

# **Policy LP35 Lincoln's Regeneration and Opportunity Areas 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 LP35, which relates to regeneration and opportunity areas in 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.
  - In setting the core planning principles, paragraph 17 states that planning should *"proactively drive and support sustainable economic development... and respond positively to wider opportunities for growth"*.
  - Paragraph 21 in seeking to deliver sustainable development states that in drawing up Local Plans, local planning authorities should *"identify priority areas for economic regeneration, infrastructure provision and environmental enhancement"* and
  - In promoting healthy communities, paragraph 70 states that planning policies should *"ensure an integrated approach to considering the location of housing, economic uses and community facilities and services"*.
- 1.4 The above NPPF policy has been taken into account in preparing the Local Plan as a whole, and policy LP35 in particular.
- 1.5 At the time of writing this report, the NPPG did not include any specific guidance on regeneration and opportunity areas.

# 2 Central Lincolnshire Context in Relation to Policy LP35

- 2.1 An important element of the Local Plan is harnessing the opportunity for new development to act as a catalyst for regeneration, particularly in areas where there is an identified need or opportunity for renewal. The regeneration and opportunity area policy seeks to promote opportunities for investment and development in places where this will improve the local environment, produce the greatest social and economic benefits for local communities and fit best with the principles of sustainable development.
- 2.2 Within the City there are a number of areas which are in need of concerted action to encourage inward investment and where a flexible approach to development will be encouraged in order to achieve this. It is therefore proposed that within the Regeneration and Opportunity Areas identified, a broad mix of development including housing, employment and retail will be encouraged.

### 3 Local Plan Policy: Preliminary Draft

- 3.1 The Preliminary Draft version of the Local Plan (published for consultation in October – November 2014) included an overarching policy LP32 entitled “Supporting the Natural Evolution of Lincoln” ahead of any allocations in the Further Draft Local Plan. It listed those uses which may require locally specific designations and sought feedback on what should be included, where they should be and whether there should be changes to any existing boundaries. One suggestion was “opportunity sites/ areas for redevelopment”.
- 3.2 Comments received during the consultation on policy LP32 of the Preliminary Draft version of the Local Plan largely focussed on Green Wedges and the relationship of Lincoln to the surrounding villages and Lincoln’s traffic issues. One comment expressed general support for additional allocations without making any specific suggestions.

### 4 Local Plan Policy: Further Draft

- 4.1 A new section and policy on Lincoln’s regeneration and opportunity areas was added to the Further Draft version of the Local Plan and proposed boundaries shown on the accompanying draft policies maps. The Further Draft Local Plan was published for consultation in October – November 2015.
- 4.2 Various comments were received as part of the Further Draft Local Plan consultation broadly supporting elements of the policy, particularly regenerating the existing urban area and the allocation of the Firth Road Regeneration and Opportunity area. A comment was received that felt that the policy was too vague/ unclear and a suggestion made that it needed to include leisure as an appropriate use in a mixed use development, particularly in the Firth Road Regeneration and Opportunity Area.
- 4.3 Various detailed suggestions were received, to improve clarity of policy wording, including the need for further clarity around flood risk exception testing. Some comments suggested that the policy needed substantial or significant rewording, especially in relation to including the Rushton Works Site within the neighbouring Waterside North/ Spa Road area and protection of existing uses, particularly those such as the Royal Mail delivery service, which could affect residential amenity.
- 4.4 In response to the issues raised, suggested development proposals have been kept deliberately open for the identified sites to allow for flexibility and ensure that the policy assists and does not stifle potential inward investment. Flood risk in the areas identified is known and the mix of uses suggested, along with the application of policy LP14: Managing Water Resources and Flood Risk, will ensure that flood risk can and will be suitably taken into consideration. For example, residential uses could either be directed towards areas in flood zone 1 within a site or located on upper floors depending on the nature of the site and uses being proposed. The amenity of proposed and adjacent occupiers as well as the protection of the normal use of adjacent sites is referenced in policy LP26: Design and Amenity and would apply to all proposals within Central Lincolnshire, not just those in or adjacent to regeneration and opportunity areas. Ruston Works is identified as an established employment area in policy LP5: Delivering Prosperity and Jobs. Policy LP5 allows for the intensification and/ or renewal of established employment areas and also allows for the conversion and/ or redevelopment for non-employment uses if a site is no

longer suitable for employment use. It is therefore felt that policy LP5 offers sufficient future flexibility of uses for established employment areas without the need for them to be mentioned in the regeneration and opportunity areas policy.

## 5 Local Plan Policy: Proposed Submission

- 5.1 The policy and supporting text in the proposed Submission Local Plan have been amended to reflect comments received including adding leisure to potential suitable uses for the Firth Road area, correcting other policy number reference for the South High Street area and removing reference to waterfront uses for the Land East of Canwick Road Area.
- 5.2 The policy is also supported by other policies in the Local Plan including:
- Policy LP5: Delivering prosperity and Jobs;
  - Policy LP14: Managing Water resources and Flood Risk;
  - Policy LP26: Design and Amenity; and
  - Policy LP31: Lincoln's Economy
- and by
- Building Our Future on Strong Foundations: the Growth Strategy for Lincoln 2014-2034 (2014).

## 6 Alternative Reasonable Options

- 6.1 The following alternative options have been considered for this policy (**Option1** 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 local policy and to rely on national policy in the NPPF. Whilst the NPPF is supportive of sustainable development, it is not felt to reflect the additional support needed for those areas, identified locally, that are in particular need of regeneration and renewal.

## 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.