

CENTRAL LINCOLNSHIRE
LOCAL PLAN REVIEW

Issues and Options Consultation



June 2019



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1. Introduction

What is the Local Plan?

- 1.1. A Local Plan is a document containing policies which are used in making decisions on planning applications. It sets a clear framework for how an area will grow, providing clarity for what development will and will not be acceptable to ensure that an area remains sustainable.
- 1.2. It also provides a strategic framework for Neighbourhood Plans, which can be developed by communities, as part of what is called the 'development plan'.
- 1.3. The [Central Lincolnshire Local Plan](#) is the main document in the development plan used across Central Lincolnshire in determining planning applications. It covers the districts of City of Lincoln, North Kesteven and West Lindsey, and is developed in partnership between each of the districts and the County Council.
- 1.4. The [current Central Lincolnshire Local Plan](#) was adopted in April 2017, containing 57 policies and allocating a large number of sites for housing, employment and other uses. It has been applied successfully in making decisions on planning applications since its adoption.

Why is the plan being updated?

- 1.5. Much has changed nationally, with new rules for planning being published in the [National Planning Policy Framework \(NPPF\)](#) in July 2018¹ and substantial updates to other national guidance. It is important that the Local Plan is regularly reviewed to ensure it remains consistent with national policy and the challenges it presents, in order to avoid it becoming out of date and less useful in making decisions.
- 1.6. There are also local reasons to review the plan at this time, particularly in relation to housing land supply. Some of the sites allocated in the 2017 Local Plan have not delivered as expected and as a result it is necessary to reconsider the sites to make sure there is a robust and flexible housing supply and to help prevent unwanted speculative applications coming forward.
- 1.7. Reviewing the plan now can help to ensure that it remains up to date and that Central Lincolnshire will continue to grow sustainably, meeting the needs of its residents and businesses whilst protecting what is special about the area.

What is changing in the plan?

- 1.8. Most of the April 2017 Local Plan is operating well in considering and making decisions on planning applications and as such most policies, it is proposed, will not be subject to substantial change.
- 1.9. The majority of the changes to the plan relate to housing growth and site allocations, but there are other policies where it is felt that some change is needed to improve them, and there are some where they are in need of updating to keep up to date with national planning policy.

¹ With subsequent minor amendments published in February 2019.

- 1.10. This consultation sets out what is proposed to be changed and what is not and is seeking your views on whether you agree or disagree with this.

PROPOSALS BOX:

Throughout this document there are a number of proposals included within light coloured boxes such as this – these indicate a proposal being made for the new Local Plan on which your view is being sought. This could indicate something that is not proposed to be changed as well as a proposed amendment or a new policy.

QUESTIONS BOX:

There are also darker boxes throughout the document – these indicate a question on which your views are being sought and are usually associated with proposed changes in the light boxes.

How do I submit my comments?

- 1.11. Comments are invited to be submitted directly on the Central Lincolnshire Consultation Portal - <https://central-lincs.inconsult.uk> where there is an online questionnaire.
- 1.12. Alternatively you can also download a response form from the [Portal](#) and these can be submitted to talkplanning@central-lincs.org.uk.
- 1.13. Hard copies of this consultation document and the associated response forms are available during normal opening hours from libraries in Central Lincolnshire and at the main receptions of each District Council at:

City of Lincoln
City Hall
Beaumont Fee
Lincoln
LN1 1DD

North Kesteven District Council
District Council Offices
Kesteven Street
Sleaford
NG34 7EF

West Lindsey District Council
Guildhall
Marshall's Yard
Gainsborough
DN21 2NA

- 1.14. Hard copy response forms may either be returned to one of the District Council receptions during normal working hours or may be sent to:

Central Lincolnshire Local Plan Team
District Council Offices
Kesteven Street
Sleaford
NG34 7EF.

- 1.15. **The consultation starts on Thursday 6 June 2019 and will close at 23:59 on Thursday 18 July 2019. Responses received after this date will not be accepted. However, there will be future rounds of consultation on this emerging Plan, so you will get a chance to make comments at those future stages.**

What is the process for updating the plan?

- 1.16. After this consultation all of the views received will be carefully considered, more evidence will be gathered and a revised Plan will be drafted. The intention is to publish the draft revised plan in early 2020 and you will again have an opportunity to comment on this.
- 1.17. Beyond that second consultation, the plan will be finalised and published again for consultation before being examined by a government-appointed planning inspector. Full details of the anticipated timescales and stages of the process can be found in the [Local Development Scheme](#).

2. The Vision and Objectives for Central Lincolnshire

- 2.1. Local Plans should set out a clear vision for what an area will be at the end of the plan's life (known as a plan period) and a list of objectives intended to achieve this vision. The vision and objectives in a Local Plan should provide a framework for the policies in the plan.
- 2.2. The current 2017 Local Plan has the following Vision:

PROPOSAL 1 – The Vision

Central Lincolnshire will be a location of positive growth. Its city, market towns and many of its villages will see new homes built, new jobs created and improved infrastructure developed.

Our settlements, big and small, will be attractive, prosperous and welcoming places to live, set within our attractive landscape of Wolds, rolling hills and fenland.

Between 2012 and 2036, Central Lincolnshire will grow by 36,960 new homes, meeting the housing needs of all our communities.

Echoing the vision of the Greater Lincolnshire Local Enterprise Partnership, the economy of Central Lincolnshire will be diverse and resilient, and continue to make an effective contribution to the UK economy. The local economy will provide real opportunities for people to live, work, invest and visit.

Existing businesses will be encouraged to expand, whilst our agricultural land (much of it high quality) will be protected and associated businesses supported. New businesses in key industries such as agri-food, renewable technologies and the visitor economy will have located here.

Skills and education attainment will continue to improve, assisted by the growing reputation of Lincoln's universities and colleges, helping a shift towards a higher skilled, higher paid economic base.

Growth in homes and jobs will be closely linked, with new infrastructure such as schools, roads, health facilities and open space provision planned and provided at the same time as the new buildings.

Growth will be focussed at Lincoln, Sleaford and Gainsborough. But villages will not be left behind, with appropriate and sensitive development being permitted to ensure they remain sustainable, thriving local communities.

New developments will be safe and of a high quality design, with higher environmental standards than homes built in previous decades. A move to a low carbon economy and society will be supported, but not at the expense of our landscape and other assets. The natural and historic environment will be protected and enhanced, with new development taking into account the surroundings of the area in which it would be situated.

Echoing the vision set out in the Lincoln Growth Strategy, Lincoln will evolve into a beautifully engineered world class historic city becoming internationally renowned for its enterprise, heritage and educational excellence, whilst demonstrating that being a competitive city does not equal compromising on people values or culture.

Through growth, current issues such as health inequalities, community deprivation, infrastructure deficit and low skills, all of which are currently found in pockets of Lincoln, Gainsborough and some rural areas, will be tackled and addressed. Growth will attract investment, businesses and new residents to the district.

Overall, Central Lincolnshire will be a prosperous and desirable place to live, work and visit.

- 2.3. Broadly, the Vision appears at this stage to be suitable to be carried forward into the new Local Plan as the aspirations have not changed and there has been no fundamental differences to the local context. The only parts of the Vision that are currently proposed to be changed are those relating to the amount of housing growth and the plan period in the third paragraph which will be amended to reflect the new plan period and new housing figure once these are confirmed.

Q1 – The Vision

Do you agree that the Vision should remain the same for the new plan with only the plan period and housing growth level being updated?

- 2.4. The current 2017 Local Plan also has the following 15 Objectives:

PROPOSAL 2 – Objectives

- a. **Housing:** To ensure that the housing stock meets the housing needs of the Central Lincolnshire area.
- b. **Employment:** To create and improve access to high quality employment and training opportunities for everyone within the Central Lincolnshire area.
- c. **Local Economy:** To encourage and support a competitive, diverse and stable economy and to protect and enhance Central Lincolnshire's hierarchy of centres to meet the needs of residents and visitors.
- d. **Transport and Accessibility:** To make efficient use of the existing transport infrastructure, reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable travel modes (particularly public transport, walking and cycling).
- e. **Health:** To reduce health inequalities, promote healthy lifestyles and maximise health and well-being.
- f. **Social Equality and Community:** To stimulate regeneration that maximises benefits for the most deprived areas and communities in Central Lincolnshire. To also ensure equitable outcomes for all, particularly those most at risk of experiencing discrimination, poverty and social exclusion.
- g. **Biodiversity and Green Infrastructure:** To conserve and enhance biodiversity across Central Lincolnshire and provide opportunities for people to access and appreciate wildlife and the natural environment. To create and improve high quality green and blue spaces that are multifunctional, (including opportunities for sport, recreation and play), accessible to all and which form part of and are connected to the green infrastructure network.
- h. **Landscape and Townscape:** To protect and enhance the rich diversity of the character and appearance of Central Lincolnshire's landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.
- i. **Built and Historic Environment:** To protect and enhance the significance of the buildings, sites and features of archaeological, historic or architectural and artistic

interest and their settings, and ensure new buildings, spaces and places are designed to a high quality.

- j. **Natural Resources – Water:** To protect and enhance water resources and their quality in Central Lincolnshire.
- k. **Pollution:** To minimise pollution (air, noise and light) and improve air quality.
- l. **Natural Resources – Land Use and Soils:** To protect and enhance soil and land resources and quality in Central Lincolnshire.
- m. **Waste:** To minimise the amount of waste generated across all sectors and increase the re-use, recycling and recovery rates of waste materials.
- n. **Climate Change Effects and Energy:** To minimise the effects of climate change by developing the area's renewable energy resources, reducing dependency on fossil fuels, minimise energy usage, and to reduce greenhouse gas emissions from the area.
- o. **Climate Change Adaptation and Flood Risk:** To ensure Central Lincolnshire adapts to the effects of climate change, both now and in the future through careful planning and design of development, including reducing and managing the risk of flooding from all sources.

- 2.5. As with the Vision, the Objectives appear to be fit for purpose and not in need of updating as there has been no fundamental change to the context locally.

Q2 – Objectives

Do you agree that the Objectives should remain the same for the new plan?

3. Policies not intended to be changed

- 3.1. Following the receipt of informal feedback from people using the current Local Plan (for example, from planning officers of the three councils, from feedback from councillors and from questions raised by developers and the general public), it is considered that the majority of the plan is working well, providing clarity for applicants, decision makers and the communities across Central Lincolnshire.
- 3.2. Given that the plan is broadly operating effectively, most policies are not intended to be altered substantively. Whilst minor changes may take place to bring policies in line with new national policy or guidance or to enhance their operation, these will not affect the way in which the thrust of the policies are applied.
- 3.3. The policies that are not currently intended to be changed significantly are as follows (and as a reminder, the 2017 Local Plan where these policies can be found is available here www.central-lincs.org.uk/local-plan):

PROPOSAL 3 – Policies not proposed to be changed

Policy LP7: A Sustainable Visitor Economy
Policy LP8: Lincolnshire Showground
Policy LP9: Health and Wellbeing
Policy LP10: Meeting Accommodation Needs
Policy LP13: Accessibility and Transport
Policy LP14: Managing Water Resources and Flood Risk
Policy LP15: Community Facilities
Policy LP16: Development on Land Affected by Contamination
Policy LP19: Renewable Energy Proposals
Policy LP20: Green Infrastructure Network
Policy LP21: Biodiversity and Geodiversity
Policy LP22: Green Wedges
Policy LP25: The Historic Environment
Policy LP26: Design and Amenity
Policy LP29: Protecting Lincoln's Setting and Character
Policy LP31: Lincoln's Economy
Policy LP32: Lincoln's Universities and Colleges
Policy LP34: Lincoln's District and Local Shopping Centres
Policy LP35: Lincoln's Regeneration and Opportunity Areas
Policy LP36: Access and Movement within the Lincoln Area
Policy LP37: Sub-division and multi-occupation of dwellings within Lincoln
Policy LP38: Protecting Gainsborough's Setting and Character
Policy LP40: Gainsborough Riverside
Policy LP41: Regeneration of Gainsborough

Policy LP42: Gainsborough Town Centre and Primary Shopping Area

Policy LP43: Protecting Sleaford's Setting and Character

Policy LP46: Sleaford Town Centre

- 3.4. Your views are welcomed about whether you agree or disagree with any of the policies listed above which are not proposed to be significantly amended. If you do disagree with any of these your views on why you think the policy needs to be changed, and how you think it should be changed would also be welcomed.

Q3 – Policies not intended to be changed

Do you agree with the list of proposed policies that are not intended to be changed significantly in the new plan? If not please provide details.

4. Possible policies to be changed

- 4.1. A number of policies in the plan require updating to ensure they are consistent with national policy or to enhance their effectiveness. These policies have been grouped into a number of themes or issues below. Described in each case are the proposed changes to the policies. However, further changes to these policies may also be necessary through the course of developing the new Local Plan.

Plan period

- 4.2. The current 2017 Local Plan uses the plan period of 2012-2036. This plan period is not considered to be suitable to be used in the new plan, and needs 'rolling forward'.
- 4.3. If 2012 was used as a start date for the plan, at the time of the anticipated adoption of the new Local Plan (2021) this start date would be 9 years in the past. Whilst it is accepted that the start date will likely be to a degree in the past when the plan is adopted, it would be more appropriate to use a date which is more recent and aligned to evidence used in this revised plan.
- 4.4. At the present time the Local Housing Need figure, which is discussed in the subsequent sections of this document, is based upon 2014 household projections and the latest affordability ratio (currently 2018) in accordance with national policy. As such it is proposed that 2018 be used as a baseline for the plan period given that it aligns to the evidence being used and is recent and therefore relevant to this plan review.
- 4.5. Using 2036 as an end date for the plan would result in the plan only looking 15 years into the future from when it is anticipated to be adopted (the minimum required in the National Planning Policy Framework) and if there is any delay to the production or examination of the plan this would risk the plan not satisfying this policy requirement.
- 4.6. The current Local Plan was adopted in 2017 and the anticipated adoption of the new Local Plan is 2021 (at the earliest – but it could slip to 2022). It is therefore proposed that the end of the plan period be rolled on by 4 years. That should give the plan a forward look of around 18 or 19 years, which is considered a suitable time frame.

PROPOSAL 4 – Plan Period

The plan period for the new Local Plan is proposed to be 2018-2040.

Q4 – Plan Period

Do you agree with the proposed plan period of 2018-2040? If not please provide details.

Settlement Hierarchy

- 4.7. The current 2017 Local Plan contained a settlement hierarchy in Policy LP2 which sought to support the spatial strategy by focusing development at locations with good levels of services and facilities and to provide clarity for investment throughout Central Lincolnshire.

4.8. The hierarchy was determined by the number of dwellings in a settlement, primarily using council tax data to underpin this, and it contained the following 8 tiers:

1. Lincoln Urban Area;
2. Main Towns – Gainsborough and Sleaford;
3. Market Towns – Caistor and Market Rasen;
4. Large Villages;
5. Medium Villages;
6. Small Villages;
7. Hamlets; and
8. Countryside.

4.9. Sites were only allocated in the top 4 tiers of the hierarchy, with more general percentage growth levels being assigned to Small and Medium Villages in tiers 5 and 6. In Hamlets, only limited infill was allowed for in the policy, and in the Countryside, development was only acceptable in a number of very limited circumstances. See Policy LP2 of the current 2017 Local Plan for full details.

4.10. The approach of the Settlement Hierarchy and the tiers within it seems to have performed well since the plan was adopted. However, one technical issue identified is that the Council Tax data which informed the location of certain settlements in the hierarchy included houses that were not within the developed footprint of that settlement and might, in a limited number of cases, have skewed where a settlement sits in the hierarchy. This is proposed to be reviewed using address point data, meaning the data will be more accurate.

4.11. For more details on the approach used in the Settlement Hierarchy, please see the accompanying *Central Lincolnshire Settlement Hierarchy Methodology Report* available on the Central Lincolnshire website.

PROPOSAL 5 – Settlement Hierarchy

The current 2017 Local Plan includes the following tiers using the corresponding thresholds for what is included in each category:

1. Lincoln Urban Area – defined as the current built up area of Lincoln, which includes the City of Lincoln, North Hykeham, South Hykeham Fosseway, Waddington Low Fields and any other developed land adjoining these areas;
2. Main Towns – Gainsborough and Sleaford and any developed areas adjoining these areas;
3. Market Towns – Market Rasen and Caistor and any developed areas adjoining these areas;
4. Large Villages – settlements with 750 or more dwellings;
5. Medium Villages – settlements of 250-749 dwellings;
6. Small Villages – settlements of 50-249 dwellings;
7. Hamlets – settlements of between 15 and 49 dwellings which are clustered together to form a single developed footprint; and
8. Countryside – all other areas not covered above.

Sites were allocated in the top 4 tiers of the hierarchy in the 2017 Local Plan when the minimum allocation size was 25 dwellings (this is now proposed to be reduced to 10 dwellings – see Q9a for details).

Appendix A to this document includes the settlement hierarchy if the proposed methodology were applied.

Q5a – Tiers of the Hierarchy

Do you think the 8 tiers of the Settlement Hierarchy should be retained in the new Local Plan? If not, please provide details of what changes you think should be made.

Q5b – Defining the Tiers of the Hierarchy

Do you think that the number of houses in a settlement should be used to define what tier of the hierarchy it is within? If not, please provide details of what you think should be used.

Q5c – Threshold for Tiers in the Hierarchy

Do you think the dwelling number thresholds (i.e. 750+ for Large Villages, 250-749 for Medium Villages, etc.) for what tier of the hierarchy a village is within should be retained?

Q5d – Allocations in the Hierarchy

In what tiers do you think housing sites should be allocated in the new Local Plan?

Q5e – Settlements in the Hierarchy

Are there any comments you would like to make about the proposed Settlement Hierarchy provided in Appendix A? Please provide details

Strategic Housing Growth and Distribution

- 4.12. The 2017 Local Plan includes a housing target of 1,540 dwellings per year which was based on an objective assessment of housing needs undertaken in support of that plan. However, this assessment was based on information that is now largely out of date, and inconsistent with more recent government guidance on calculating housing need. Despite a large number of housing allocations and flexible policies to deliver additional growth, this target figure is also proving to be too difficult for the market to achieve (with an average of 953 dwellings and a high of 1,027 dwellings being delivered since the start of the plan period in 2012) and therefore appears to be unrealistically high.
- 4.13. More fundamentally, one of the key reasons for reviewing the Local Plan is in relation to national policy changes and the introduction of the national standard method for calculating Local Housing Need.
- 4.14. This new standard method effectively sets out the minimum number of houses needed and the National Planning Policy Framework (NPPF) makes it clear that this should be applied unless exceptional circumstances justify an alternative approach. This Local Housing Need figure is updated by Government at least once a year, as and when revised affordability ratios and household projections by the Office of National Statistics are published. However, Government has confirmed that the 2014-based household projections (rather than the more recent 2016-based projections) should be used at present together with the latest affordability ratios being applied annually.
- 4.15. As of June 2019, this national method results in a housing need figure of 1,083 dwellings per year for Central Lincolnshire (using the 2014-based household projections and the latest affordability ratios (2018)).

- 4.16. Both the data and the method may be revised by Government during the ongoing preparation of this revised Local Plan, and so there may be a need to amend the figures at a later stage.
- 4.17. National policy and guidance makes it clear that this Local Housing Need figure should be a minimum and any needs that cannot be met from neighbouring areas should be planned for. At the current time there are no known unmet requirements from neighbouring authorities, but this will be reviewed through the ongoing preparation of this Local Plan (including via Central Lincolnshire's 'Duty to Cooperate' obligations).
- 4.18. Furthermore, the national Planning Practice Guidance states that there may be situations where previous assessments of need are significantly greater than the outcome of the standard method and where this is the case it should be taken into account when considering whether a higher level of growth should be planned for.
- 4.19. Central Lincolnshire remains a pro-growth area with aspirations to enhance the provision of jobs and housing, and boosting the local economy. As such, and given that the previous assessment of needs was substantially higher than the new Local Housing Need, it is proposed that the Local Plan seeks to facilitate (but not necessarily require delivery of) an aspirational higher housing figure. As such it is proposed that the new Local Plan includes a range for its housing figure where the Local Plan will include allocations and policies intended to help deliver the upper end of the range but with the 5 year land supply measured against the Local Housing Need requirement (i.e. the lower end of the range).
- 4.20. It is presently considered that an upper end figure of 1,300 dwellings per annum is appropriate for Central Lincolnshire in that it is still substantially more than the current Local Housing Need figure (approximately 20% more), it provides choice in the market for homes, but it is considered to be more deliverable than the figure in the current Local Plan. This approach will also build in additional robustness to the plan should the method for calculating the Local Housing Need be revised during the preparation of this plan, resulting in a higher figure.

PROPOSAL 6 – Housing Need and Requirement

It is proposed that a range of 1,083-1,300 dwellings is used in the new Local Plan, for reasons set out in the explanatory text. That range might be adjusted during the preparation of the Plan, if new evidence or national policy indicates it is necessary to do so.

Q6a – Housing Need and Requirement - Inclusion of a Range

Do you agree with the use of a range for identifying the housing need and requirement for Central Lincolnshire?

Q6b – Housing Need and Requirement – Bottom end of the Range

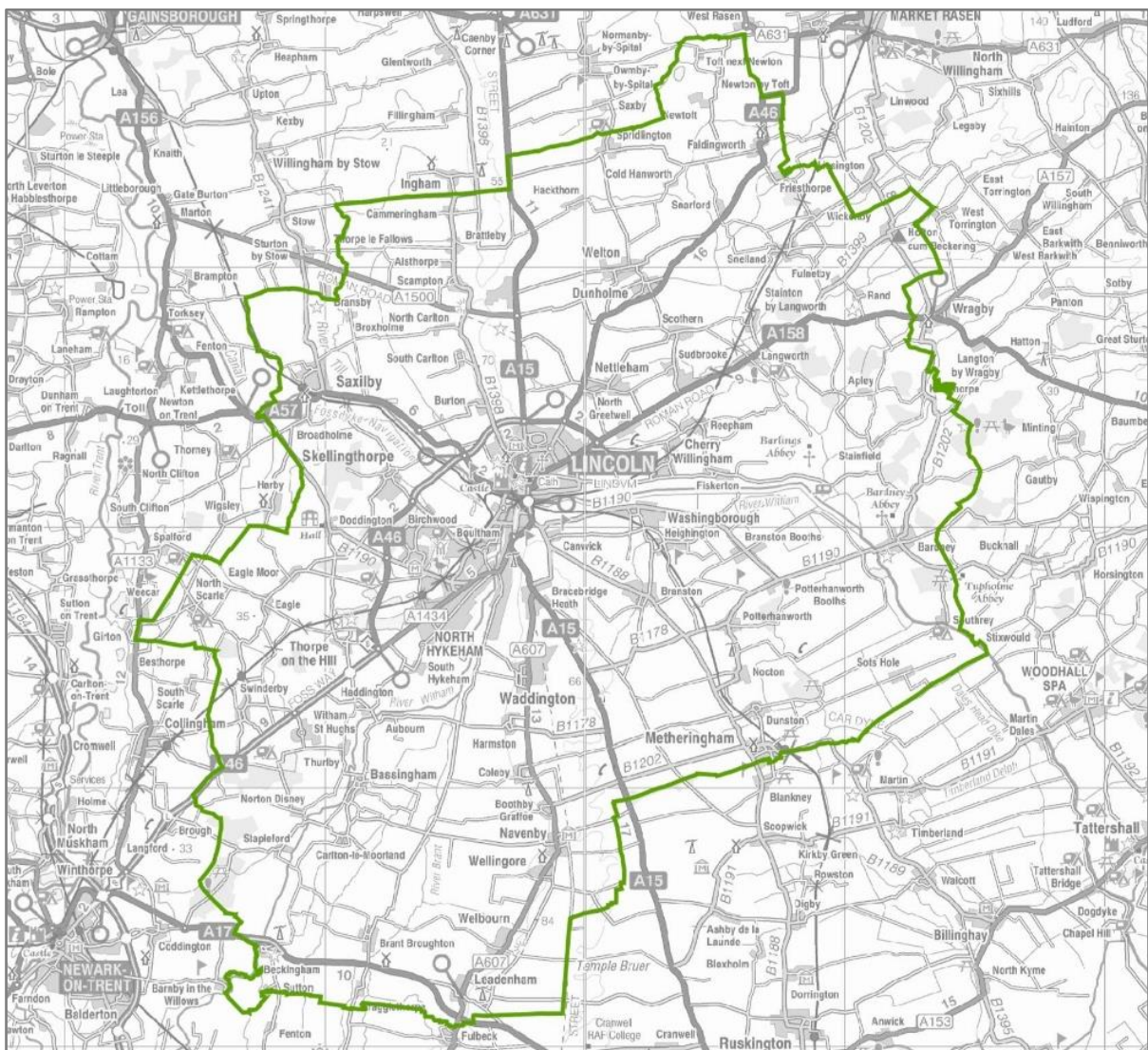
Do you agree with using the Local Housing Need figure as the bottom end of the range? If no, please provide a clear explanation of what alternative you think should be used and justification for this alternative.

Q6c – Housing Need and Requirement – Top end of the Range

Do you agree with using 1,300 dwellings as the top end of the range and as the number which the new Local Plan will help facilitate to be delivered? If no, please provide a clear explanation of what alternative you think should be used and justification for this alternative.

4.21. Further to identifying the housing requirement, it is also considered to be necessary to revisit the distribution of housing across Central Lincolnshire. In the 2017 Local Plan, Policy LP3 sets out the distribution of growth using a number of geographical areas predicated on a Lincoln focus and a focus on the main towns in Central Lincolnshire.

4.22. This approach introduced a geographic area referred to as the Lincoln Strategy Area with the boundary being defined using travel to work patterns from the 2011 Census. The Lincoln Strategy Area is shown on the map below:



4.23. The distribution of growth established in Policy LP2 of the 2017 Local Plan is as follows:

- Lincoln Strategy Area – around 64% of the total homes and employment land needed;
- Gainsborough – around 12% of the total homes and employment land needed;
- Sleaford – around 12% of the total homes and employment land needed;
- Elsewhere – around 12% of the total homes and employment land needed.

- 4.24. There does not seem to be any evidence to suggest that the distribution strategy of this new Local Plan should be changed significantly from the 2017 Local Plan. As such, the Lincoln Strategy Area is proposed to be retained as the focus for growth. The desire to focus growth in sustainable locations with an urban focus is also proposed to be retained in this new Local Plan.
- 4.25. However, it is considered necessary to take into account the likely delivery and market capacity in each location where growth is distributed to ensure it is deliverable. As such, it is proposed that work is undertaken to better understand the housing market and distribute accordingly. This could include the separation of the “Elsewhere” category to distinguish between parts of this area within North Kesteven and parts in West Lindsey; the amendment of the Gainsborough and Sleaford areas to incorporate nearby areas where there is a strong relationship with the towns; or other amendments to the “Elsewhere” category to address sustainability and/or market considerations.

PROPOSAL 7 – Distribution of Growth

It is proposed that the Lincoln Strategy Area remains as the focus for growth in the plan.

It is proposed that there remains significant growth at the main towns of Gainsborough and Sleaford but that this will be tested in light of evidence of deliverability.

It is proposed that the “Elsewhere” category be broken down into areas within North Kesteven and West Lindsey and possibly consider other sub areas within to address housing sub-markets and/or sustainability considerations depending on the evidence gathered in relation to this.

Growth will be distributed to satisfy this strategy but it is proposed that this will be sense-checked against market capacity and deliverability and may be adjusted accordingly.

Q7a – Lincoln Strategy Area

Do you agree that the Lincoln Strategy Area should remain as the focus for growth in Central Lincolnshire? If not, please provide details and any alternative proposals.

Q7b – Gainsborough and Sleaford

Do you agree that Gainsborough and Sleaford should remain as a focus for growth? If not, please provide details and any alternative proposals.

Q7c – Breaking down the “Elsewhere” category

Do you agree that the “Elsewhere” category should be broken down further to address deliverability? If so, what break down do you think should be used to reflect sustainability and/or market considerations?

Q7d – Consideration of the Market and Deliverability

Do you agree that market capacity² and deliverability³ should be considered before choosing what growth to distribute to which area?

² Market capacity is the ability of builders to sell a certain number of homes in a local area each year.

³ Deliverability is the likelihood of a site to be built out. In the National Planning Policy Framework this is defined as “...available now, offer a suitable location for development now, and be achievable with a realistic

Sustainable Urban Extensions

- 4.26. In the 2017 Local Plan there were eight Sustainable Urban Extensions allocated – four in Lincoln, two in Gainsborough and two in Sleaford
- 4.27. Progress has been made on a number of these Sustainable Urban Extensions but they have generally been slower to start delivering than originally anticipated.
- 4.28. The strategy for the new Local Plan is proposed to remain broadly consistent with the 2017 Local Plan, a key part of which is focusing growth on the main urban areas and the delivery of a large part of this growth and associated infrastructure at the Sustainable Urban Extensions. As such it is proposed to retain the current Sustainable Urban Extensions in the 2017 Local Plan, provided up to date evidence suggests they are still deliverable in the plan period, but to review the policies relating to them and the growth anticipated from them and their timings for delivery in light of the latest information available.

PROPOSAL 8 – Sustainable Urban Extensions

It is proposed that the Sustainable Urban Extensions remain allocated in the new Local Plan as important contributors to the strategy for Central Lincolnshire.

It is proposed that the policies for each Sustainable Urban Extension may be adjusted, and the amount and timing of growth accounted for from each Sustainable Urban Extension may be adjusted where recent evidence suggests that this is necessary

Q8 – Sustainable Urban Extensions

Do you agree that the Sustainable Urban Extensions in the 2017 Local Plan should be carried forward into the new Local Plan with policies updated to account for the latest situation on each Sustainable Urban Extension? If not, please provide details of any alternative proposals.

Housing Allocations

- 4.29. In the 2017 Local Plan only sites with a capacity of 25 dwellings or more were considered for allocation, with smaller sites being allowed for through general policies in the plan as windfall development. It also only allocates sites in 4 tiers of the Settlement Hierarchy (the Lincoln Urban Area, the Main Towns of Gainsborough and Sleaford, the Market Towns of Caistor and Market Rasen, and a number of Large Villages).
- 4.30. The National Planning Policy Framework (NPPF) now requires Local Plans to include small and medium sized sites that are up to 1 hectare in size to make up at least 10% of their housing requirement. This 2018 national policy change was intended to help deliver a greater mix of sites, helping speed up delivery of homes and assist small house building companies gain access to more opportunities. Typically, a small site of up to 1 hectare can accommodate up to 25 homes, potentially more in larger towns and cities where higher density is often acceptable.

prospect that housing will be delivered on the site within five years...” This question relates to deliverability within the plan period, not just within the first five years.

- 4.31. Based on the proposals for the overall housing requirement for the new Local Plan set out in this document, a 10% requirement would mean a minimum 2,860 homes being allocated on sites of one hectare or less.
- 4.32. In order to address this new requirement it is proposed that the threshold for sites being allocated for housing in the new Local Plan be reduced to 10 dwellings. To put this into context, if the full 2,860 home requirement on small sites was met by sites suitable for 10-25 dwellings, this would mean the new Plan will have to allocate somewhere between 100-300 individual small sites. That is a considerable number of sites in need of allocating, in addition to the larger sites which also need to be allocated.
- 4.33. If the Plan went even lower, to say a 5 dwellings minimum threshold, this could potentially mean allocating something close to 600 individual sites in the Local Plan. This is considered to be an unrealistic proposition, and would undoubtedly slow down the plan making process by an unacceptable amount.
- 4.34. It may also be necessary to reconsider which settlements in Central Lincolnshire receive allocations both in order to ensure enough homes are allocated on small sites and to provide greater certainty as to the deliverability of the plan.
- 4.35. Accompanying this consultation document is a Call for Sites in which land owners, developers, and members the public can submit sites to be considered for allocation in the new Local Plan. Please visit www.central-lincs.org.uk and follow the link for details.
- 4.36. One other document being consulted upon is the *Central Lincolnshire Local Plan Review Housing Site Assessment Methodology*. This document sets out the general process that is proposed to be followed in assessing the sites submitted before deciding which sites will be selected for allocation. As with the Call for Sites, please visit www.central-lincs.org.uk and follow the relevant link to view this methodology.

PROPOSAL 9 – Housing Allocations

The threshold for considering sites is proposed to be reduced from sites for 25 dwellings or more to sites that can deliver 10 dwellings or more.

Consideration will be given to whether sites should be allocated in other locations such as villages further down the settlement hierarchy, or where certain sustainability criteria are achieved, such as the availability of key services and facilities.

Q9a – Housing Allocation Threshold

Do you agree with the proposed revised lower threshold of 10 dwellings or more, in terms of minimum site size for allocations? If not please provide an alternative suggestion and justification for this.

Q9b – Location of Housing Allocations

Do you think more settlements should receive site allocations and if so what do you think should be taken into account in deciding which settlements should receive allocations?

- 4.37. Consideration is also needed for the sites allocated in the 2017 Local Plan and how they should be treated in the new Local Plan. Many of the allocations now have planning permission or have been developed, but a number have not progressed beyond the original allocation.
- 4.38. The work on the new Local Plan offers an opportunity to review these allocations to reconsider their suitability and deliverability as an important part of the housing land supply in Central Lincolnshire.

PROPOSAL 10 – Housing Allocations from the 2017 Local Plan

It is proposed that sites allocated in the 2017 Local Plan be reviewed. Allocations that are still considered to be suitable for development will be retained in the new Local Plan and account taken of their deliverability in a new housing trajectory. Allocated sites with planning permission, or a resolution to grant planning permission, will be reallocated unless there are exceptional reasons indicating that such a permission will not be implemented.

It is proposed that where evidence suggests that site allocations are no longer suitable or available, or where they have now been built-out, they will not be taken forward in the new Local Plan. Allocated sites without permission, and with no clear and demonstrable evidence that progress is likely on such sites within the next five years, will also be minded to be deallocated.

Q10a – Retaining Housing Allocations from the 2017 Local Plan

Do you agree with the principle of carrying forward site allocations from the 2017 Local Plan where they are still considered suitable for development?

Q10b – Deallocating Housing Allocations from the 2017 Local Plan

Do you agree that where there is evidence that a housing allocation from the 2017 Local Plan is no longer suitable or available, or where there has been a lack of sufficient progress on the site that it should be deallocated in the new Local Plan?

Growth in Villages

- 4.39. Villages that were categorised as Small or Medium Villages in the Settlement Hierarchy of the 2017 Local Plan did not receive allocations. Instead Policy LP4 assigned a growth level for each village in these tiers by which they would be permitted to grow throughout the plan period.
- 4.40. The starting point for this policy was a 10% growth for villages to enable moderate, incremental growth to occur. This was then revised up to 15% where one of the following criteria was met:
- Key facilities – where a settlement includes a primary school, convenience store, and some employment;
 - Proximity to Lincoln, Sleaford, and Gainsborough (LSG) – where a settlement is not overly constrained and is within 5km of Lincoln, Sleaford, and Gainsborough centres; and

- Proximity to a Strategic Employment Area (SEA) – within 2km of a Strategic employment Area.

- 4.41. Conversely, where a village was constrained by being entirely within an area at risk of flooding or within the Lincolnshire Wolds AONB, whilst they were able to grow in accordance with the above criteria, if these constraints could be overcome, a nil growth assumption was used in calculating what growth could be expected from them for land supply purposes.
- 4.42. These growth levels appear to be operating well as they are regularly monitored by the districts with up to date information published, providing clarity for applicants, decision makers and the community for what can be expected. The results of the policy approach seem to be that, in many cases, housing development is being progressed, but not at the expense of overwhelming the village character or the services within.
- 4.43. This policy also allows for communities to deliver additional growth, such as through neighbourhood plans, or for applicants to deliver growth above this level through undertaking thorough and proportionate consultation exercises with the community. There has been evidence of each of these options to deliver additional growth being exercised by communities and developers.

PROPOSAL 11 – Growth in Villages

The principle of allowing a set amount of growth in smaller settlements is proposed to be retained. Other questions in this consultation document are seeking to investigate the suitability of allocating sites in more villages, such as Medium Villages, for this new Plan (see Question 9b) and revising the Settlement Hierarchy (see Question 5).

It is proposed that the approach of using a growth level for smaller settlements be retained and that, as with the 2017 Local Plan, this should have a baseline of 10% with the potential to be increased to 15% where certain criteria are achieved.

The 2017 Local Plan used the presence of key facilities (primary school, convenience store and some employment), proximity to main urban centres and Strategic Employment Areas as the criteria to define where the growth level should be boosted to 15%. Your views are being sought on whether the same criteria should be used to boost a growth level in the new Local Plan.

Q11a – Use of a Growth Level for Villages

Do you agree with the principle of using a percentage growth level for villages? If not please provide alternative suggestion.

Q11b – 10% Baseline Growth Level

Do you think that, like it is in the 2017 Local Plan, using a 10% baseline for village growth is appropriate? Please provide details of what you think is appropriate if you do not agree.

Q11c – Increasing Growth Level

Do you agree that this baseline percentage should be boosted where certain sustainability criteria are satisfied?

Q11d – Criteria for Increasing Growth Level

Should the criteria used in the 2017 Local Plan for increasing the growth level of a village above the baseline percentage continue to be used or should alternative criteria be used? Please provide details if you propose an alternative.

Q11e – 15% Increased Growth Levels

Do you agree that 15% is the maximum that a growth level should be set at? If you disagree, please provide details of what percentage you think is appropriate and why.

- 4.44. The growth levels applied in the 2017 Local Plan were for the period of 2012-2036 and the plan period for the new Local Plan is proposed to be changed to 2018-2040 (see Question 4). As such, the approach to assigning a suitable amount of growth to villages for the new plan period requires review.
- 4.45. It is important that any approach included in the new Local Plan must ensure that:
- a) An adequate amount of new homes will come forward to help meet the overall housing requirement for Central Lincolnshire, when considered alongside development in the urban parts of the area and in site allocations;
 - b) There is a sensible level of growth occurring in villages without unnecessarily restricting this development but also not resulting in an unsustainable pattern of growth, and
 - c) A fair account is taken of what growth has taken place in villages, since 2012.
- 4.46. The possibility of retaining the growth levels from the 2017 Local Plan has been discounted as a realistic option as it would not satisfy these criteria and would not result in a positively prepared policy, consistent with national policy. The resetting of the growth levels for all villages, regardless of the development that has occurred since 2012 has also been rejected.
- 4.47. A number of realistic options have been considered and details are available within the *Options for Village Growth Levels in the new Local Plan* document available on the Central Lincolnshire website.
- 4.48. As that document explains, the preferred approach for addressing the village growth levels in the new Local Plan is to reset growth levels for all villages except where 100% of the growth level in the 2017 Local Plan was achieved (i.e. built out) by 1 April 2018. For these locations, the percentage growth level will be halved.
- 4.49. According to the monitoring undertaken by the Central Lincolnshire Districts, only three villages across Central Lincolnshire have already achieved or exceeded the 2017 Local Plan growth level for the number of homes built between 2012 and 2018 – Faldingworth, Greylees and Nocton. These three villages would therefore have their growth levels halved under the proposal set out in this document, in recognition of the high level of growth they have recently delivered.
- 4.50. Under this preferred approach, dwellings with planning permission but that were not completed at 1 April 2018 will count towards the new growth level assigned in the new Local Plan.
- 4.51. This preferred option strikes a balance between delivering the housing growth needed across Central Lincolnshire and helping to avoid growth that could overwhelm local services or the character of a settlement.

PROPOSAL 12 – Preferred Approach for Growth Levels in Villages

The preferred approach is to take account of cases where a substantial amount of growth has occurred in recent years, namely where 100% of the growth level in the 2017 Local Plan was built out by 1 April 2018. For those locations, the percentage growth level would be halved in the new Local Plan.

This approach allows for sites with permission but not built by 1 April 2018 to be counted towards the new growth levels.

Q12 – Preferred Approach for Growth in Villages

Do you think the preferred approach to reviewing the growth level for villages in the new Local Plan is appropriate? If not, please provide details of what alternative approach you would suggest.

Affordable and Entry-Level Housing

- 4.52. Policy LP11 of the current 2017 Local Plan sets out the requirements and thresholds for affordable housing. This is generally working well with the vast majority of development proposals where affordable housing is sought delivering at the rate set out in the plan.
- 4.53. As part of the work behind the new Local Plan, evidence will be brought together on housing need, including the need for affordable housing. Whilst it is not, at this time, proposed that Policy LP11 be amended significantly, it may be necessary to address any findings from the evidence through changes to the policy in terms of the approach of the policy or the thresholds for when affordable housing is sought or how much affordable housing is required to be delivered on site.

PROPOSAL 13 – Affordable Housing

It is intended that the evidence of need for affordable housing will be refreshed and the new Local Plan will account for any necessary policy changes arising from this evidence.

Q13a – Affordable Housing Requirements

Do you agree that any new need for affordable housing arising from evidence being produced should be addressed in the new Local Plan? If no, please provide justification.

Q13b – Affordable Housing Delivery

Do you think there is more that the new Local Plan should do to deliver additional affordable housing? If yes, please provide details.

- 4.54. The revisions to the NPPF also include the requirement for Local Planning Authorities to support the development of entry-level exception sites⁴ – sites that will deliver homes

⁴ Paragraph 71 of the NPPF (Feb 2019).

suitable for first-time buyers or those looking for their first home. The NPPF requires that these entry-level exception sites offer one or more type of affordable housing and should be on sites not allocated in the plan, adjacent to existing towns and villages and proportionate to the size of the settlement (not larger than 1 hectare in size or more than 5% of the size of the existing settlement).

- 4.55. This national policy requirement could affect the towns and villages at all levels of the settlement hierarchy. The need for entry-level homes will have to be understood through work on the new Local Plan.
- 4.56. In order to ensure that it is compliant with this national policy, the new Local Plan will likely have to address this issue, dependent on the evidence of need.

PROPOSAL 14 – Entry-Level Exception Sites

Your views are being sought on entry-level exception sites and how the plan might address this new requirement.

Q14 – Entry-Level Exception Sites

How do you think the new Local Plan should address the need for entry-level housing? Please provide reasons for your answer.

Employment

- 4.57. Policy LP5 of the current 2017 Local Plan set out the employment sites allocated in the plan, established a hierarchy of employment sites, and provided a policy framework for employment development.
- 4.58. This was underpinned by a 2015 Economic Needs Assessment and related to work undertaken by the Greater Lincolnshire Local Enterprise Partnership (GLLEP).
- 4.59. The sites allocated for employment development (111 hectares) outstripped the need of 23 hectares identified in the Economic Needs Assessment. This excess of allocations was due to a number of sites that had planning permission or allocations that were within the Sustainable Urban Extensions.
- 4.60. The overall employment land on the Strategic Employment Sites and within the Sustainable Urban Extensions allocated in the 2017 Local Plan is suitable to be carried forward as they align closely to the work of the GLLEP and continue to provide adequate space and choice for employment development.
- 4.61. The 2017 Local Plan protected a number of named Established Employment Areas across Central Lincolnshire. It appears that these designated Established Employment Areas continue to be suitable for designation in the new Local Plan. However, it has been suggested that some additional flexibility for other uses within these sites would be beneficial. This is in order to account for occasions where alternative uses which are suited to these types of locations, provided it would not undermine the role and function of the wider Established Employment Area.

4.62. The 2017 Local Plan also offered some protection for Local Employment Sites but they were not named in the 2017 Plan or specifically allocated on the Policies Map.

4.63. Since the adoption of the 2017 Local Plan, there have been occasions where the lack of definition in the Local Plan of what is, and what is not, a Local Employment Site has resulted in some ambiguity for applicants and decision makers, particularly when it comes to employment areas in the countryside.

4.64. It is proposed that the new Local Plan addresses this matter by:

- Better defining Local Employment Sites and clarifying that they:
 - have more than one business operating with an established lawful use;
 - are within or adjacent to a settlement that is named in the settlement hierarchy; and
 - exclude buildings or land that are currently or were most recently in agricultural use.
- Providing greater definition for what employment development may be acceptable in employment sites that are in the open countryside.

PROPOSAL 15 – Revisions to the Employment Policy

Sites allocated for employment development in Strategic Employment Sites and within the Sustainable Urban Extensions are proposed to remain allocated in the new Local Plan unless evidence suggests they are no longer suitable or deliverable.

Designated Established Employment Areas are proposed to be carried forward into the new Local Plan unless evidence suggests that this designation is no longer suitable.

It is proposed that some additional flexibility be applied to the designated Established Employment Areas to allow for other uses where this would not undermine the role and function of the Established Employment Area.

A clearer definition for what is considered to be a Local Employment Site is proposed to be provided. It is proposed that they:

- have more than one business operating with an established lawful use;
- are within or adjacent to a settlement named in the settlement hierarchy; and
- exclude buildings or land that are currently or were most recently in agricultural use.

It is proposed that greater clarity is provided for what development is or is not acceptable in employment sites in the open countryside.

Q15a – Retaining Employment Site Allocations and Designations

Do you agree that the existing employment allocations (Strategic Employment Sites, land for employment within the Sustainable Urban Extensions, and Established Employment Sites) should be brought forward into the new Local Plan unless evidence suggests that they are no longer suitable or deliverable? If not, please provide details.

Q15b – Increasing Flexibility on Established Employment Areas

Do you agree that greater flexibility for other uses should be provided for Established Employment Areas where this would not undermine their role and function? If not, please explain why.

Q15c – Definition for Local Employment Sites

Do you agree that the new Local Plan should include greater definition of what is a Local Employment Site under the employment policy and do you agree with the proposed definition? If not, please provide details.

Q15d – Detail for Employment Sites in the Countryside

Do you agree that the new Local Plan should include definition of what development is or is not acceptable on employment sites in the open countryside? If not, please explain why.

Retail and Shopping Centres

- 4.65. The retail economy is changing with the advent of online shopping creating a very challenging environment for high street retailers. With these changes, the roles of our town and city centres are also changing, often becoming more of a destination for a town centre experience where shopping and leisure activities go hand in hand.
- 4.66. The 2017 Local Plan includes a range of retail policies aimed at both the city and town centres and district and local centres. Work on the new Local Plan offers an opportunity to address the changes affecting town and city centres to ensure that the Local Plan contributes to the ongoing health of the high street.
- 4.67. City of Lincoln Council is undertaking a City Centre Study which is aimed at reviewing the role of the city centre at present and in the future. That work will inform this emerging new Local Plan.
- 4.68. Identification of District and Local Centres in the 2017 Local Plan was confined to those within the Lincoln Urban Area and this review of the Local Plan offers an opportunity to identify other District Centres, Local Centres and also Rural Centres that act as a hub for rural areas, to ensure that their role is protected and strengthened through the plan.

PROPOSAL 16 – Shopping and City and Town Centres

A City Centre Study is being prepared for Lincoln City Centre. It is proposed that the new Local Plan should reflect the evidence of this work and any outcomes to help ensure the plan positively addresses the ongoing role of the city centre and to help ensure it remains healthy. This may include reviewing boundaries and/or reconsidering acceptable uses within the centres.

Policies for the other main town centres may also be adjusted if evidence suggests that this is necessary.

It is proposed that the new Local Plan will maintain the designated District Centres and Local Centres in the 2017 Local Plan unless evidence suggests this is no longer suitable for any areas, and that additional District Centres, Local Centres and Rural Centres will also be designated across the rest of Central Lincolnshire.

Q16a – City and Town Centres

Do you agree that the new Local Plan should try to address the challenging retail environment through positively responding to issues and opportunities identified through work on the city and town centres?

Q16b – Specific Changes Required for the City and Town Centres

Are you aware of any specific planning policy changes that would help to strengthen the city or town centres? If yes please provide details

Q16c – Retaining Current Designated District and Local Centres

Do you agree that the District Centres and Local Centres identified in the 2017 Local Plan should be carried forward unless evidence suggests that this is not suitable? If no, please provide details.

Q16d – Designation of Additional Centres

Do you agree that the plan should designate District Centres, Local Centres and Rural Centres outside of the Lincoln Urban Area?

Q16e – Identifying New Centres

Is there a specific centre which you think should be designated as a District Centre, Local Centre or Rural Centre? If yes, please provide details.

Tourism and the Visitor Economy

- 4.69. Central Lincolnshire has a diverse tourism offer with a number of attractions across the area with numerous locations and types of accommodation on offer for visitors. Policy LP7 of the 2017 Local Plan provides a positive framework for the consideration of applications for tourism development.
- 4.70. Given the diversity of tourism in Central Lincolnshire and that a substantial amount of holiday accommodation and other tourism facilities are located in countryside areas, it has been suggested that this policy should be amended to provide greater distinction of what tourism development will be considered acceptable in built areas and in the open countryside.

PROPOSAL 17 – Tourism and the Visitor Economy

It is proposed that the new Local Plan should be revised to provide greater clarity for when tourism development will be acceptable in the open countryside. This may include defining the instances when a proposed use is unsuitable to be located within the built area.

Q17 – Tourism and the Visitor Economy

Do you agree that the new Local Plan should provide greater distinction and clarity for how tourism development will be considered in the open countryside?

Local Green Space and Important Open Space

- 4.71. The 2017 Local Plan designated a large number of open spaces across Central Lincolnshire.
- 4.72. This included many Local Green Spaces (a specific planning policy designation which offers protection to open spaces that meets set criteria introduced in paragraph 100 of the National Planning Policy Framework) which had been suggested by communities across Central Lincolnshire.
- 4.73. The policy relating to Local Green Spaces in the 2017 Local Plan (Policy LP23) reflected the wording of national policy and there is no evidence to suggest that this policy wording needs to be amended.
- 4.74. A Local Green Space designation is intended to offer long term protection and as such it is proposed that the designated Local Green Spaces are carried forward into the new Local Plan.

PROPOSAL 18 – Local Green Spaces

It is intended that the new Local Plan will retain the Local Green Spaces designated in the 2017 Local Plan.

Q18a – Local Green Spaces

Do you agree that the Local Green Spaces in the 2017 Local Plan should be carried forward in the new Local Plan? If no, please provide details.

Q18b – Additional Local Green Spaces

Do you have any suggested additional Local Green Spaces which you think meet national policy criteria, and therefore should be designated?

- 4.75. The 2017 Local Plan also designated more than 300 Important Open Spaces which had been carried forward from previous Local Plans. However, it has since been found that there are some inconsistencies between how these designations were originally assigned by each of the Central Lincolnshire Districts that would benefit from review.
- 4.76. In the new Local Plan, it is proposed that the existing approach under Policy LP23 in the 2017 Local Plan is revised. The proposed approach is to protect some types of open space by their use or type, in a criteria-based policy. The Important Open Space designation will then be reserved for open spaces which satisfy a number of criteria, consistently applied to areas across Central Lincolnshire with the main purposes of preserving local character, leisure and recreation, biodiversity and other ecological benefits. These remaining Important Open Spaces would continue to be mapped on the Policies Map, but open spaces protected by their use or type would not be mapped under these proposals.

PROPOSAL 19 – Important Open Spaces and Other Open Space Protection

In the new Local Plan the following open spaces are proposed to be protected via a criteria-based policy because of their use or type:

- Churchyards
- Cemeteries

- School Playing fields (in use as such)
- Sports Centre/Recreation ground
- Allotments

These open spaces will not be specifically designated in the new Local Plan and will not be shown on the Policies Map.

Linear sites, verges and roadside screening areas will not be considered where they have a depth of less than 25m.

In addition, only sites that satisfy the following criteria will be considered for designation as Important Open Spaces:

- Sites over 0.1 hectare
- Sites that are either publically accessible or visible from publically accessible locations
- Sites that are valuable to the character of the local area.

See the accompanying *Important Open Space Methodology Review* for full details and justification for the proposed changes.

Q19a – Areas Protected for Use or Type

Do you agree that churchyards, cemeteries, school playing fields, sports centres, recreation grounds and allotments should be protected for their role and/or type? If no, please provide details.

Q19b – Important Open Spaces Methodology

Do you agree with the proposed criteria for including or excluding sites from designation as Important Open Spaces?

Q19c – Specific Important Open Spaces

Is there an open space that you think would meet the proposed criteria and should be designated as an Important Open Space in the new Local Plan? If yes, please provide details.

Climate Change and Low Carbon Living

4.77. Policy LP18 of the 2017 Local Plan was supportive of schemes which sought to make a positive contribution to tackling climate change through:

- Reducing demand for energy;
- Improving resource efficiency (sustainable design and construction);
- Increasing the amount of energy, heat and power generation from decentralised, renewable and low carbon sources (rather than from non-renewable sources); and
- Carbon off-setting.

4.78. Since the 2017 Local Plan was adopted the national Planning Practice Guidance has been updated to clarify that Local Plan policies:

- Can set energy performance standards for new housing or the adaptation of buildings to provide dwellings, that are higher than the building regulations, but only up to the equivalent of Level 4 of the Code for Sustainable Homes.
- Are not restricted or limited in setting energy performance standards above the building regulations for non-housing developments.⁵

4.79. This is a significant clarification to the national context since the examination of the 2017 Local Plan and it provides an opportunity to consider whether higher standards should be sought from development. However, requirement for higher energy performance standards typically cost more to deliver and as such could impact on viability or could mean other developer contributions would need to be adjusted.

PROPOSAL 20 – Energy Performance Standards

Your views are being sought on whether the new Local Plan should require (rather than just encourage) higher energy performance standards for housing and/or non-residential development in accordance with the Planning Practice Guidance.

Q20a – Energy Performance Standards in Residential Development

Do you think that the new Local Plan should require higher energy performance standards than are required by the building regulations for residential development, up to Level 4 of the Code for Sustainable Homes?

Q20b – Energy Performance Standards in Non-Residential Development

Do you think that the new Local Plan should require higher energy performance standards in non-residential development and if so what standards should be required?

Q20c – Viability Implications of Higher Energy Performance Standards

If you think the Plan should do either of the above, do you have any evidence to demonstrate that requiring higher energy performance standards would or would not be viable? If so please provide this evidence. Alternatively, do you have any suggestions whereby other developer contributions might appropriately be reduced, in order to ensure development remains viable?

Gypsy and Traveller and Travelling Showpeople Accommodation

4.80. The policy and allocations for Gypsy and Traveller and Travelling Showpeople Accommodation in the 2017 Local Plan were based on the findings of the Gypsy and Traveller Accommodation Assessment 2013.

4.81. In support of the new Local Plan, the assessment of need will be updated in accordance with national policy and guidance. Depending on the findings of this assessment, it may be necessary to adjust the policy wording or approach, to reconsider the sites allocated in the 2017 Local Plan (including potentially deallocating existing but not delivered allocations), or to allocate new or additional land for Gypsy, Traveller or Travelling Showpeople Accommodation.

⁵ PPG Reference ID: 6-012-20190315

- 4.82. Through the call for sites accompanying this consultation, people submitting sites may promote them for Gypsy and Traveller and Travelling Showpeople accommodation.

PROPOSAL 21 – Gypsy and Traveller and Travelling Showpeople Accommodation

It is intended that the evidence of need for accommodation for Gypsies and Travellers and Travelling Showpeople will be refreshed and the new Local Plan will account for any requirements for land or policy provision arising from this evidence.

Q21 – Gypsy and Traveller and Travelling Showpeople Accommodation

Are you aware of any specific needs for Gypsy, Traveller or Travelling Showpeople accommodation in Central Lincolnshire? If yes, please provide details.

Ministry of Defence Establishments

- 4.83. The 2017 Local Plan contains a policy (Policy LP57) on Ministry of Defence Establishments providing in-principle support for development related to defence within or adjacent to operational Ministry of Defence sites where it is required for operational purposes. The Policy also provides a framework for the development of land or assets that are surplus to requirements.
- 4.84. This policy is largely considered to be fit for purpose going forward, but it has been suggested that it would be beneficial to define or possibly list the operational Ministry of Defence sites and the sites which are defined as “recently operational” in the policy.

PROPOSAL 22 – Ministry of Defence Establishments

It is intended that Policy LP57 in the 2017 Local Plan be carried forward to the new Local Plan.

Your views are sought on whether it is beneficial or necessary to list the operational Ministry of Defence sites and to define those sites that are considered to be “recently operational”.

Q22a – Operational Ministry of Defence Sites

Do you think the operational Ministry of Defence sites should be listed in the new Local Plan?

Q22b – Recently Operational Ministry of Defence Establishments

Do you think “recently operational” should be defined in the new Local Plan and if so what length of time do you think is reasonable to define this?

5. Proposed New Policies

- 5.1. Since the current 2017 Local Plan has been in use there have been suggestions that it would be beneficial if some additional policies were included. Policies that are currently being investigated are included in this consultation to obtain your views on whether you think they are necessary or helpful and for you to provide any additional comments that may inform their investigation or development.

RAF Scampton

- 5.2. Since the 2017 Local Plan was adopted, the Ministry of Defence has announced the intention to withdraw operations from RAF Scampton. At the current time the predicted time of the base closing is 2022 but the precise details of what will happen at the site are not known.
- 5.3. West Lindsey District Council is already in discussions with the Ministry of Defence to ensure that the future of the site is properly planned for.

PROPOSAL 23 – RAF Scampton

It is proposed that work will be undertaken to understand what the options for the future of the RAF Scampton site may be and a policy will be included in this plan to help secure a sustainable future for it.

Q23a – RAF Scampton Policy

Do you agree that the future of RAF Scampton should be managed through a new planning policy in the new Local Plan?

Q23b – RAF Scampton Policy Scope

Do you have any preliminary views of what that Policy might seek to achieve for the site?

Need for Houseboat and Caravan Accommodation

- 5.4. The Housing and Planning Act 2016 requires the periodical review of need for moorings for houseboats and sites to accommodate caravan accommodation. Consequently, it is considered necessary to understand if a need for sites for caravans or moorings for houseboats is needed in Central Lincolnshire.

PROPOSAL 24 – Need for Houseboat and Caravan Accommodation

Views are being sought in this consultation about whether a need for houseboat moorings or sites for caravans exists in Central Lincolnshire.

Q24 – Need for Houseboat and Caravan Accommodation

Are you aware of any need for moorings for houseboats or sites for caravans in Central Lincolnshire? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Central Lincolnshire.

Parking Standards

- 5.5. It is proposed that minimum parking standards be introduced to help remedy issues of unplanned on-street parking in and around new developments. It is not currently proposed to be applied in Lincoln City Centre.
- 5.6. The assessment of the issue will take account of car ownership levels in different areas and will review off-street parking provision in recent developments which may result in different parking standards being applied to different geographies.

PROPOSAL 25 – Parking Standards

It is intended that the new Local Plan include a policy applying minimum parking standards.

Any standards proposed for the new Local Plan will be incorporated in the whole plan viability assessment.

Q25 – Parking Standards

Do you agree that minimum parking standards are needed in Central Lincolnshire? Please provide any further comments you may have, such as in relation to what the standards should be or where they should apply to.

6. Any other comments

- 6.1. This consultation document has set out what is proposed for the new Local Plan but there may be additional items not covered in this consultation which you would like to raise.

Q26 – Any Other Comments

Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

APPENDIX A – Proposed Settlement Hierarchy

The below table shows where each settlement would sit in the settlement hierarchy if Proposal 5 of this document is implemented. Question 5e is seeking any views on the positions of settlements within this proposed hierarchy.

Please note, settlements marked with a * indicate a change in position from the 2017 Local Plan, settlements marked with a ** indicate not previously included in the settlement hierarchy.

Proposed Settlement Hierarchy

1. **Lincoln Urban** – defined as the current built up area of Lincoln, which includes the City of Lincoln, North Hykeham, South Hykeham Fosseway, Waddington Low Fields and any other developed land adjoining these areas.
2. **Main Towns** – Gainsborough and Sleaford
3. **Market Towns** – Caistor and Market Rasen
4. **Large Villages** – Villages of 750 or more dwellings in 2018:

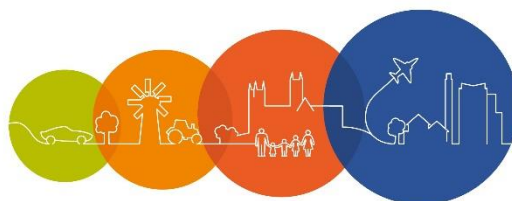
Bardney	Nettleham
Billinghay	Ruskington
Bracebridge Heath	Saxilby
Branston	Scotter
Cherry Willingham	Skellingthorpe
Dunholme	Sudbrooke*
Heckington	Waddington
Heighington	Washingborough
Keelby	Welton
Metheringham	Witham St Hughs
Navenby	
5. **Medium Villages** – Villages of between 250 and 749 dwellings:

Bassingham	Ingham
Blyton	Lea
Brant Broughton	Leasingham
Brookenby	Marton
Burton Waters	Middle Rasen*
Cranwell Village	Morton
Cranwell (RAF)**	Nettleton
Digby*	Nocton
Digby (RAF at Ashby de la Launde)**	North Kelsey
Dunston	Potterhanworth
Eagle	Reepham
Fiskerton	Scampton (RAF)**
Great Hale	Scothern
Greylees	Sturton by Stow
Harmston	Tealby
Hawthorn Road ('Little Cherry')**	Waddingham
Helpringham	Welbourn
Hemswell Cliff	Wellingore
6. **Small Villages** – Villages of between 50 and 249 dwellings:

Anwick	New Toft
Ashby de la Launde	Newton On Trent
Aubourn	Normanby By Spital
Aunsby*	North Carlton
Beckingham	North Greetwell
Bigby	North Kyme
Bishop Norton	North Owersby
Boothby Graffoe	North Scarle*
Branston Booths	Norton Disney
Burton	Osbournby
Canwick	Osgodby
Carlton Le Moorland	Owmby By Spital
Chapel Hill	Rothwell
Claxby	Rowston
Coleby	Scampton
Corringham	Scopwick
Doddington	Scotton*
Dorrington	Scredington
East Ferry	Searby
East Stockwith	Silk Willoughby
Evedon**	Snitterby
Ewerby	South Kelsey
Faldingworth	South Kyme
Fenton	South Rauceby
Fillingham	Southrey
Glentham	Spridlington
Glentworth	Springthorpe
Grasby	Stow
Grayingham**	Swallow
Great Limber	Swarby**
Hackthorn	Swaton
Hemswell	Swinderby*
Holton le Moor	Tattershall Bridge
Kexby	Thorpe On The Hill
Kirkby / Kirkby Cum Osgodby	Threekingham
Kirkby La Thorpe	Timberland
Knaith Park	Torksey
Langworth	Upton
Laughterton	Walcott
Laughton	Walesby
Leadenham	Wickenby
Lissington	Willingham By Stow
Little Hale	Willoughton
Martin*	Wilsford

7. Hamlets – Settlements where there is a cluster of dwellings of between 15 and 49 dwellings. These are not proposed to be listed in the settlement hierarchy.

8. Countryside – All other areas not covered by the above tiers.



Central Lincolnshire **LOCAL PLAN**

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

Tel – **01529 414155**
Email – **talkplanning@central-lincs.org.uk**