



# **Policy LP30 Lincoln Sustainable Urban Extensions Evidence Report**

**Proposed Submission  
April 2016**

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# 1. Introduction and Policy Context

## **Introduction**

- 1.1 A joint Local Plan for the Central Lincolnshire area is being produced which will set the framework for how development will be considered across the districts of the City of Lincoln, North Kesteven and West Lindsey to 2036.
- 1.2 This Evidence Report (which is one of a collection) provides background information and justification for policy LP30, which relates to major development sites or sustainable urban extensions for Lincoln.

## **National policy**

- 1.3 The National Planning Policy Framework (NPPF) was published in March 2012 and the National Planning Practice Guidance (NPPG) was introduced in 2014 which offers 'live' government guidance.
- 1.4 Paragraph 52 of the NPPF is particularly relevant to urban extensions, stating "the supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities."
- 1.5 The above NPPF policy has been taken into account in preparing the Local Plan as a whole, and policy LP30 in particular.
- 1.6 At the time of writing this report, the NPPG did not include any specific guidance on urban extensions.

# 2 Central Lincolnshire Context in Relation to Policy LP30

- 2.1 A need has been identified for 36,960 homes across Central Lincolnshire over the plan period. In order to deliver this growth, the Local Plan is allocating various sites for residential development, including urban extensions to Lincoln.
- 2.2 Major urban extensions offer a solution to housing growth in areas with high development pressures, namely Lincoln, Gainsborough and Sleaford in the Central Lincolnshire area.
- 2.3 Urban extensions present an opportunity to deliver sustainable development whereby residential development is served by the necessary services, facilities, infrastructure, and employment opportunities to sustain a community. . Reasons for their selection are set out in the IIA and other Evidence Reports.

# 3 Local Plan Policy: Preliminary Draft

- 3.1 The Preliminary Draft version of the Local Plan (published for consultation in October – November 2014) included policy LP27 which listed the known candidate sites for SUEs in the Lincoln area with a statement that those sites, alongside any others proposed, would be assessed and included in the next version of the plan.

- 3.2 Comments on policy LP27 of the Preliminary Draft version of the Plan were generally supportive. Respondents supported the three candidate sites identified, although some felt that naming them was premature.
- 3.3 There were views expressed that:
- Lincoln City should not extend beyond the existing and proposed bypasses,
  - expanding surrounding settlements when most employment and services are in the City would not be sustainable, would increase transport needs and carbon emissions and
  - consideration should be given to the further expansion of Witham St Hughs.

## 4 Local Plan Policy: Further Draft

- 4.1 Following careful appraisal of the evidence and comments received at the Preliminary Draft stage, four SUEs were proposed to be taken forward in the plan, with detailed policy criteria for each
- 4.2 The Further Draft Local Plan was published for consultation in October – November 2015.
- 4.3 Various comments were received as part of the Further Draft Local Plan consultation supporting all four proposed Lincoln SUE's from respective landowners and developers, with additional detailed comments on site specific issues.
- 4.4 Objections were received to the policy in respect of a variety of issues including:
- Western Growth Corridor - on flood risk grounds, concerns regarding a road connection onto the A46, that there is a need to reference the technical flood risk work undertaken by RAB Consultants in the policy itself and that a regional leisure centre should not be located at WGC;
  - North East Quadrant – concern about the impact on the impact on the SSSI;
  - South East Quadrant – Concern about the impact on RAF airfields and urban sprawl towards Branston;
  - concern about possible development of the Riseholme Campus and impact on the green wedge north of Lincoln;
  - general concern about the traffic generated by all SUE's, proposed low CIL rate for SUE's, and the over reliance on SUE's for housing supply and their likely delivery rates.
- 4.5 Various comments were made suggesting that the policy needed substantial or significant rewording, especially in relation to specific reference to Bomber Command Centre at SEQ, the phasing of development, a requirement for detailed odour assessment for development close to water recycling centres and additional wording in respect of consideration of biodiversity and impact on local wildlife sites for all the SUE's.
- 4.6 Clarity was sought over policy wording in respect of SEQ and 'high quality landscape setting' and where this is located and general comments on all SUE's regarding impact on infrastructure provision including transport, schools, health facilities and utility provision including water and wastewater infrastructure and the need to provide gypsy and traveller sites in the SUE's.

## 5 Local Plan Policy: Proposed Submission

- 5.1 The spatial strategy and rationale for SUE selection, CIL and delivery rates are referenced in other supporting documents, including a set of SUE 'Topic Papers' available in our library.
- 5.2 This Evidence Report does not make comment on the merit of each SUE, but rather the details policy wording.
- 5.3 Detailed discussions with land owners and relevant bodies and organisations have and will continue to take place for each SUE and seek to ensure that transport, school, health care, water, waste water, flood risk and natural and historic assets are adequately and acceptably assessed as appropriate.
- 5.4 As a result, and taking account of other views made at the previous consultation stages, the Policy has been amended in various locations, though the broad thrust and make up of each SUE policy is similar to that at the Further Draft stage.

## 6 Alternative Reasonable Options

- 6.1 The following alternative options have been considered for this policy (**Option 1** is the preferred policy approach which has been included in the Proposed Submission version of the Local Plan).
- 6.2 **Option 2:** To have no policy setting out the detailed policy requirements for each of the Lincoln SUEs with reference only to the generic SUE policy LP28 and the identification of specific SUEs in the list of sites proposed for allocation. Whilst the SUEs would be identified and listed in the allocation of sites policy, the overarching SUE policy would cover a lot of generic themes across all SUEs and there are a number of supplementary documents providing guidance, the lack of a specific policy would not provide the site by site planning policy context for the development and implementation of masterplans.

## 7 Conclusion

- 7.1 This Evidence Report demonstrates the rationale for the proposed policy as contained in the Proposed Submission Local Plan April 2016. We hope this helps demonstrate how we have responded to comments received during the Preliminary Draft and Further Draft consultation, as well as how the latest evidence and national guidance has been taken into account.