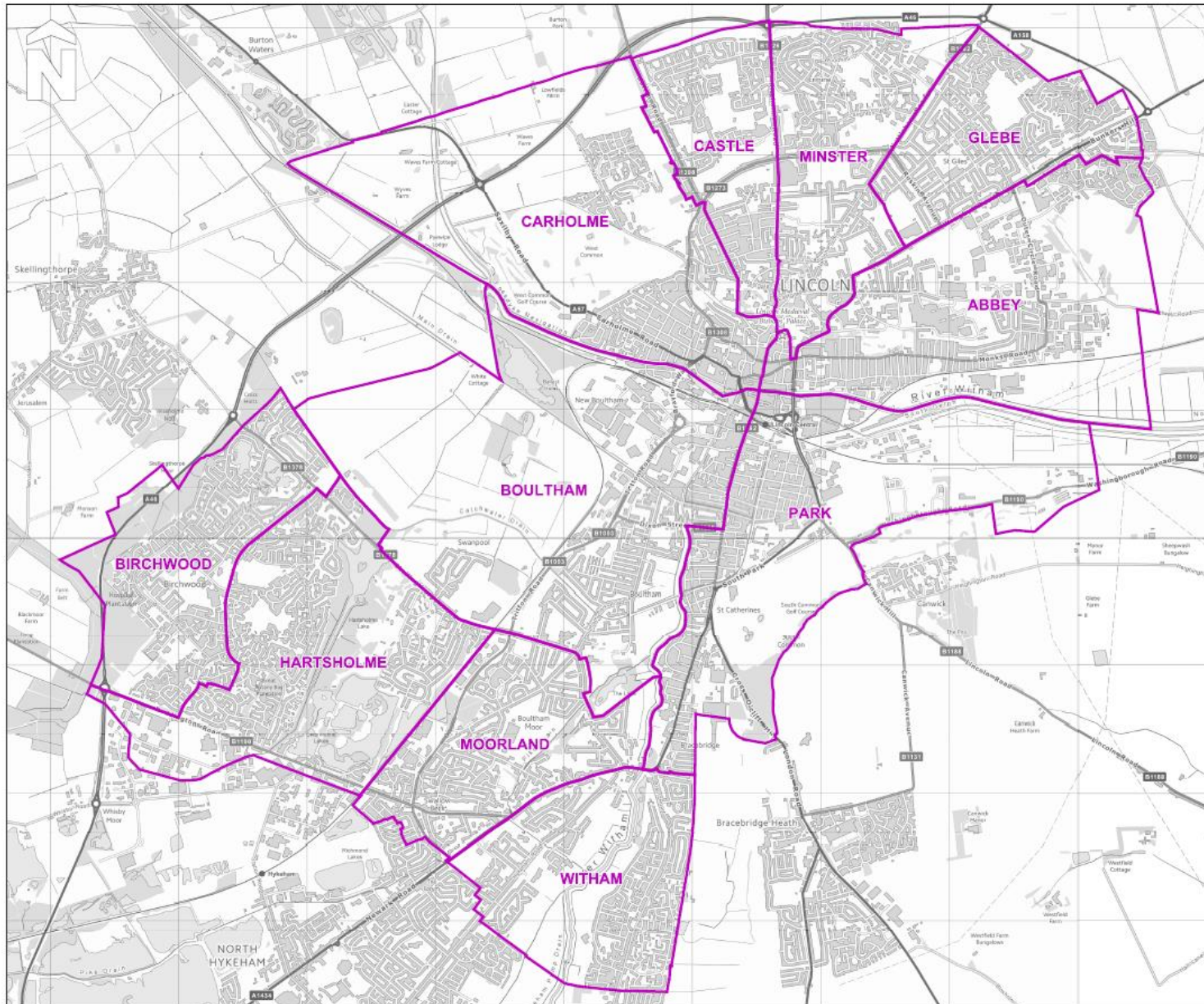
Detailed Portrait of Lincoln

- 1.9 Detailed information on topics such as Population, Households, Economy, Health and Education can be found in the District Area profiles published by the

Location

- 1.10 Lincoln is one of seven districts located in the centre of Lincolnshire which covers an area of 356 square miles. An Urban District neighbouring the predominantly rural Districts of West Lindsey to the North and North Kesteven to the South. The Administrative district covers an area of 36 square km (14 square miles) and is made up of 11 Wards. The adjoining and neighbouring settlements in the parishes of Skellingthorpe, North Hykeham, Waddington and Bracebridge Heath extends the urban limit of the City beyond that of the District administrative boundary.

Figure 1 – The Lincoln District



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Population

- 1.11 The table below sets out county wide information on population change. The table below sets out countywide information on population change. There has been a 1.4% increase in population between 2017 and 2018 according to the Office for National Statistics (ONS) mid-year estimates. This is in line with the overall estimated growth for Lincolnshire.
- 1.12 For Lincoln the table shows a 3,800 person increase between 2012 mid-year census and 2017 mid-year estimates.

Table 1 – Lincolnshire and Districts Population Estimates 2012 to mid-2018

(Source – ONS mid-year estimates. Numbers may not total due to rounding)

Local Authority Area	2011 census	2012 Mid-year estimate	2013 Mid-year estimate	2014 Mid-year estimate	2015 Mid-year estimate	2016 Mid-year estimate	2017 Mid-year estimate	% change 2012-2017	% change 2016-2017
Boston	64,600	64,800	65,900	66,500	66,900	67,700	68,500	5.7	1.2
East Lindsey	136,700	136,600	137,600	137,600	137,900	138,700	139,700	2.3	0.70
City of Lincoln	93,100	94,600	95,600	96,200	97,100	97,400	98,400	4.0	1.0
North Kesteven	108,500	109,300	109,800	111,000	111,900	113,600	115,200	5.4	1.4
South Holland	88,400	88,500	89,200	90,400	91,200	92,500	93,300	5.4	0.9
South Kesteven	134,100	135,000	136,400	138,000	138,900	140,900	141,700	5.0	0.6
West Lindsey	89,400	90,000	90,700	91,800	92,800	93,900	94,300	4.8	0.4
Lincs	714,800	718,900	724,400	731,500	736,700	744,800	751,200	4.5	0.9

2.0 Authorities' Monitoring Report and the Local Planning Regulations 2012

Regulation 34(1) – Local Plan and Supplementary Planning Document (SPD) Progress

34. (1) A local planning authority's monitoring report must contain the following information—
- (a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;
 - (b) in relation to each of those documents—
 - (i) the timetable specified in the local planning authority's local development scheme for the document's preparation; .
 - (ii) the stage the document has reached in its preparation; and .

(iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and .

(c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.

- 2.1 A Local Development Scheme (LDS) is the project plan setting out the timetable for the delivery of any Development Plan Documents (DPD) or 'Local Plans' for an area that the Local Planning Authority intends to produce. Since the establishment of the Central Lincolnshire Joint Planning Committee in 2011 the District has been working jointly with neighbouring Districts, Lincoln City Council and West Lindsey District Council to produce a Joint Local Plan.
- 2.2 The 2012-2036 Central Lincolnshire Local Plan was adopted by the Central Lincolnshire Joint Strategic Planning Committee on 24th April 2017.
- 2.3 Following adoption of the Local Plan a revised LDS was developed. It was approved by the Central Lincolnshire Joint Strategic Planning Committee on 19 June 2017 and came into effect immediately replacing the previous LDS, dated June 2015.
- 2.4 This Central Lincolnshire LDS sets out the timetable for any DPDs to be prepared for the period 2017 to 2020, following adoption of the Central Lincolnshire Local Plan on 24th April 2017.

Table 2 – Local Development Scheme 2017

Stage	Description	Date stage will/is to take place
Adoption of the Central Lincolnshire Local Plan DPD	Following an independent examination and receipt of the inspector's report, the Joint Strategic Planning Committee formally adopted the Central Lincolnshire Local Plan on 24th April 2017. It will now be used in making planning decisions.	24 th April 2017
Ongoing monitoring of Local Plan policies and updating the policies map to reflect adopted/made DPDs	Ongoing monitoring of the adopted Local Plan policies to ensure that they are effective, up to date and relevant. This will be informed in part by the yearly AMRs produced by each district council, usually in the autumn. The policies map will be updated with relevant land use allocations, as appropriate, as other DPDs or Neighbourhood Plans are adopted or made.	AMRs produced by North Kesteven, City of Lincoln and West Lindsey District Council, usually in the autumn of each year. Ongoing.

Regulation 34(2) Non-Implementation of a Policy

34. (2) Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority's monitoring report must—

(a) identify that policy; and .

(b) include a statement of— .

(i) the reasons why the local planning authority are not implementing the policy; and

(ii) the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.

2.4 The Council is implementing all polices in the Central Lincolnshire Local Plan.

3.0 Housing in Lincoln

Regulation 34(3) – Net additional dwellings

34. (3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned—

(a) in the period in respect of which the report is made, and

(b) since the policy was first published, adopted or approved.

3.1 The Local Plan identifies a total of 36,960 dwellings to be completed during the Plan period across the whole of the Central Lincolnshire area with an annual net completion figure set at 1,540 dwellings per year. This figure is for all three Districts that make up the Central Lincolnshire Local Plan area and is not separated out at a District Level.

3.2 It is confirmed that 346 net additional dwellings were completed in the monitoring period and in terms of affordable dwellings, it is confirmed that 231 affordable homes were completed.

3.3 It is not currently possible to monitor **net** affordable dwellings completed, as data is not fully available for affordable dwelling losses and indirect gains. By its nature

such data is difficult to collect as the Local Authority is not notified of conversions to a non-affordable dwelling or visa versa as a matter of course.

- 3.4 The Authority does however have data on Council House losses from stock through the 'Right to Buy' scheme. 67 properties were sold during the monitoring period.
- 3.5 In respect of Regulation 34(3)(b), the net cumulative total and annual average completions since 2012/13 is set out.
- 3.6 To break down the figures for more recent times in detail, the tables below show the total number of dwelling completions in Lincoln for the period 1st April 2012 to 31st March 2018. The net cumulative total and annual average completions since 2012 is set out below.

Table 3 – Lincoln net dwelling completion totals since 2012/13

Net dwelling completion totals	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Net Completions	233	236	166	235	188	191

Table 4 – Lincoln gross dwelling completion totals since 2012/13

Gross dwelling completion totals	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Gross Completions	235	239	167	242	193	194

Table 5 – Lincoln net cumulative dwelling completions and annual averages since 2012/13

Net cumulative dwelling completions and annual averages	Cumulative Total	Annual Average
2012/13	233	233
2013/14	469	235
2014/15	635	212
2015/16	870	218
2016/17	1,058	212
2017/18	1,249	208

Gypsy and Traveller pitches

- 3.7 The Central Lincolnshire Gypsy and Travellers accommodation assessment 2013 summarises accommodation needs in central Lincolnshire and Lincoln. No additional pitches within Lincoln were identified as being required in the first 5 years (2013-2018). For the remaining 15 years there is the need for 7 additional pitches in Lincoln. Monitoring information relates to the delivery of pitches for Gypsy and Traveller families. For the purposes of monitoring, a pitch is defined as an “area of land demarked for the use as accommodation by a single Gypsy and Traveller household, sometimes including extended families which may require space, within one pitch, to provide for more than one caravan.” (Core Output Indicators - Update 2/2008).
- 3.8 Table 6 details the net total number of pitches available for use in Lincoln since 2012. For the 2017/8 monitoring period there were no additional pitches granted planning permission in the district.

Table 6 - Gypsies and Travellers and Travelling Show people pitches in Lincoln

Net Pitches for Gypsies & Travellers granted planning permission	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Permanent Planning Permission	0	0	0	0	0	0
Temporary Planning Permission	0	0	0	0	0	0
Caravans on Travellers own land – ‘tolerated’	0	0	0	0	0	0

Affordable housing completions (Gross)

3.9 Affordable housing is monitored as gross completions (see earlier commentary). Between 1st April 2017 and 31st March 2018 there were 43 affordable dwelling completions which represents 16% of total gross new build dwelling in that year.

3.10 Table 7 sets out affordable housing completions since 2012/13.

Table 7 – Affordable Housing Completions (Gross) 2012-2018

Gross Affordable Dwellings Completed	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total
Total Net no of additional dwellings completed	233	236	166	235	188	191	1,249
Gross number of affordable dwellings completed	43	9	27	57	21	43	200
Percentage of total dwellings completed that are affordable	18.5%	3.8%	16.3%	24.3%	11.1%	22.5%	16%

Right to buy sales

3.11 City of Lincoln council currently owns 7,685 homes. 67 properties have been sold during the monitoring period under the Right to Buy scheme. Since 2012/13, 276 Council owned properties have been sold under the Right to Buy scheme.

Table 8 – Right to buy sales of publically owned housing stock in Lincoln

Right to buy sales	Total Stock	Gross right to buy sales	Cumulative right to buy sales
2012/13	7,904	24	24
2013/14	7,872	32	56
2014/15	7,841	36	92
2015/16	7,808	52	145
2016/17	7,747	64	209
2017/18	7,685	67	276

Housing Land Supply in Lincoln

- 3.14 The Local Plan identifies a total of 36,960 dwellings to be completed during the Plan period across the whole of the Central Lincolnshire area with an annual net completion figure set at 1,540 dwellings per year. This figure however is for all three Districts that make up the Central Lincolnshire Local Plan area and is not separated out at District level.
- 3.15 The Central Lincolnshire Five Year Land Supply Report for 1 April 2019 to 31 March 2023 was published in January 2019. This confirms that Central Lincolnshire has 5.87 years of housing supply. The five year land supply report can be viewed on the Central Lincolnshire Local Plan website at website at <https://www.n-kesteven.gov.uk/central-lincolnshire/planning-policy-library>

Regulation 34(4) – neighbourhood planning

34. (4) Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan, the local planning authority's monitoring report must contain details of these documents.

- 3.16 To meet Regulation 34(4), it is confirmed that no neighbourhood development plans or orders were made ('adopted') in the monitoring period.

Regulation 62(4) - Community Infrastructure Levy (CIL)

34. (5) Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010(2), the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.

- 3.17 For the purpose of Regulation 64(2), it is confirmed that the Authority has adopted CIL. The CIL charging regime came into force in Lincoln on 5th February 2018. For 2017/18 the following income and expenditure is recorded: -
- total CIL receipts were £0;
 - total CIL expenditure was £0
 - total CIL receipts retained at the end of the financial year £0
- 3.18 Table 9 reports that £146,229.50 was collected from developers during 2017/18. Throughout this reporting year, £349,128 was drawn down towards the provision of Strategic Playing Fields, and a further £56,628 was released for the purpose of Local Green Infrastructure within the District.

Table 9 S.106 Developer Contributions

Infrastructure Item	Amount collected (£)	Amount Released
Education	30,000.00	0
Highways	50,000.00	0
Strategic Playing Fields	22,864.00	349,128
Local Green Infrastructure	43,365.50	56,628
Health	0	0
Total	146,229.5	405,756

Regulation 34(6) – Duty to Cooperate

34. (6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.

Duty to Cooperate: Joint Plans or other applicable Strategies

- 3.15 The 'Duty to Cooperate' requires Local Planning Authorities and prescribed public bodies to work together, through engaging constructively, actively, and on an ongoing basis, with regard to strategic matters and supporting activities that relate to the preparation of development plan documents. A strategic matter is defined as sustainable development or use of land or infrastructure that has or would have a significant impact on at least two planning areas.
- 3.16 The NPPF, builds on the requirements of the Localism Act, stating that public bodies have a duty to co-operate on planning issues that cross administrative boundaries.
- 3.17 During the monitoring period the Central Lincolnshire Joint Strategic Planning Committee adopted the Central Lincolnshire Local Plan.
- 3.18 A report on how the production of the Local Plan has been prepared in compliance with the Duty to Cooperate requirement can be downloaded (document E052 and E052a) from the Central Lincolnshire website at <http://www.lincolnshire.gov.uk/central-lincolnshire/planning-policylibrary/126952.article>

4.0 The Economy in Lincoln

Additional employment floor space

- 4.1 This section relates to the amount of additional floor space completed within the monitoring period.
- 4.2 A piece of secondary legislation groups types of use of premises into classes, so that no planning permission is required if a building is changed from one use to another within the same class. Employment Land for the purposes of this monitoring indicator is defined as uses B1, B2 and B8 (see table below for categories).
- 4.3 Table 10 shows the additional floor space created for employment uses in Lincoln over the period from the 1st April 2012 to the 31st March 2018.
- 4.4 6236 square metres of additional employment floorspace was completed during the monitoring period.
- 4.5 All floorspace in the current monitoring year was built on brownfield land.

Table 10 - Additional Employment Floor space

Employment Floorspace Developed (m2)						
Land Use Type	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
B1	687.33	1570.86	10,760	-355.82	179	-189.59
B2	0	0	0	563.76	0	0
B8	58.00	1252.86	0	285	0	6426.00
Mixed	0	0	0	0	821	0
Total	745.33	2823.72	10,760	492.94	642	6236.41

Table 11 – Percentage of employment floorspace completed on previously developed land

Amount of Employment Floorspace completed on Previously Developed Land (%)						
Land Use Type	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
B1	100%	92.4%	100%	100%	100%	100%
B2	0	0	0	100%	0	0
B8	100%	100%	0	100%	0	100%
Mixed	0	0	0	0	100%	0
Average Overall	100%	95.77%	100%	100%	100%	100%

Completed floor space for “town centre uses”

4.6 This information relates to the amount of floor space created for “Town Centre Uses”.

4.7 Overall the city has seen a net decrease in floorspace of 330 square metres.

Table 12 – Floor space developed for “town centre uses” in Town Centre Areas

Town Centre Uses Developed (A1, A2 & D2) (m2)						
	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Town centre uses increase	300.89	678.11	788.94	951	3753.75	7108
Town centre uses decrease	-1614.26	-232.68	-1244.54	110.7	1035.2	-330
Total	1313.37	445.43	-455.60	840.3	2718.55	6778

5.0 The Environment in Lincoln

European or International Designations

Special Areas of Conservation (SAC)

- 5.1 SACs are sites designated under the EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora). Lincoln contains no areas of land covered by SACs.

Special Protection Areas (SPA)

- 5.2 SPAs are sites designated under the EU Birds Directive (Council Directive 79/409/EEC on the Conservation of Wild Birds). Lincoln contains no areas of land covered by SPAs.

Ramsar Sites

- 5.3 Ramsar sites are sites designated under the Ramsar Convention on Wetlands of International Importance. Lincoln contains no areas of land covered by Ramsar sites.

National Designations

Local Nature Reserves (LNR)

- 5.4 LNRs are designated by Natural England and the relevant local authority. They are publicly accessible areas. Lincoln contains 2 LNRs:

Table 13 – Local Nature Reserves in Lincoln

Local Nature Reserve	Total Area (ha)
Swanholme Lakes	52.51
Cross O Cliff Orchard	1.7

Table 14 – Local Nature Reserves per 1000 people in Lincoln

Information on LNR	Data
Local Nature Reserve Total Area in Lincoln (ha)	54.21
Population in Lincoln (figure from ONS 2016 mid-year estimate)	97,400
Local Nature Reserve area per 1000 people (ha)	0.55 ha

Sites of Special Scientific Interest (SSSI)

5.5 SSSIs are protected under the Wildlife and Countryside Act 1981. Lincoln contains two SSSIs: Swanholme Lakes and Greetwell Hollow.

SSSI Condition Assessment

5.6 SSSIs are divided up into areas known as SSSI units and these units are monitored for their condition by Natural England. The condition of a SSSI unit is deemed to fall into one of five categories - favourable, unfavourable recovering, unfavourable no change, unfavourable declining and destroyed/part destroyed. The condition of SSSIs in the district and the county is shown below by percentage area of total SSSI land in the relevant authority area.

Table 15 – SSSI Condition Assessment

SSSI Site	Area (ha)	Favourable	Unfavourable – Recovering	Unfavourable – No change	Unfavourable - Declining	Partially Destroyed	Destroyed	Not Assessed
Swanholme Lakes SSSI	32.12		10.95 (20.61%)	42.17 (79.39%)				
Greetwell Hollow SSSI	59.32	59.32 (100%)						
Lincoln total	112.44							
SSSI Lincolnshire Total	105,431.69	39,740.58 (47.61%)	42,913.55 (51.41%)	321.51 (0.39%)	495.79 (90.59%)			

Non-Statutory Sites

County Wildlife Sites (CWS) in Lincoln

5.7 County Wildlife Sites are identified because their flora, fauna, geological or geophysical features are of County-wide importance. They are designated by the Council, following advice from the Lincolnshire Wildlife Trust. There are no sites currently identified in Lincoln. No new County Wildlife Sites have been designated during the monitoring period.

Local Wildlife Sites (LWS) in Lincoln

5.8 Local Wildlife Sites are sites selected by the Greater Lincolnshire Nature Partnership GLNP (a group of partnership organisations and individuals affiliated to the Greater Lincolnshire Biodiversity Partnership). LWSs have no statutory

protection but are recognised as a material consideration in the planning system. LWSs and LGWS are ‘Local Sites’ as defined by DEFRA. Local Sites have been assessed in terms of their management for the Local nature conservation/biodiversity data requirement on the Single Data List (Ref 160, formerly known as NI197). This is the proportion of Local Sites where positive conservation management is being or has been implemented (Local Sites also include Regionally Important Geological and Geomorphological Sites and there are 2 in Lincoln).

Table 16 – Sites with local environmental designations

Information on Locally designated sites	Data	Size ha.
Local Wildlife Sites	48	678.2
Local Geological Sites	2	61.8

Renewable Energy Generation

5.9 This data looks at the energy generation capacity provided from renewable energy sources. There have been no applications for renewable energy projects during this monitoring period:

Table 17 – Non-domestic Renewable Energy Projects granted planning permission during 2017/18

Type of Renewable Energy	Applications	Energy Production	Site Area (ha)
Solar photovoltaic	0		

Co2 Emissions in Lincoln in Lincolnshire

5.10 Table 18 below identifies the local CO2 emission estimates for Lincoln and surrounding districts in Lincolnshire. There is a two year delay in receiving this information.

www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxideemissions-national-statistics

Table 18 – Local CO2 emission estimates

Local Authority Area	2012	2013	2014	2015	2016
Boston	6.6	6.3	5.7	5.5	5.1
East Lindsey	8.1	7.8	7.4	7.2	6.9
Lincoln	5.0	4.8	4.2	3.9	3.6
North Kesteven	8.5	8.4	7.9	7.6	7.3
South Holland	8.6	8.3	7.4	7.3	7.0
South Kesteven	8.3	8.0	7.4	7.1	6.8
West Lindsey	8.1	7.8	7.2	7.0	6.7

6.0 Conclusion and Next Steps

- 6.1 This is the eighth AMR where the City of Lincoln has been part of the Central Lincolnshire Local Plan Team. This AMR reports performance against core output indicators, indicators set by the previous Government to monitor local planning authority performance. It is important to continue to monitor performance to measure the effectiveness of our policies and decisions. The Central Lincolnshire Local Plan Team will be working with others on developing local indicators and targets as part of the Local Plan review which will form the basis of future AMRs. In addition, future AMRs will be informed by any changes to national policy and guidance.