

# Central Lincolnshire Local Plan Issues and Options Consultation Report

September 2019



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## 1. Introduction

- 1.1. This report provides a summary of the Central Lincolnshire Local Plan Issues and Options Consultation – the first formal stage of consultation undertaken on the Central Lincolnshire Local Plan review.
- 1.2. It sets out details about the consultation and provides a summary of the responses to the consultation, including details of the key issues being raised.
- 1.3. The Issues and Options Consultation was run alongside separate consultations on the proposed methodology for site allocations, a call for sites and a targeted consultation with statutory consultees on the Sustainability Appraisal Scoping Report. Details of the comments received on these other consultations are not included in this report, but will be set out in other evidence documents supporting the Local Plan.

## 2. About the Issues and Options Consultation

- 2.1. The Central Lincolnshire Issues and Options Consultation was a non-statutory stage of consultation which ran for six weeks from 6 June to 18 July 2019. The consultation was intended to achieve views about a number of initial proposals for how the Local Plan might need to be changed in order to respond to the changes in national policy and to ensure it provides a sound basis for growth and decision making in Central Lincolnshire.
- 2.2. The consultation document set out a 26 proposals for what may change in the new Local Plan and 55 associated questions to obtain views and evidence to support the direction of the plan review. It also gave an opportunity for respondents to identify whether any additional parts of the plan required review above and beyond the policies proposed for change. Where a direction-of-travel was known for policies, this was set out and in other areas more general views were sought for how to address certain topics.
- 2.3. The consultation was hosted on a consultation system which provided the ability for people to respond directly on the system. People could also respond by submitting electronic versions of a form or by sending in hard copies of their responses. Hard copies of the consultation documents were placed at the receptions of the Central Lincolnshire Districts, and Lincolnshire County Council offices, and at a further 26 locations across Central Lincolnshire in order to help ensure that people had adequate access to the documents. The full list of these locations is set out in Appendix 1.
- 2.4. More than 800 emails and letters were sent out to individuals, organisations, and statutory consultees on the Central Lincolnshire consultation database to publicise the consultation.
- 2.5. Each of the Central Lincolnshire Districts and Lincolnshire County Council published news on their websites about the consultation. Screenshots of the notices are provided in Appendix 2. The City of Lincoln council also posted notices on twitter and on its Facebook page.
- 2.6. The Lincolnite also ran an article about the consultation, further enhancing the coverage of the consultation – a screenshot of this article is provided in Appendix 3.

- 2.7. Overall, 186 responses were received in the consultation, many of which answered all questions, whilst others provided responses to some of the questions. The analysis of these responses is provided in section 3 of this report.

### 3. Findings

- 3.1. This section provides both quantitative and qualitative analysis for the responses received in the consultation. It is set out in the order of the proposals and questions in the consultation document, separated by the sub-headings used in the consultation document.
- 3.2. Summaries of the key issues raised are provided below and the full responses can be viewed on the consultation portal at:  
<https://central-lincs.inconsult.uk/consult.ti/CLLP.Issues.Options/consultationHome>.

#### The Vision and Objectives for Central Lincolnshire

##### **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.

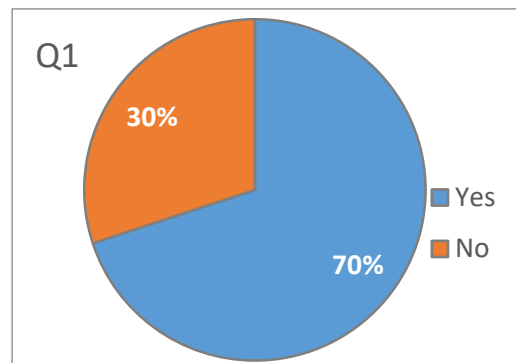
Through growth, current issues such as health inequalities, community deprivation, infrastructure deficit and low skills, all of which are currently found in pockets of Lincoln, Gainsborough and some rural areas, will be tackled and addressed. Growth will attract investment, businesses and new residents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

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

### 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?**

- There were 133 responses to this question;
- 93 supporting the proposal to keep the Vision the same as the last plan;
- 40 respondents disagreed with the proposal.



3.3. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- The vision remains broadly appropriate.
- Local Plan only adopted 2 years ago - appropriate that the Vision and Objectives should remain the same.
- The current Vision sets out, in a clear and concise manner, how development is expected to contribute to the wider aspirations for Central Lincolnshire and there is no reason to change this.
- Vision is in line with NPPF.
- Vision should be derived from the up-to-date evidence documents which are yet to be commissioned.
- Support pro-growth agenda being pursued by the three Central Lincolnshire authorities which is reflected in the proposed vision wording.
- Depends how much it will be changed and over what period.
- Vision comes across slightly 'cheesy' but serves to introduce the Plan in a user friendly manner
- Suggest growth in Market Towns is referred to
- Growth should be more focused on three main urban centres (Gainsborough, Lincoln and Sleaford).
- Support reference to historic environment. Amend wording 'protected' to 'conserved' to more closely reflect NPPF wording. Include reference to the 'protection and

conservation of heritage assets and their settings' to ensure the historic environment is fully considered.

- Support reference to Lincolnshire Wolds AONB. Should be given more recognition/ greater emphasis).
- Judgement can only be made following a full review of the evidence base.
- 'Growth' doesn't address health inequalities or deprivation, it can just widen the gap, - word could be changed to 'appropriate development' or just 'the Central Lincolnshire Local Plan'.
- Vision set around increasing growth is too narrow an approach, and needs to recognise the latest movement towards a better quality of life through more sustainable development that is more in keeping with our resources. The first and last sentences need deleting.
- Wording for sustainability, quality of life and carbon footprint which are more important than 'growth'.
- Growth and sustainability are not compatible.
- Support reference to the importance of our best most versatile land.
- Need to tackle climate change through mitigation and adaptation should be mentioned in the Vision.
- Climate change emergency and Progress Report to Parliament Committee on Climate Change July 2019 should radically change the whole basis and emphasis of the plan.
- Should reflect the UK's recent commitment to net zero emissions by 2050.
- All new homes, business premises and infrastructure to be completely decarbonised by 2025.
- Could be strengthened to encourage the co-location of potential heat customers and suppliers.
- Promoting sustainability & biodiversity should be stated early in the Vision.
- The Vision could use more ambitious language with regards to creating a quality natural environment.
- Vision should make reference to biodiversity net gain and enhancements to green infrastructure - would constitute a position of readiness for compliance with future legislation.
- Should include securing and developing "natural capital" as expressed through Defra's 25 Year Environment Plan.
- Need to ensure our historic and natural environment is protected and not sacrificed for higher environmental standards.
- Include a statement about reducing car usage through a great public transport system and safe cycle lanes, or other incentives for car sharing.
- More emphasis on walking and cycling.
- Refer to potential new park and ride facility for Lincoln at the A46/Pennells Roundabout junction, supporting sustainable transport choices, potentially linked with proposed Project Magna Carta designer outlet and leisure development destination.
- Support reinforcing the vision for the Greater Lincolnshire Local Enterprise Partnership, and support the opportunities for employment allocations to deliver flexible, diverse and resilient economic growth providing opportunities for people, to live, work, invest and visit
- No mention of the needs for ensuring access is enabled for all members of our society across the protected characteristics under the Equality Act.

- Support text that states "villages will not be left behind, with appropriate and sensitive development being permitted to ensure they remain sustainable, thriving local communities."
- Housing growth too high for the amount of jobs in the area and the under investment in the service resources to support existing residents. Must set the target at the minimum level possible.
- Growth should remain as 2017 targets as per adopted Plan.
- Unwise and unfair on the community at large to alter the balance in 2017 plan by moving housing allocation from towns, where it belongs to villages - modern Plan should be about sustainability.
- Emphasis on the ability of existing infrastructure to absorb the housing expansion.
- Work towards achieving the Vision naturally involves assumptions - should be based on accurate information about what is known, as fact, today.
- Recommendations set out seem to be exceeded quite dramatically at present.
- Gainsborough area needs an economic boost if people are to want to go there. Is there a "Power House" plan for this?
- Should include details of the main drivers of growth.
- Need for housing should be assessed properly rather than just a blanket requirement being dictated.
- As long as it is driven by demand and not by developers greed.

### Next Steps

- 3.4. The proposal to retain the same Vision as the adopted Local Plan received a good level of support but there were some detailed comments about the specific wording of the Vision. It is proposed to retain the general thrust of the Vision although some minor changes suggested could improve its scope and so will be considered.

### PROPOSAL 2 – Objectives

- Housing:** To ensure that the housing stock meets the housing needs of the Central Lincolnshire area.
- Employment:** To create and improve access to high quality employment and training opportunities for everyone within the Central Lincolnshire area.
- 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.
- 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).
- Health:** To reduce health inequalities, promote healthy lifestyles and maximise health and well-being.
- 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.
- 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

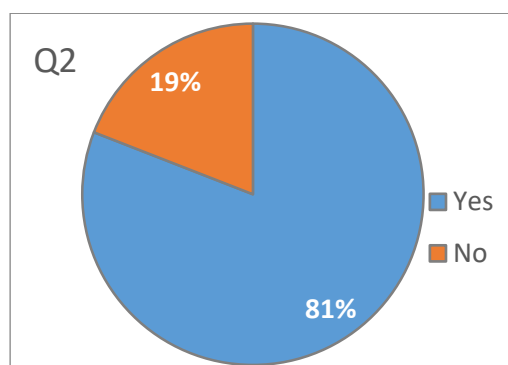
green and blue spaces that are multifunctional, (including opportunities for sport, recreation and play), accessible to all and which form part of and are connected to the green infrastructure network.

- 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.

## Q2 – Objectives

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

- There were 131 responses to this question;
- 106 responses supported the proposal to retain the objectives in the last plan;
- 25 respondents disagreed with the proposal.



3.5. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Support for various existing Objectives.
- The Objectives were fully explored previously/the adopted objectives do not need updating for the new Local Plan.



- The objectives and principles are fine for the purpose of a local plan provided that the plan policies are detailed enough to support them and protect the CLLP area from speculative development.
- Objectives are fine - the delivery has not been fully realised in the developments that have been completed to date.
- How will we know if objectives have been achieved? There are no measures.
- Some Objectives are unattainable and should be reworded.
- All Objectives will need to be rebalanced in the light of the recent Progress Report to Parliament Committee on Climate Change July 2019.
- Decarbonise. Ban fossil fuel exploration and extraction from Lincolnshire permanently.
- Infrastructure for climate refugees must be prioritised.
- Objectives should reflect the UK's recent commitment to net zero emissions by 2050.
- Prioritise the regeneration of brownfield land.
- Greater emphasis on economic growth and creating new employment opportunities given changes seen since 2017 - Brexit, rise of Chinese and Indian economies.
- Distribution is important, but development must be near key facilities like hospitals, education and employment.
- Greater emphasis on addressing the acknowledged shortfall in delivery on some adopted allocations through the provision of additional sustainable development in the short term.
- Encourage co-location of potential heat customers and suppliers.
- Shift focus towards making better use of existing urban space rather than attempting to gobble-up more of village communities.
- Housing stock needs to be built to a better standard, as speed demanded by construction companies promotes poor quality stock.
- Introduce renewables on new housing stock by way of solar.
- Seems to be less emphasis on public transport for villages.
- Vast improvements in A-roads connecting Central Lincolnshire to Nottinghamshire
- Better infrastructure required such as buses at earlier and later times. Rural bus services should reflect the desire to cut down on car usage.
- New builds must be subject to access requirements for all. Too often historic building is used as an excuse that not make buildings accessible.
- Do not agree with objectives due to lack of infrastructure in places and overcrowding of areas.
- Spread potential development to smaller scale developments in hamlets, villages and other residential areas - existing infrastructure would be able to cope easier, with no need for added capacity, rather than the very expensive and intrusive new infrastructure required for some of the larger scale developments planned in urban or semi-urban hinterlands/suburbs.
- Housing stock should be built to meet needs of current population and not prioritise income generation and diversity.
- Future development should remain sympathetic to the local area and acknowledge that quotas have already been exceeded in some areas.
- Infrastructure needs to be proportionally increased with the potential population size not number of houses.
- Where a Neighbourhood plan has been created, they should take precedence as they have local knowledge and information which has been proven with statistics, surveys and a consultation process isolated to only the area in question. .

3.6. Furthermore, a number of suggestions were made for revising the existing objectives:

**a. Housing**

- Housing: fabric first approach to new homes (as being promoted by NKDC) requirement
- Amend to define what the 'housing needs' of the Central Lincolnshire area are and how this need has been calculated.
- *"To ensure the housing stock meets the housing needs by using modern building materials and technologies to improve living standards and conditions by the capture of green energy and other resources."*
- Change housing objective: *"To ensure that the housing stocks meet the housing needs in terms of quantity, range of size and type with energy generation and retention built in"*.
- Add additional wording that recognises the need for innovation in our supply of housing and for it to minimise its impact on the environment as reflected in national policy: *"To ensure that the housing stock meets the housing needs of the Central Lincolnshire area and that new housing stock will minimise impacts on the natural capital and natural environment of Central Lincolnshire, via maximising modern technology and sustainable development build methods."*

**b. Employment**

- To protect those effected by the loss of lower paid jobs by automation (noting the desired investment in agricultural automation in the plan period).

**c. Local Economy**

- Enable small business units in rural areas to match local need. Local business units may be allowed close to local centres of population, e.g. Navenby Parish Council wanted to build some local units.

**d. Transport and Accessibility**

- Extend Objective to include: *"To ensure that new development across Central Lincolnshire is well placed to make the most of future mobility opportunities including electric, connected, shared and, when feasible, automated mobility."*
- Add: *"To improve and enhance infrastructure to match local needs"*, delete: *"To make efficient use of existing infrastructure"*.

**f. Social Equality and Community**

- Preference to spend public money on local providers, keeping the investment in the local economy & building community through these connections.

**g. Biodiversity and Green Infrastructure**

- Role of trees and woods as an important and multifunctional form of greenspace should be mentioned.
- Include principle of biodiversity net gain within objective - this would bring the objective in line with the NPPF.
- Add wording to reflect changes from a national perspective: *"To conserve and enhance biodiversity across Central Lincolnshire by delivering measurable net gain in biodiversity through development and establishing nature recovery networks through planning. To provide enhanced opportunities for people to access and appreciate wildlife and the natural environment in ways that safeguard sanctuary sites. To create and improve high quality green and blue spaces which make the most of biodiversity opportunity and are multifunctional: for sport, recreation and the provision of ecosystem services which manage flood risk; enhance water and air quality, capture carbon, mitigate urban temperature extremes and provide environments that promote health and wellbeing. To ensure high quality green and blue spaces are accessible to all and form part of*

*and are connected to the green/blue infrastructure network improving landscape connectivity for people and wildlife."*

**h. Landscape and Townscape**

- Refers to protecting and enhancing the rich diversity of character and appearance of our communities. This would not be possible if development out of all scale with the present size of the community were to be allowed. This would also apply to Objective i.

**i. Built and Historic Environment**

- Revise criteria to reflect NPPF wording: "*To protect, conserve and enhance the significance of the buildings, sites and features of archaeological, historic or architectural and artistic interest designated and non-designated heritage assets and their settings, and ensure new buildings, spaces and places are designed to a high quality.*"
- Adjust wording to remove the word 'interest' and replace with '*archaeological, historic or architectural and artistic significance*' to reflect NPPF.

**j. Natural Resources – Water**

- Change to: "*Increase water storage for essential use (i.e.) irrigation, processing, industry and household use to meet the future demands by all*".
- "*To protect, enhance and increase the capacity for water storage*".

**l. Natural Resources – Land Use and Soils**

- Good agricultural land is not protected if it's covered with housing.

**n. Climate Change Effects and Energy**

- Importance of trees in sequestering carbon to combat climate change, as recognised in the recent International Panel on Climate Change report could be mentioned.
- The climate change wording needs to be strengthened. Minimise is insufficient.

**o. Climate Change Adaptation and Flood Risk**

- Reducing the risk of flooding would be much more difficult if development were allowed to encroach on flood plains.
- Ensure that full consideration is given to the effects of development which may, in itself, create a flood risk by overwhelming existing sewage/water systems.
- "*Reducing dependency on fossil fuels by incorporating green, carbon neutral systems into houses and industry at the point of build through persuasive powers*".

**Next Steps**

- 3.7. There was strong support for the Objectives in general suggesting that they are generally fit to be retained, however there could be potential to strengthen the objectives through some minor changes to the wording.

**Policies not intended to be changed**

**PROPOSAL 3 – Policies not proposed to be changed**

Policy LP7: A Sustainable Visitor Economy

Policy LP8: Lincolnshire Showground

Policy LP9: Health and Wellbeing

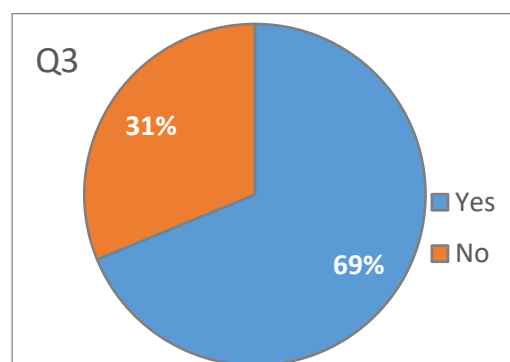
Policy LP10: Meeting Accommodation Needs

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

### **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.**

- There were 125 responses to this question;
- 86 supported the list of policies proposed not to be changed;
- 39 respondents disagreed with the proposal.



3.8. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Policy 1 – A Presumption in Favour of Sustainable Development
  - It is of concern that this policy is to be amended with no details of how.
  - There should be no substantial changes to this policy except to the tilted balance as changed in the NPPF. Any other change that would not be consistent with national policy would be unsound.
- Policy LP7 – A Sustainable Visitor Economy
  - This policy is urban-centric and is silent on development in the countryside, especially non-dwellings and caravan parks where development would not be allowed under LP2.
  - The wording of this policy could be expanded upon regarding how it contributes to the local economy, visitors and the local community.
  - Should be amended to limit the number of holiday homes or caravans to 10 where the need can be demonstrated.
  - Should be a third criterion for 'new' tourism ventures to be considered positively – there is current ambiguity in relation to this.
- Policy LP8 – Lincolnshire Showground
  - This policy requires some minor rewording to bring it up to date.
- Policy LP9 – Health and Wellbeing
  - More consideration needed for how money is spent in the Sleaford area, particularly in relation to healthcare.
  - Policy should recognise the value of the natural environment to public health and wellbeing and that it delivers solutions to integrate the natural environment with other aspirations. Should include reference to the role of green infrastructure for health and wellbeing to tie into GLNP's 25 year plan (details provided).
  - The continuation of the requirement for a HIA is supported, but it should be required at the earliest possible opportunity in the planning process. NHS and CCG colleagues should see HIAs.
  - Implementing this policy should be aligned more closely with other policies such as LP26.
  - There has been little implementation of this policy despite it saying that it will be taken into account in all development proposals.
- Policy LP10 – Meeting Accommodation Needs
  - Should be revised to actively discourage building in the countryside and direct it into towns.
  - This policy should be reviewed as the requirement for dwellings to be built to M4(2) standards is having a significant impact on viability and requires a significant amount of work to ensure compliance. Instead it should be encouraged, not required.
- Policy LP11 – Affordable Housing
  - Support for the continuation of the provision of affordable housing.
- Policy LP12 – Infrastructure to Support Growth
  - Support the retention of this policy requiring infrastructure to support growth.
- Policy LP13 – Accessibility and Transport
  - Issues with this policy, but these issues are in relation to Government policy.
  - The transport plan is not fit for purpose given how little has been done to ensure walking, cycling and public transport.
  - As a minimum this policy will need to be reviewed in light of parking standards being introduced.
  - Part d of the policy should be strengthened for electric charging facilities.

- More should be done in this policy to address walking and cycling provision in new development.
- Policy LP14 – Managing Water Resources and Flood Risk
  - Flood risk needs to be taken more seriously, using storage tanks for surface water disposal into drainage ditches which regularly flood is not sensible.
  - Needs coordinating with the Lincolnshire water management strategy which is being updated, led by Lincolnshire County Council.
  - Should be reviewed to consider how water efficiency and reuse beyond the optional higher water efficiency standard can be promoted as part of residential development.
  - Should consider changes from the forthcoming Future Homes Standard for new build homes and changes to the Planning Practice Guidance.
  - Consideration should be given as to whether there is sufficiently strong policy justification to ensure maximum use of permeable surfaces in new development so that, where appropriate, ground water stores can be replenished rather than being lost to the drainage system.
- Policy LP15 – Community Facilities
  - Issues with this policy, but these issues are in relation to Government policy.
  - Support for the continuation of the protection from this policy.
- Policy LP16 – Development on Land Affected by Contamination
  - Should prioritise brownfield land development with the benefits of combating urban sprawl, removing potential contamination, helping to densify urban areas to aid mass transit.
- Policy LP17 Landscape, Townscape and Views
  - It is of concern that this policy is to be amended with no details of how.
  - This policy is sufficiently robust as it stands and any changes must be in accordance with chapter 16 of the NPPF to be found sound, particularly in relation to the consideration of harm.
- Policy LP18 – Climate Change and Low Carbon Living
  - Supports the intention of the policy, but it has had little impact – this should be reviewed in light of the climate change emergency that has been declared to increase its impact
- Policy LP19 – Renewable Energy Projects
  - Renewables should always be encouraged and this policy needs to be amended to encourage developers to provide solar panels on all new developments where feasible.
  - Brownfield sites and contaminated land should be regenerated and protecting green field sites.
- Policy LP20 – Green Infrastructure Network
  - Enhancement is vital as the quality and extent of the ecological network needs improvement. This would tie into the NPPF and GLNP's 25 year plan (details provided)
- Policy LP21 – Biodiversity and Geodiversity
  - This policy is supported, but it should be revised to reflect the new NPPF and the government's 25 year plan for biodiversity net gain, with detailed guidance given to developers – detailed suggestions provided by Natural England and Greater Lincolnshire Nature Partnership (GLNP).
  - Policy could acknowledge the benefits of protecting open watercourses or daylighting culverted watercourses, especially as part of a blue/green corridor, contain SuDS and has potential to support sustainable transport routes.
  - GLNP has improved its Biodiversity Opportunity Mapping methodology – an updated study would ensure that the Central Lincolnshire Local Plan has all

the relevant up to date evidence. The number of Local Wildlife Sites, Local Geological Sites and Regional Geological sites in the area have changed since the last plan.

- Policy should be amended to reflect changes in the NPPF in relation to ancient woodland and veteran trees.
- Policy LP22 – Green Wedges
  - Support for the green wedges protection and extent.
  - Green wedges are an opportunity to deliver biodiversity net gains and this should be reflected in the policy. Policy should also recognise the potential role for the creation of ecological networks and nature recovery networks, referenced in the GLNP's 25 year plan.
  - Some greater clarity is required for uses acceptable in green wedges.
  - Much has changed since the evidence supporting this policy was produced in 2016 and as such this policy and evidence should be reviewed – examples include the Lincoln Eastern Bypass and the closure of Canwick Golf Club.
  - Parts of the green wedges are set within urban areas where they do not form part of an open and undeveloped landscape and do not contribute to an accessible recreational resource – as such the extent of the green wedges should be reviewed.
- Policy LP23 – Local Green Space and other Important Open Space
  - It is of concern that this policy is to be amended with no details of how.
- Policy LP24 – Creation of New Open Space, Sports and Recreation Facilities
  - It is of concern that this policy is to be amended with no details of how.
- Policy LP25 – The Historic Environment
  - The wording could be updated to more closely reflect NPPF wording, such as substituting 'preserve' for 'conserve'.
- Policy LP26 – Design and Amenity
  - This policy would benefit from review to ensure it is not too prescriptive – it could be the hook for a suite of detailed supplementary design guidance.
  - Energy efficiency should also be incorporated into this policy.
- Policy LP27 – Main Town Centre Uses – Frontages and Advertisements
  - It is of concern that this policy is to be amended with no details of how.
- Policy LP28 – Sustainable Urban Extensions
  - It is of concern that this policy is to be amended with no details of how.
- Policy LP31 – Lincoln's Economy
  - This needs to be reviewed to reflect continuing growth and opportunities around North Hykeham.
- Policy LP35 – Lincoln's Regeneration and Opportunity Areas
  - Brownfield sites and contaminated land should be regenerated and protecting green field sites.
  - Policy should be extended to refer to the opportunity for a new park and ride facility at the A46 / Pennells roundabout.
- Policy LP37 – Sub-division and Multi-occupation of Dwellings in Lincoln.
  - Support for restricting HMOs in Flood Zone 3 areas unless it can be shown to be above flood levels, this should be included in the policy.
- Policy LP44 – Sleaford's Sustainable Urban Extensions
  - It is of concern that this policy is to be amended with no details of how.
- Policy LP45 – Sleaford's Regeneration and Opportunity Areas
  - The regeneration of Sleaford is of great importance – it is of concern that this policy is to be amended with no details provided of how.
- Policy LP55 – Development in the Countryside
  - It is of concern that this policy is to be amended with no details of how.

- Concern at changes that would open up the countryside to development.
- Other comments:
  - Support for list of policies proposed not to be changed.
  - All policies may need updating in light of revised national policy and guidance and other changes such as Green Papers, commissions and reports.
  - There have been issues regarding holiday homes being allowed – greater protection is needed – relevant to many of the policies listed.
  - Request for 'significantly' to be defined.
  - Electricity supply in the south must be addressed.
  - More emphasis needed on accessibility, e.g. fully accessible hotels.
  - Inadequate overall recognition of climate emergency and need to decarbonise.
  - Traffic volumes need to be reduced.
  - Gainsborough has too much focus in the plan.
  - Gainsborough could be vastly improved and its importance restored with the right investment.

### Next Steps

- 3.9. Each policy will be considered in light of the comments received, the latest position in relation to government policy and guidance, and the evidence being developed in support of the plan. Additional evidence may be developed to inform whether each policy should be amended or can remain. Further policy changes may be brought to the Committee either as part of the draft Plan or for further discussion.

### Possible policies to be changed

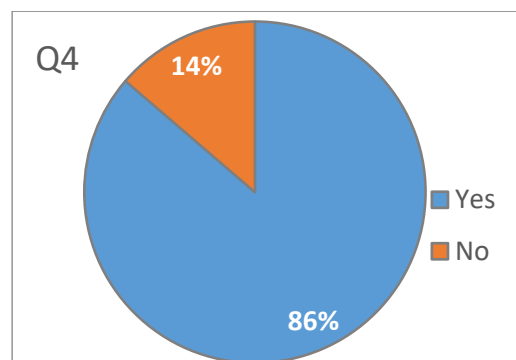
#### **PROPOSAL 4 – Plan Period**

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.**

- There were 124 responses to this question;
- 107 respondents supported the proposal to for the new plan period;
- 17 respondents disagreed with the proposal.



- 3.10. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- The base date of the proposed period is already one year in the past and so should be brought forward. The plan date should align with anticipated adoption.



- The base date should be later (2019 or 2020) especially if there is slippage in the anticipated adoption, given the importance on growth levels in villages and determination of planning applications.
- The proposed 2040 end date should be later to provide further certainty for housing and employment provision, particularly as the plan may not be adopted until 2025.
- The end date should be 2050.
- The proposed 2040 end date is fine provided review is carried out every 4-5 years.
- If a new plan is needed every few years the 2040 date should be brought forward.
- Retain at 2036, the changes proposed are not substantial enough to require a change and further revisions will be required before 2036.
- Plan period should be shorter – 22 years is too long and some things are urgent.
- The CCC Progress Report to Parliament requires actions to reduce greenhouse gas emissions – the plan period for these must be substantially shorter. Nothing has been said about meeting 2040 national environmental policies. The IPCC deadline of 2030 to tackle climate change would be more appropriate. Low carbon policies must be implemented by 2025.
- Neighbourhood plans are all geared up to the plan period in the last plan, a reset would be damaging forcing neighbourhood plans to change.
- A review of the plan should be considered every 10 years.
- The end date has little meaning given that the plan will be reviewed every 5 years.
- Support the proposed period.
- The proposed period is appropriate to be looking forward and is consistent with the new NPPF of at least 15 years into the future from adoption.
- Should be a period of stability for local and neighbourhood plans – frequent change causes confusion, loss of interest and wastes money. Goalposts are being moved.
- Targets should be capable of remaining more than 2 years into a plan.
- Support proposed plan period, but only if building and permissions are taken into account from the previous 5 years.
- Support for period, as long as the figures become more realistic.
- The proposed period would align well to Severn Trent Water's strategic planning which is for 25 years.
- The long term effect of extending the plan period will be to the detriment of the area and the villages given the pace at which things are changing.
- Whatever plan period is taken the plan will need to include a detailed trajectory illustrating the expected rate of housing delivery, setting out realistic delivery rates to be NPPF compliant.
- Bardney needs adequate facilities to provide for new housing growth, including transport, doctors and shops.
- As of April 2018 Sudbrooke's number of dwellings is 712 – continuity would be appreciated, not being subject to frequent changes of policy.
- Housing growth projections appear unrealistic and with Brexit and declining birth rates, population growth is driven by London and the South East – with house-builder's commercial interests having more impact locally.

### **Next Steps**

- 3.11. There was generally strong support for the proposed plan period. Some respondents suggested that the baseline should be later, some suggested that it should be earlier, and some disagreed with the end date being too far in the future or too near in the future. Some respondents sought for permissions since the start date of the current Local Plan

(2012) to be included. Some respondents raised concerns over the impact of amending the plan period, particularly on neighbourhood plans.

- 3.12. Given the strong level of support for the proposed period, and as it complies with national policy, it is proposed that the plan period of 2018-2040 be used, and that this is used in the development of evidence. Decisions on the treatment of growth occurring since 2012 are discussed under other questions in this document.

### **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.

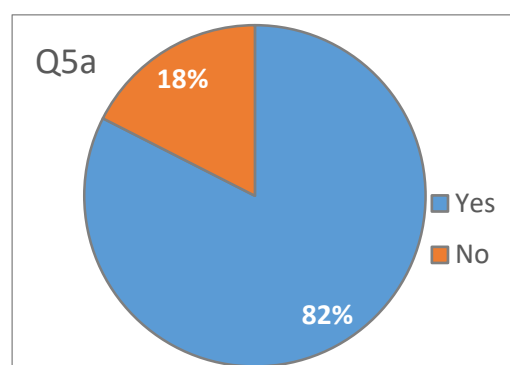
Sites were allocated in the top 4 tiers of the hierarchy in the 2017 Local Plan when the minimum allocation size was 25 dwellings (this is now proposed to be reduced to 10 dwellings – see Q9a for details).

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.**

- There were 120 responses to this question;
- 99 respondents supported the proposal to retain the settlement hierarchy tiers from the current plan;
- 21 respondents disagreed with the proposal.



- 3.13. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- We agree with the tiers contained within the Settlement Hierarchy and believe that this establishes a clear and reasoned approach for directing new development to the most sustainable and accessible locations;
- 8 levels is good. One suggested an annex listing the hamlets would help planning and another suggested any problems were with implementation;
- Development in 1-6. Leave the countryside alone. In line with previous comment about regenerating brown sites, not building on green;
- Question definition of countryside;
- There is too much over development in villages they will no longer be villages if too many houses are built and they lose their identity;
- Focussing too much on Lincoln is probably not the right way to go. Cities and towns will be most impacted by the effects of climate change according to the CCC Climate Change Risk Assessment 2 report;
- De-carbonisation should be applied equally rigorously across all 8 tiers;
- The levels should be increased. e.g. medium village will by default become large and have more housing by %. Continued growth is not necessarily sustainable. e.g. foul disposal is not addressed in infrastructure but is necessary;
- Hamlets should be defined as 6-19 houses whilst small villages as 20-249 houses;
- Tiers 1-3 should remain as is. Combine Large & Medium Villages into Tier 4 and Small Villages, Hamlets & Countryside into Tier 5;
- Category 4, 5 and 6 should be split indicating either no facilities in the village, limited facilities or full facilities. This enables development in areas with facilities reducing carbon emissions;
- Definition does not describe a hamlet. 15 - 49 houses clustered together is a village whereas a hamlet by nature is a sparse collection of housing in the landscape without a defined developed footprint. What is the reasoning for 15 houses?
- The village of Evedon has 39 dwellings. It is shown in the document as having 51 and therefore becomes a Small Village with all that that entails. The Parish Council are not happy with this re-designation.
- Riseholme should be 'Open Countryside' as per Inspector's report;
- The review provides an opportunity to consider and perhaps refine the approach. Suggestion that larger villages be paired with market towns under a Market Towns and key centres category. Suggest that Tier 4 settlements were identified as those with a larger population (e.g. in excess of 1500) and that a proportionately larger share of development was guided towards those larger settlements, which will often contain a fuller range of services and communities. Alternatively Tier 4 could be split into tiers 4A and 4B, with proportionately larger elements of growth directed to the Tier 4A villages;
- Identifying the tier in which a settlement fits in is a useful reference point. However consideration must be given to the rurality of parts of the Central Lincolnshire and as such understanding the functional geography and economic interdependence of clusters of villages is equally as important in order to allow communities to meet their needs and evolve sustainably, should also consider the population, its composition and available infrastructure. Some specific examples given;
- Concern that any new development does not have an adverse impact on ancient woodland or veteran trees;
- Reference to the methodology involved in assessing Grayingham's position;
- All types of settlement should be able to have and encompass and include appropriate development that helps sustain them, rather than them being stymied and allowed to wither and become dormitory or even worse - sedentary and only lived in on weekends or summer months;

- The criteria for development within 'Hamlets' should be more realistic and representative of the historic formation of Hamlets or be removed in its entirety.
- Whilst the size of the settlement (in terms of the number of dwellings) might provide a starting point for the hierarchy, this should then be re-examined. E.g. Skellingthorpe is more 'sustainable' than other identified 'large villages' by virtue of its proximity to Lincoln and the range of services and amenities within the Village;
- The tiers and associated development quantum are overly prescriptive. They can prevent sustainable development by limiting development in a village to a specified number on the basis of the current size/ level of services within a settlement, when additional housing may support new or improved service provision;
- Note that the Lincoln Urban Area is not defined by a boundary on the policies map and should maybe include some other parcels of land;
- People should be located nearer to work;
- The Lincoln Urban Area is logical and justified and its location at the top of the Hierarchy is eminently sensible. The role of the Lincoln Strategy Area (LSA) in the Hierarchy is less clear however, as Sleaford and Gainsborough, the two towns in the next tier down, each have individual targets. The role of the strategy area and the implication for individual settlement should be explored;
- The inclusion of individual settlements in a particular tier should not simply be one of accountancy (how many homes, shops, schools, employers, etc.), or proximity to larger settlements (such as Lincoln or Sleaford). It should also acknowledge the wider role of the settlement in serving a wider hinterland;
- More thought should be given to the housing demands of workers in rural industries;
- Bardney is a large village at the first crossing of the River Witham to the east of Lincoln. It provides a significant level of employment due to the location of the British Sugar Factory and a number of other businesses, together with a primary school, a range of shops and a GP surgery. The settlement will, therefore, serve a wider hinterland to the north and south of the Witham;
- Sleaford is one of the most sustainable settlements in the area and one that can support the necessary level of growth;
- Billinghay provides a number of key services to support the wider community, including a health centre, shops, primary school, sports and leisure facilities, workplaces and pubs all of which demonstrates that there is no doubting the role of Billinghay in supporting a significant catchment of surrounding villages. Billinghay should be identified at least as a Large Village.
- Navenby and Wellingore and Washingborough and Heighington are settlements that have grown into single urban areas, albeit with separate centres, and the impact of this joint mass, together with their proximity to Lincoln, should lead to them being treated as single settlements.
- Should acknowledge the wider role of the settlement in serving a wider hinterland. The specific features of Market Rasen and Caistor have been acknowledged: hence their inclusion in a separate tier in the Plan's Hierarchy as Market Towns. Despite having a lower population than some of the settlements, the Market Towns provide a wider range of services for the wider community;
- Branston is a large settlement, containing a number of services and a secondary school, close to Lincoln, and arguably plays a more significant role than many other 'large villages' in the settlement hierarchy and should be a major focus for growth to meet the needs of Lincoln;
- Swinderby is part of a wider network of settlements with Witham St Hughes to the south, Eagle and North Scarle to the north and Collingham and South Scarle to the west. This network of settlements provides a range of services to support the local communities and, as such, no settlement should be considered individually.

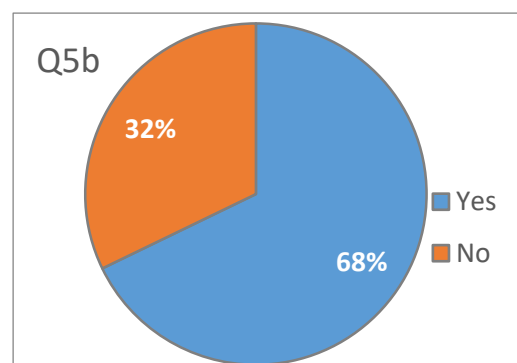
Swinderby also benefits from proximity to Lincoln to the east and Newark to the west, both of which will support local communities and reinforce the sustainability of development along the A46. Swinderby and Saxilby are the only settlements to the west of Lincoln that benefit from a regular rail service. On a numerical basis alone, placing Swinderby in the Medium Villages section of the Settlement Hierarchy may be justified, but, in reality, its proximity to larger settlements and the access to key facilities, such as the railway station, indicates a higher position in the Settlement Hierarchy could be justified.

- Starving villages of services will in turn result in an imbalance of population. Traditional settlement hierarchies as in the existing policies LP2 and LP4 limit the ability to attract services, facilities or investment due to limited growth options. This results in a slow process of decline, loss of services and facilities over the years, and means that the demographics of rural villages do not represent a balanced community. Older and younger people are leaving rural villages, and the type and amount of housing is not available to accommodate young families nor older persons wishing to remain in the community. There is no requirement for a village to have any services of its own, let alone any services of any specified kind. Communities cannot give a meaningful response until they know how robust or vulnerable their existing infrastructure and services exactly are, which means engaging with the forward strategy of the NHS, Education authority, the Post Office, local shopkeepers etc. Suggestion for a Neighbourhood Plan policy and interpretation of community support.

#### 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.**

- There were 115 responses to this question;
- 78 supporting the proposal to use dwelling numbers to define the settlement hierarchy;
- 37 respondents disagreed with the proposal.



3.14. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Facilities should also be used to define a tier - schools, shops, doctors, etc. to sustain the parishioners living within the Parish boundaries;
- Housing should be used but not just the number of housing that is too arbitrary what should also be considered is the facilities in proportion to the size of the village: public house's, shops, the amount of local employment available and the type i.e. average wage, the state of transport i.e. number of busses per day gaps between buses and other transport available and its frequency (particularly important for

smaller rural settlements), internet, schools, health, green spaces and leisure facilities. Plus within 2km of Lincoln;

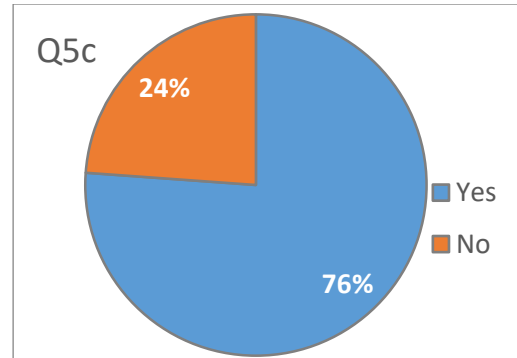
- Use house numbers allied to amenities to create a 'House Points' score to consider likelihood of visitors, traffic, etc. (e.g. GP Surgery = +20 HP, Primary School = +25 HP, No Retail outlets = -30HP, Distance in x Miles to Nr Large Town = -x HP);
- Significantly more emphasis should be given to direct access to employment, transport accessibility e.g. direct A road access minimum;
- A large village should have a shop, a pub, etc. not just a lot of houses;
- Geographical area is important. A medium village cannot necessarily be made larger automatically by size alone;
- 'Urbanness', whether by Governmental Urban/ Rural measures (RUC2011);
- Houses are being constantly built at quite a fast rate and current data can therefore not be used for this purpose;
- Houses should be the measure and not the number of council tax payers.
- This is only OK if the address data used is accurate;
- Huge capacity will need to be added to a few areas which will remain unflooded - this must be the key priority as immense infrastructure will also be needed;
- The hierarchy should be based on areas that are least susceptible to flooding, and where communities can be highly resilient to the effects of climate change;
- The 750 threshold is too low for large villages. The majority of villages in this category have more than 1000 houses with some in excess of 2000/ 2500 houses;
- Policies can move a settlement from one tier to another, muddying the waters;
- Need to consider total carbon footprint; carbon footprint per capita;
- The form and core shape of the settlement should also be reviewed, as some villages can accommodate growth without greatly altering the form and character of the settlement and others cannot without going beyond the developed footprint;
- Consider Thorpe on the Hill may be categorised as a medium village which performs well in terms of its own services and facilities and has excellent access to the main principal urban area of Lincoln;
- It doesn't necessarily represent how villages function together and provided complimentary facilities/ services. Would be beneficial to consider a cluster model alongside existing hierarchy.
- The hierarchy needs to reflect the role of the settlement. Earlier evidence utilised a typology of settlement (as a 'supporter' or 'attractor') to assess its sustainability and role within a hierarchy. E.g. 'Little Cherry' contains a substantial number of dwellings but benefits from no services itself and relies entirely on provision elsewhere;
- Some 'medium' villages have far more facilities to them than others in the same class, i.e. Waddington compared to Welbourn. Similarly, some 'small' villages have just as many facilities as those classed as 'medium'. Distance from main facilities and availability of public transport should also be taken into consideration;
- Clusters are a great way of creating sustainability for small communities.
- Scothern, Nettleham, Sudbrooke, Dunholme and Welton are a cluster which is close to Lincoln, with good road access to the city via the A46 and A158. This cluster also has excellent access to the A15 corridor, along which lies the Riseholme Campus of the University of Lincoln, the Lincolnshire Showground and RAF Scampton that provide employment opportunities. The completion of the Lincoln Eastern Bypass will provide expeditious links to the south of the city and RAF Waddington;
- Communities should be able to absorb any growth and where a community has facilities we must be mindful not to overburden them;
- The methodology used for calculating housing numbers is questioned and need for it to be more transparent;

- Any cost /Tax implications should have to be declared in planning applications and those affected informed prior to those plans being granted as any changes will instantly make them stakeholders in the process;
- Area of a parish could be a better indicator? - but if all settlements were allowed further appropriate development (perhaps as a parish as well as existing numbers of houses) then the definition would be less reliant on just the number of houses;
- A settlement's position in the hierarchy is regularly reviewed, taking into account growth which is delivered throughout the plan period and the consultation document did not provide sufficient information on how this would be done;
- A bespoke assessment should be made for each village, with the starting point being the current level of service provision, and whether housing and/ or other types of development can improve service provision. Local housing needs, including affordable housing need, should also be considered. Paragraph 50-001 of the PPG requires a bottom-up approach to assessing need on a village-by-village basis, rather than basing growth upon the size and facilities of settlement at the present;
- If using number of homes to define tiers, the address data must be accurate. We suggest the proposed new methodology must not rely on one database alone it clearly needs a second different database to be considered for cross-reference, to enable correction of any errors & then ensure the data used is proved accurate;
- Bassingham and Sturton by Stow are examples which 'punch above their weight' and should be further up the hierarchy. Give approach taken by East Hampshire Council for the East Hampshire District Local Plan Regulation 18 consultation undertaken in December 2018 as a good example which could be transferable;
- Should consider where the viability of existing facilities is threatened, such as where a primary school is suffering falling numbers due to a village's aging populations;
- We would expect a full Sustainability Appraisal to be undertaken as part of the Local Plan review to establish whether any settlements should be reclassified;
- There is no reference to the functional relationship to the countryside and the businesses that operate there;
- Welcome the inclusion of RAF Digby as a large settlement within the settlement hierarchy. The exclusion of the RAF bases from the settlement hierarchy has been a significant omission from previous local plans. Acknowledging the bases as settlements will provide greater certainty for the promotion of developments necessary to maintain the sustainability of the bases, and allow for the impact of the bases on the local economy and the function of the surrounding settlements;
- Saxilby is a large settlement that is close to both Lincoln and Gainsborough. The settlement provides several key services including shops, employment a medical centre and employment and has direct access to the A57 that links to Lincoln and the A158 to Gainsborough. Saxilby supports a wide hinterland and as such plays a significant role in this part of Central Lincolnshire. It is well placed to support new development due to the range of services and its geographic location;
- Object to approach taken to determining whether settlements are Small Villages or Hamlets with particular regard to North Rauceby that should remain a Small Village, if not considered jointly with South Rauceby. The Methodology only makes reference to clusters at 2.12 without proper clarification as to how this might apply to more complex settlement patterns.

### **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?**

- There were 109 responses to this question;
- 83 supporting the proposal to retain the dwelling number thresholds for the settlement hierarchy in the current plan;
- 26 respondents disagreed with the proposal.



3.15. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Possibly, maybe needs refining;
- The number of non-residential buildings and businesses should also be considered;
- Settlements will automatically fall into a higher bracket with the % development expected to be higher. This is not sustainable in many cases. Villages need to be villages not small towns;
- Given some of the development that was allowed in the previous decade or so (Faldingworth, for example, essentially doubling in size) an uplift of 50-100 properties on the upper bound of tiers 4,5,& 6 would mitigate 'accidental growth';
- Propose that whilst the size of the settlement (in terms of the number of dwellings) might provide a starting point for the hierarchy, this should then be re-examined, to ensure that settlements which perform well in respect of their range of services, facilities or accessibility to a larger town are not placed lower within the hierarchy owing to their lower number of dwellings (and vice versa);
- The number of households within a location does not necessarily indicate how urban or rural an area is;
- Capacity to take climate refugees must be the overriding factor;
- Carbon footprint per settlement & per capita needs to be considered;
- Accept that there will not be a return to settlement boundaries, however, further detail on the rationale for inclusion/ exclusion welcomed and understanding of the relationship between larger and smaller settlements which function together, for example: Osgodby, Kingerby & Kirkby Also Riby was a small village but is now considered not and has been split;
- Whilst the Settlement Hierarchy Methodology sets out the baseline settlement numbers, there is no background information made available to establish how the dwelling thresholds for each tier have been determined. This information should be publicly available as there appears to be no justification for the thresholds;
- To enable growth, residential development should be spread more equitably across all lower tier villages and hamlets, depending on their sustainability;
- Any threshold is of necessity arbitrary. Where a settlement is close to the threshold, amenities could be used to place it above or below the threshold. A settlement of

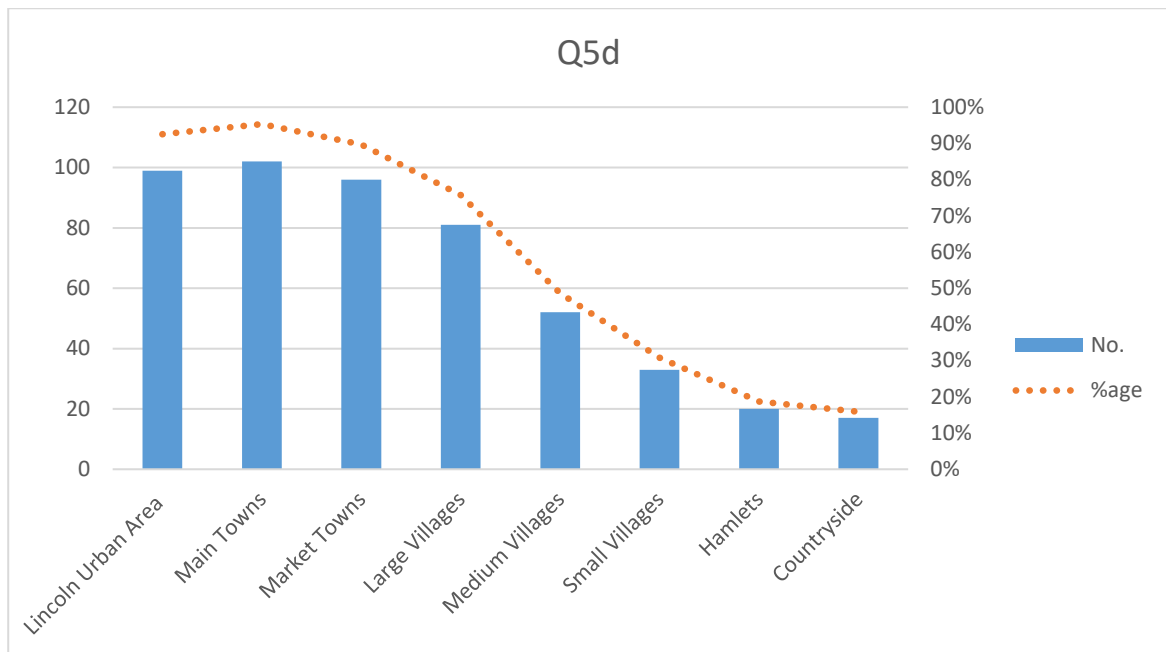


740 dwellings with amenities is likely to be able to sustain growth more easily than a settlement of 760 without them;

- Merge hamlets and countryside;
- Hamlets should be 6 to 19 dwellings, small villages 20 to 249 houses;
- 250-749 is too broad a range;
- Large villages could be 1,500+ dwellings, medium 900-1499, small 100-899, hamlets 15 to 99 - for example this would make Navenby a medium village but retain Cherry Willingham as a large village which is reflective of the amenities & growth available at both subject to any obvious 'anomalies';
- Consideration should be given to increasing the size threshold for larger villages to 1500. Alternatively Tier 4 could be split into two - Tier 4A being those above the 1500 threshold and 4B between 750- 1500. The level of growth steered towards those settlements within Tier 4A would be proportionately greater to take account of the ability and opportunity available at those larger settlements (e.g. Ruskington);
- Unsure that 750 is an appropriate level for an area to become a 'Large Village'. There are a number of places where the number of dwellings is very close to this, but it is not felt that they will change hugely with the addition of a few properties;
- The criteria for identifying a medium village is disproportionately broad. As such, the settlements identified within this tier of the Settlement Hierarchy will be extremely varied. To assign growth to all medium villages in the same manner, taking only the number of dwellings within that settlement into consideration, is not considered appropriate in this respect. Suggest that the upper number of dwellings used to identify Medium Villages (749) is reduced to 549 in order to ensure that the growth directed to medium and large villages is more representative of the size of the existing settlement. The criteria used to identify Large Villages should therefore be reduced to 550+. This will contribute towards achieving both local and national aspirations of boosting housing growth, particularly in those villages within rural areas which are best suited to accommodate such levels of growth.
- The threshold for Large Villages results in a significant variation in the size of settlements within one tier of the hierarchy. It is therefore suggested that the threshold for Large Villages be amended to 750-1999 dwellings;
- Suggest increasing the start point of the next tier by 1, e.g. a Small Village becomes 51 to 250 & no settlement will move groups because of this ceiling being reduced;
- Employment and food will determine where people choose to live.

#### **Q5d – Allocations in the Hierarchy**

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



- 107 people responding to the consultation provided a response to this question;
- More than 90% of those responding to this question stated that allocations should be located in the Lincoln Urban Area, the Main Towns and the Market Towns;
- 76% of people responding to this question supported allocating sites in Large Villages;
- 49% of those responding to this question supported allocating sites in Medium Villages;
- 31% of respondents to this question supported allocating sites in Small Villages; and
- Less than 20% of people responding to this question suggested that sites should be allocated in Hamlets or the Countryside.

3.16. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Many large villages have not got the facilities they need;
- Brownfield sites should be built on, not countryside, it's impossible to reverse;
- The countryside should not be built on. Development should be focussed in the towns. Developers feel they can pressurise LPAs into granting development in villages rather than in the towns because LPAs have not been robust enough in rejecting village developments the past. If the PA stands up to the developers, then they will have to develop where the community wants to have development, and not where they think they can make the most profit per unit;
- If small to medium villages grow too big they stop being villages and are towns without shops;
- Enough development has already been allocated to the smaller categories, with some not yet built. The distinctive character of the 4 smaller categories should be retained or the distinctive nature of the Lincolnshire countryside will be spoilt;
- Allocations (even small sites) should be in big places with policies to allow development elsewhere;
- Allocate across all at the appropriate scale, but new infrastructure is required first;
- Hierarchy down to Small Villages should be considered for allocations, given site threshold of 10 units now applies. Allocation size should reflect settlement status;

- Hamlets and countryside are a hive of economic activity where people need to live on site 24/7;
- Greater significance should be given to appropriate rural applications in hamlets and countryside in an attempt to support economic development, create a consistency of decisions and allow the single dwelling essential to economic development;
- There should be a proportional level of housing developments in each tier: In a hamlet of 3 properties a development of 15 dwellings will have a significant impact. The countryside and green spaces available are a huge asset and resource to the county and should be recognised as such – we have a responsibility to nurture the countryside, not destroy it for profit and ease of problem solving;
- Allocations in the large and medium villages in particular should take into account the current infrastructure and shops/ healthcare/ schooling availability. This would also apply to the larger urban extensions and particular regard should be paid to road networks/relief road construction and doctors/healthcare provision;
- All villages should be assessed on the merits of the individual village instead of generic % growth rate. Taking into account of any Neighbourhood Plan that has been adopted or is in preparation;
- If a wider spread approach was to be used allocating sites in smaller settlements too, additional improvements are still anticipated to be required, resulting in a need to promote and deliver more schemes this could be costly and result in potential delays to developments;
- They should be allocated where there are sustainable facilities not just by the number of houses;
- Large housing sites need a basic level of facilities that can be expanded to serve the increased population;
- Whilst large allocations are likely to require capacity improvements to accommodate the development, there is opportunity to deliver this strategically and effectively, through early consultation and engagement with the design and development of master plans and phasing plans;
- Mixed housing so that young people may stay close to family;
- Only tiers 1-3 for housing allocation;
- Depends on transport links;
- Housing allocations should only be applied on Lincoln urban area and the main towns, market towns do not have the jobs facilities or wider infrastructure to take the sites that have already been allocated never mind any additional allocated sites;
- Allocation in tiers 4, 5, 6, etc would add too much of an admin burden to all and would change often;
- Some towns like Sleaford do not have the facilities to cope with large housing development;
- No objections to the principles outlined within the Settlement Hierarchy or the proposals to allocate sites within the larger settlements (Tiers 1 - 4);
- Make larger scale allocations within the Lincoln Urban Area, Main Towns and Market Towns, which have good access to a range of employment and education options, as well as all other day-to-day facilities and services. Mid – large scale allocations should also be made at the large villages as appropriate. In addition, however, the medium and small villages should also accommodate commensurate small scale allocations, including sites of 1 ha in size as appropriate;
- Housing Sites should not be allocated in the bottom 4. & defiantly not in Hamlets or Small Villages particularly given their likely infrastructure constraints and should continue to have no minimum growth level set & only see sustainable limited infill;
- Only in places where infrastructure is adequate e.g. Drainage, bus routes, schools;
- Individual houses on a one off basis could be allocated within villages of all sizes;

- The opportunity that exists for greater levels of growth at the larger settlements such as Ruskington should be recognised;
- Settlements should be ranked with carbon footprint & carbon footprint per capita;
- Care needs to be taken so that new building evolves slowly in order to maintain the character of communities;
- Maintain allocations to levels 1-4;
- Support the opportunity to allocate sites in small and medium villages. This approach recognises the rurality of the area, maintains a planned growth approach whilst helping sustain existing facilities such as village schools and ensure the community remains vibrant;
- Where growth within settlements is regarded to be appropriate, allocations should be brought forward in appropriate locations that support village form, function and material consideration such as heritage. If housing allocations are not provided to meet the housing requirement in full, then a positive policy approach is needed to allow for infill, rounding off and sustainable extension of existing settlements;
- This will be dependent upon the housing requirement figure for the area, and the need to identify a sufficient supply and mix of sites to meet the figure. However, given the need for certainty in relation to delivery, it is likely that allocations would at least be necessary in Lincoln, Main Towns, Market Towns, and Large Villages;
- Allocating sites in any tier, regardless of how small the population size, if the settlement is sustainable should not be ruled out. The proposed approach to development beyond settlement boundaries is considered too restrictive and should be revised. Suggest a changed emphasis to a criteria-based approach to support sustainable development at suitable locations. Refer to Policy HOU5 of the adopted Ashford Local Plan;
- The NPPF states that there should be special houses only in the countryside;
- We have no real evidence to suggest this policy is working or not. In sustainability terms allocating in the first 4 tiers of the hierarchy makes good policy sense and we would question if specific allocations below this are required;
- For housing to be provided in suitable locations, a Sustainability Assessment for each settlement will need to be undertaken as part of the Local Plan Review process as not all settlements within same tier will be capable of accommodating the same levels of housing. This will ensure that the allocation of new housing sites is robust, justified and based on up to date evidence as required by the NPPF;
- Support for the proposed spatial strategy which seeks to focus development at locations with good levels of services and facilities including the Large Villages such as Branston and Cherry Willingham.

#### **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**

3.17. 39 respondents provided comments on question 5e and these can be summarised as follows:

- Topography needs to be taken more seriously. Local landmarks are disappearing. Medieval ridge and furrow is not protected. It should be. Lincolnshire is losing its agricultural heritage and valuable landscapes;
- Mixed housing so that young people may stay close to family;

- Do not over develop villages;
- Parish boundaries should be used as part of determining where a settlement starts when it affects a large village that abuts a market town or any other higher level settlement in the hierarchy. This prevents unwanted development of a large scale taking place in villages that are close to market towns or large towns etc. as has already been the case in Middle Rasen. 100m gap is in most cases acceptable in the case of hamlets a less ridged approach should be taken. E.g. in a hamlet if there is a grass strip but multiple dwellings are on the same side of the road and clearly connected to wider development it should be considered part of the wider hamlet/ small village. If it is locally considered that the area is part of the wider small village/ hamlet it should be taken into consideration;
- Re RAF bases, the policy makes sense but it leaves a lot to be desired as evidenced by RAF Scampton being included in Scampton village figures;
- Needs to have an annex of the agreed hamlets to assist planning decisions;
- Grayingham is in the wrong tier. Address data must be up to date, robust & accurate if it is to be used;
- Welbourn drainage is definitely not up to supporting more houses;
- Riseholme is in open countryside;
- Strongly oppose Sudbrooke being changed to large village. There hasn't been much change to the village in terms of housing and certainly not the facilities available. It is unrealistic to classify Sudbrooke with larger villages such as Welton and Nettleham, Cherry Willingham and the facilities they have;
- The changed status of Scampton will adversely affect countryside traffic in the area. It is essential that the two single track roads that bisect Broxholme be designated as residents and farm traffic only;
- The issues is with the thresholds;
- Rank/ re-position settlements according to carbon footprint & per capita;
- Support retaining Coleby in tier 6;
- Greater understanding as to how the village boundaries and numbers have been calculated in relation to address points with specific reference to Middle Rasen, Riby and Sudbrooke;
- Some communities require a boundary review to create a more equitable solution for communities. (i.e.) Market Rasen and Middle Rasen;
- Villages have most likely increased as a consequence of recent development. They should not change position in order to reflect this;
- Local infrastructure and facilities should also be considered;
- Suggested that Swinderby retains its status as a Medium Village;
- Torksey Lock should be included as a medium village;
- The nature of the settlement should be taken into consideration;
- Middle Rasen adjoins the higher order settlement of Market Rasen and benefits from access to a wide range of shops, services and facilities. It is a more suitable location to accommodate housing growth than many larger but more isolated settlements which have poorer access to shops, services and public transport and its inhabitants will be far more reliant upon travel by private car. It should be reclassified, either as part of the market town of Market Rasen or alternatively, as a Large Village;
- Policy should be genuinely 'rural proofed';
- Parish boundaries alone can be problematic. Much of the development to the north of Market Rasen is actually in Middle Rasen parish, separated from Middle Rasen by extensive swathes of 'open' farmland;

- The Lincolnshire Wolds AONB Management Plan recognises the need for some sustainable development within the Lincolnshire Wolds, but stresses the need for development to be of a scale, type and location that can enhance the special qualities of the AONB landscape. Any limited new housing proposals should also be of exceptional design and build, and wherever possible include a proportion of affordable market housing;
- Keelby has traditionally been a service centre for the surrounding villages including Brocklesby, Great Limber and Riby. The proposed removal of Riby's Small Village status would not only be detrimental to that parish, but would also have an adverse impact on the sustainability of Keelby. Riby is only two miles from Keelby and the villages are linked by an hourly bus service;
- Not sufficient vision of 2050 +;
- Kirkby la Thorpe is clearly a small settlement and its proximity to Sleaford, together with the primary school, restaurant and employment opportunities, makes the settlement a sustainable location for a limited level of growth;
- Object to the absence of a settlement by settlement clarification as to the changes to household numbers and a list of settlements in the hamlets category. There is also no mention of the potential for the number of households to increase as a result of yet to be implemented planning permissions, whereby there is potential for a settlement to move from one classification to another by household number during the lifetime of the plan.

### **Next Steps**

- 3.18. There has been significant diversity of opinion in relation to how to treat the settlement hierarchy in the new local plan. It is proposed that the existing 8 tiers of the hierarchy will be retained but that further work be undertaken to understand which villages should be in each category and what growth will be sustainable in each settlement taking into account the comments received and other evidence being developed.

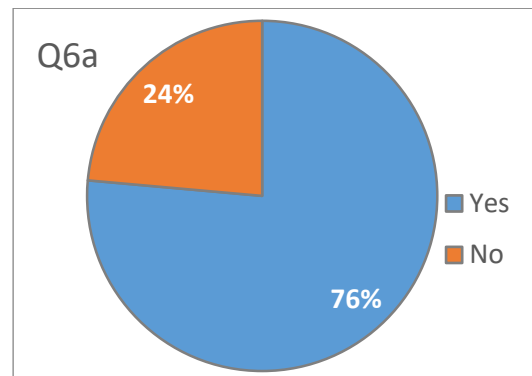
### **PROPOSAL 6 – Housing Need and Requirement**

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?**

- There were 106 responses to this question;
- 81 supported the proposal to use a housing range in the plan;
- 25 respondents disagreed with the proposal.



3.19. There were a number of comments received in response to the question and the key issues can be summarised as follows:

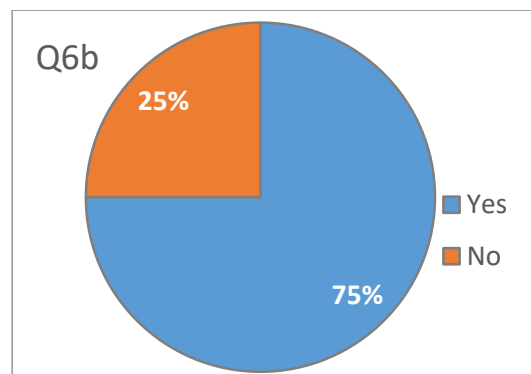
- Too simplistic an approach – should use a range of factors, such as transport development and outside pressure from neighbouring areas to determine.
- Support – these are more realistic projections.
- The range will increase certainty, provided the range is met and this will assist with planning schemes to ensure the correct options are pursued.
- Support a range but this is too high, should be 950-1,050 to be more realistic.
- The range is necessary to deal with uncertainty from government.
- Support the range, but should the number of homes being built not meet the aspirational targets rather than the required minimum to ensure no pressure is placed on meeting the aspirational figure.
- Support the range as compliant with national guidelines.
- The top end of the range provides a degree of flexibility to respond to market changes and appears to be a reasonable uplift over the Local Housing Need figure.
- The upper end of the range should not be presented as a ceiling.
- National government advice allows for a housing requirement that is set above the minimum need as established by a housing needs assessment. If a higher figure is proven to be appropriate this should inform the making of land allocations and serve as the basis for five year land supply calculations. The approach of using a range could result in allocations being made that are not needed and not supported by evidence. Concern that unnecessary and un-evidenced allocations could skew the local housing market to the detriment of neighbouring areas, such as Boston.
- The use of a range does not help provide clarity.
- The higher figure should be adopted and the evidence demonstrates how this supports growth in the area.
- There is no evidence provided to justify the reduction of the adopted local plan target.
- A reduced housing target would presumably undermine the economic targets as the job growth figures are not proposed to be reduced.
- No real justification for using a higher number.
- The requirement should be set at a minimum to help ensure the policy does not become out of date. Government targets exceed what has been delivered than seen before, yet the economy is slowing Figure is unrealistic and should be decreasing in coming years. No advantage in a range, the lowest figure is unrealistic so no point going beyond this.
- Central Lincolnshire should continue to be a pro-growth authority with an ambitious approach to housing targets to help boost national housing delivery.
- Specific figures never work. The range should be rounded to 1,100-1,300.

- Why have a range if house building is not currently meeting the lower end of the range. Should stick with 1,083 dwellings per year.
- A range must be acceptable.
- Support the use of a range for now, but the final plan should set out a clear requirement, not a range so it can be measured.
- The range should be left as it is and not increased.
- The range is too high and ignores the recommendations on development size and styles in neighbourhood plans.
- The upper end of the range is too high and should be capped at 10% (1,192).
- An additional 1,000 dwellings per year equates to 2,500 more cars on the road.
- The upper end of the range is too conservative and must be met in full by the plan.
- The wrong type of houses are being built in the wrong locations with unaffordable houses being delivered in villages and not enough provision for social housing.
- Questions about the reason for the latest figure being lower than previous, why the 2014 projections are being used, and whether the need is broken down into the types of housing required.
- The figure should be lower if possible with building in the top three tiers.
- More controlled rent local authority housing is needed for low income families.
- This is only relevant in the short term until the climate emergency plans are determined.
- Need to plan for elderly populations and people with severe illnesses.
- It appears that the current target was not met and you propose to increase it.

#### **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.**

- There were 104 responses to this question;
- 78 supported the proposal to use the Local Housing Need figure as the bottom of the range;
- 26 respondents disagreed with the proposal.



3.20. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Support the figure as it is consistent with the government method and it should be kept under review and updated until the date of submission.
- Support the figure, but only if it represents a real need.
- The bottom end of the range should be lowered to match that achieved since 2012.
- Using statistics on current position is insufficient and it should extrapolate to include future needs.
- Needs to be quite clear that there will be a cap on development.
- The baseline should be the figure resulting from the standard method.

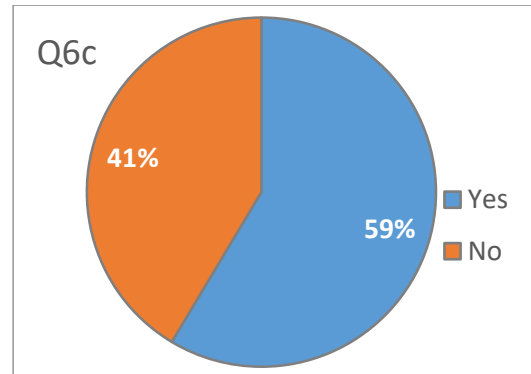


- Any increases to housing above the allocations could result in water and waste water capacity improvements being required – proposals must be realistic to enable appropriate infrastructure delivery.
- The maintenance of the proposed growth strategy for Central Lincolnshire justifies a significantly higher housing requirement than the minimum figure, consistent with national policy.
- Concern that the Objectively Assessed Need in the adopted Local Plan is described as “unrealistically high”. The plan is recently adopted and there has not been adequate time for the development industry to increase in response to the local plan.
- The government guidance urges caution in automatically using the Standard Method.
- Suggestion that the figure presented is marginally below the figure resulting from the standard method.
- An alternative approach is justified in Central Lincolnshire, based upon a range of factors including economic growth and meeting affordable housing needs – this should be based upon the adopted figure in 2017 and should form the basis for assessing 5 year housing land supply.
- The Local Housing Need figure is as good as any figure, but whether it represents the actual local housing need is another matter entirely.
- Evidence is needed to understand the relationship between housing figures and the economic forecasts.
- The requirement should be set at a minimum to help ensure the policy does not become out of date. Government targets exceed what has been delivered than seen before, yet the economy is slowing Figure is unrealistic and should be decreasing in coming years. No advantage in a range, the lowest figure is unrealistic so no point going beyond this.
- The bottom end of the range is unnecessary as the only beneficiaries are the institutions assessing the long-term financial position of developers.
- Using a figure that is 20% above need is ludicrous.
- Many factors impact on the need for more housing – growth of business and jobs locally or in surrounding areas, access to these jobs and transport links.
- There are a number of new builds still for sale, suggesting that demand is not there or the wrong type of property is being built – a lower expectation may be appropriate.
- Lincoln is getting over-developed with particular issues with traffic.
- The need appears to be greater in desirable villages, but over-development destroys a village’s equilibrium – neighbourhood plans should form the basis for whether or not permission is issued.
- The government does not have an accurate understanding of rural areas, but see them as an easy way to increase housing stock, create jobs and bolster the economy.
- House building will be demand driven.
- Need to be careful not to create commuter dormitories.
- No need for a target if the market and affordable dwellings will not deliver sufficiently.
- The housing need figure should be the middle of the range with 10% on either side of it to allow for an achievable target.
- Would be better using the neighbourhood plans or local knowledge.

#### **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.**

- There were 99 responses to this question;
- 58 respondents supported the use of 1,300 dwellings per year as the top end of the range;
- 41 respondents disagreed with the proposal.



3.21. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- The adopted Local Plan is too ambitious and the local plan should facilitate a lower figure and take pressure of the five year supply.
- This figure has not been delivered in recent years, but is more realistic than 1,540.
- A 10% upper range should be sufficient.
- The figure is too high and evidence shows that it is not achievable.
- 1,300 dwellings is a conservative target and is not positive planning. The evidence supporting this figure is not compelling and the 1,540 figure from the adopted Local Plan could be carried forward as an aspirational target.
- Reasons for 1,540 not being delivered are less likely relating to market delivery and more likely related to constraints at allocated sites. Alternative sites should be allocated and/or criteria based policies related to housing site release at tier 2, 3 and 4 settlements would result in higher levels of growth.
- Not clear how the 1,300 figure has been derived – it is significantly below the adopted need figure and should take account of past under-delivery. Adopting an insufficient supply of housing will restrict choice and reduce investment opportunities.
- Unreasonable to ask for views without a clear explanation of what alternative should be used, complete with justification – the question is phrased to discourage dissent.
- The upper end figure seems a reasonable uplift over the local housing need figure.
- The upper end figure must not be presented as a maximum.
- The top end should be 1,100 based on previous delivery.
- Is it necessary to include an upper limit – surely there should just be a defined minimum.
- Too many houses are already being built and are lying empty as they are not sold on in a timely manner or are too highly priced.
- The Local Housing Need should form the basis of the target, particularly given recent delivery and that we are entering a period of economic restraint.
- Do not agree with the upper limit as it is unnecessary until the government confirms what it is doing.
- The published five year land supply report disputes the claim that the 1,540 dwelling figure cannot be achieved, suggesting that within 5 years more than 2,000 dwellings per year can be delivered. This suggests that the 1,300 ambitious figure is not ambitious enough.
- The requirement should be set at a minimum to help ensure the policy does not become out of date. Government targets exceed what has been delivered than seen before, yet the economy is slowing Figure is unrealistic and should be decreasing in

coming years. No advantage in a range, the lowest figure is unrealistic so no point going beyond this.

- It is helpful to have an aspirational target, but it should be viewed that the bottom of the range need only be met.
- The upper level of growth should be removed with housing being market led where there is demand.
- Should deliver 30% 3 or 4 storey flats to save land.
- There should be no relationship between historic under-delivery and the housing target, instead the Central Lincolnshire Joint Strategic Planning Committee should strive to improve deliverability. Delivery issues will be dealt with through the Housing Delivery Test.
- The plan should supply houses to meet need, not what developers want.
- Why have a target, compliant with national targets and then change – if the target had been increased by national policy would a lower target be introduced locally?
- 1,300 is not the top of the range as paragraph 4.16 of the document shows that the figure can be revised at any stage without consultation which is undemocratic.
- Lincoln is over-developed and is getting worse.
- Too simplistic and areas should be judged on their own merits, such as in relation to flood risk.
- Should look for areas of housing in need of being upgraded.
- The number is not the issue – what is needed is a properly planned new town like Milton Keynes.
- Too many large expensive homes being built and not enough smaller, cheaper homes in Bassingham.

### **Next Steps**

- 3.22. There was a good level of support for the proposals for establishing the housing need in the new local plan, and a substantial variety of reasons for disagreeing with various aspects of the proposed housing range. It is proposed that the range included in the consultation document is used at this time and once the findings of the Central Lincolnshire Housing Needs Assessment and other relevant evidence are available, the housing need figure and range can be finalised.

### **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.

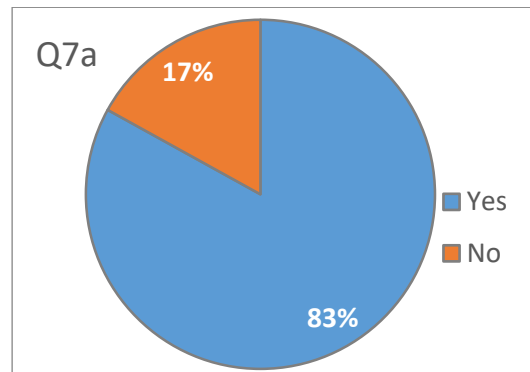
It is proposed that the “Elsewhere” category be broken down into areas within North Kesteven and West Lindsey and possibly consider other sub areas within to address housing sub-markets and/or sustainability considerations depending on the evidence gathered in relation to this.

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.**

- There were 112 responses to this question;
- 93 supported the proposal to retain the Lincoln Strategy Area as a focus for growth;
- 19 respondents disagreed with the proposal.



3.23. There were a number of comments received in response to the question and the key issues can be summarised as follows:

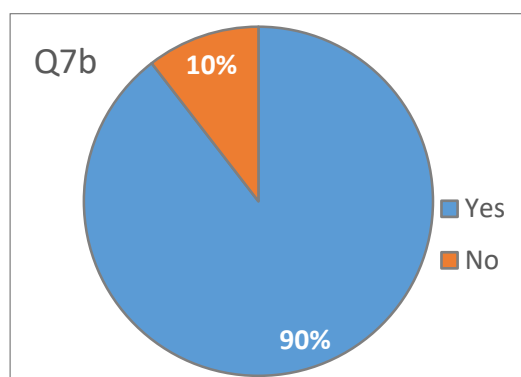
- Most of the growth should be within a short commutable range of Lincoln (5 miles) reducing in scale proportionately as you move further away.
- Making Lincoln the focus for growth will help to achieve regeneration aims and will boost its position regionally and nationally.
- The city of Lincoln should be the focus by repurposing ex-commercial properties into apartments and focused in already built areas.
- The Lincoln Strategy Area includes areas which are less accessible and excludes more accessible ones, it should be amended to give higher priority to villages on economic corridors.
- There is a lot of capacity in neighbouring villages which should be included.
- The strategy is too focused on Lincoln with other places marginalised and should have a fairer share, such as Gainsborough and Market Rasen.
- Lincoln area should be spread out more to reduce impact on small villages nearby.
- It should be 50% Lincoln, 10% Gainsborough, 20% Sleaford, 20% elsewhere.
- Should be more of a share across Lincolnshire rather than the burden being placed on Central Lincolnshire.
- There should be more growth in Sleaford and Gainsborough.
- More growth should be allowed in medium and large villages to increase their vitality and sustainability.
- More basic infrastructure needs should be taken into account when deciding where growth should be located.
- There are a number of constraints limiting growth in and around Lincoln.
- The implications for infrastructure, such as water and waste water facilities, will need to be carefully considered.
- The boundary of the LSA seems to rely on travel to work by car – this is not sustainable. Should be a greater focus on and improvements to public transport.
- Lincoln is isolated when compared to other towns and cities in the region – this could result in reducing demand.
- The focus should be on Lincoln Urban Area, not the LSA as the LSA is not in the hierarchy.
- Unclear why a proportion of growth is apportioned to the LSA. The strategy should apportion growth to settlements not areas.

- Turning villages near to Lincoln into dormitories will destroy the character and sense of place of these communities.
- This approach does not adequately support the need for growth in Gainsborough, Market Rasen and Caistor.
- Without better roads and railways Central Lincolnshire will lag behind.
- The proposal to reduce the threshold for allocations to 10 is supported and to reduce reliance on SUEs to enable a greater spread of development.
- The approach to distributing growth should reflect market capacity and desirability, providing a variety of sites in urban and rural locations.
- Care is needed not to result in an oversupply impacting deliverability and land values.
- Should be focused on where new towns will be built.
- More growth should be located “elsewhere” as many people are not working in and commuting to Lincoln.
- Should avoid low-lying areas and flood plains.
- Lincoln cannot take any more traffic and is losing its identity.
- It is bizarre that Spredlington is located within the Lincoln Strategy area as it has lack of facilities.
- Branston is a sustainable location for growth near to Lincoln.
- Scothern is a sustainable location close to Lincoln with a range of services and could accommodate more growth.
- Allocations in Medium villages, such as Nocton, could make a considerable contribution to growth in locations in proximity to Lincoln.
- Witham St Hughs is a key large village in the LSA, located with access to service and employment opportunities.
- Village housing numbers should not be increased if developers cannot sell houses in Lincoln.

#### **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.**

- There were 105 responses to this question;
- 94 supporting the proposal to focus growth in Sleaford and Gainsborough as the Main Towns;
- 11 respondents disagreed with the proposal.



3.24. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- All towns in Lincolnshire should be considered hubs of activity to share growth, resources and facilities.

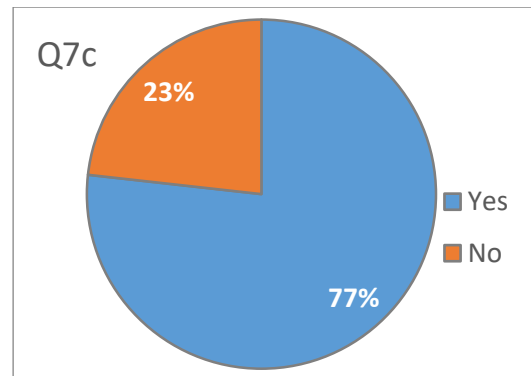
- There should also be a focus on growth in settlements located in close proximity to key urban areas and those with good transport links.
- The Gainsborough growth percentage should be reduced.
- Sleaford and Gainsborough should both remain a focus of growth as they have jobs and facilities to withstand pressure from new homes, but should development not be forthcoming, alternative options should be explored to ensure development is properly planned for.
- A broader and less top-heavy strategy would be preferred as it would more equitably distribute growth without putting excessive strain on larger settlements which do not necessarily have the capacity or infrastructure to support a significant step change.
- Sleaford and Gainsborough should remain a focus for growth along with Market Rasen and Caistor to a lesser extent.
- Both Sleaford and Gainsborough are constrained by flood risk, and there are added complications from active railway lines, limited access opportunities and ransom strip issues.
- Gainsborough's remote location & poor transport links do not warrant special status.
- Growth should be devolved from Gainsborough to smaller towns and large villages.
- Gainsborough has struggled in financial terms in recent years, whereas Sleaford is less economically compromised than Gainsborough and it offers a good alternative to focusing all growth near to Lincoln.
- Gainsborough should remain as an area for both economic and housing growth.
- Sleaford should have its growth percentage increased to 16% of the top end of the range (1,300 dwellings per year) which would be a limited and reasonable uplift against the current growth level.
- Gainsborough could accept an increase, but the historic difficulties with delivering growth suggests that more flexibility for growth in Lea and Morton should be considered as part of the "Greater Gainsborough Area".
- Preferable to create new settlements and business opportunities to the north of Lincoln along the A15 corridor, including at Scampton.
- Severn Trent Water are content with current proposals for Gainsborough and are looking at providing capacity – if this number increases it could impact on the capacity and scale of improvements needed.
- Only support Sleaford and Gainsborough as areas for growth if the infrastructure is extended and improved – each require an economic stimulus to support the growth.
- Gainsborough will be flooded.
- Sleaford will be very near to the coast – can additional demands on its infrastructure be withstood?
- Sleaford seems to be dying, especially the town centre, and it lacks sufficient infrastructure to support the population of the town and the surrounding areas.
- The expansion of Sleaford and Gainsborough has had a detrimental effect on safety and law and order – this will be repeated if small and medium villages are expanded too quickly.
- Growth should be located in areas at a higher elevation.
- Wragby, Bardney and Louth all need to be included.

#### **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?**



- There were 99 responses to this question;
- 76 supported breaking down the “elsewhere” category;
- 23 respondents disagreed with the proposal.



3.25. There were a number of comments received in response to the question and the key issues can be summarised as follows:

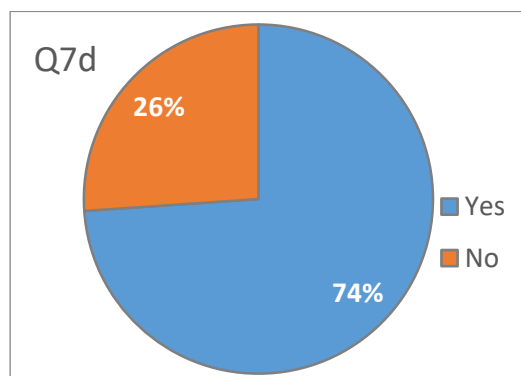
- It should be broken up by districts.
- The definition of “elsewhere” is meaningless if it is not carried forward in the policies and it should be broken down further taking into account availability of facilities and connectivity.
- There is scope for further differentiation in the “elsewhere” category in order to direct more development to settlements higher up the hierarchy, offering more sustainable locations for development.
- Further evidence and understanding should be developed to support the assumed growth in the elsewhere category and also other housing and economic sub-markets as a result of activity outside of Central Lincolnshire.
- Leave the elsewhere category as it is – the growth should be focused in the towns.
- Only larger conurbations with jobs, schools and dedicated public transport and cycling and walking facilities should receive growth.
- If the large villages list was shortened, by increasing the dwelling numbers or by applying an available amenities requirement, then large villages could be a more focused category, for example Cherry Willingham is already a focus for growth and the potential is enhanced with the LEB.
- Should be decided based on the provision of infrastructure and services – large villages can stand alone and smaller villages should be looked at as clusters.
- Attention is needed to the needs of current residents of these areas, the addition of more people can cause chaos.
- It should be further broken down and should be based on amenities, employment opportunities and good public transport links.
- The areas chosen were selected from a sustainability perspective and market considerations are not a planning consideration.
- It is important that it is clear what is proposed in all levels of the hierarchy so residents can consider planning implications in their area.
- Would reduce the LSA to be tighter to the Lincoln urban area with small and medium villages relocated to the elsewhere category and ensure they are not over-developed or left without access to infrastructure.
- Further clarity about the precise locations of development would assist with infrastructure delivery.
- In light of the proposal to reduce the threshold of allocations to 10 dwellings, it is almost inevitable that there will be more locations in the elsewhere category.
- The focus should be on the settlement hierarchy.
- Individual neighbourhood plans have a lot of answers to the questions.

- Each area has its own level of deliverability and a percentage is not always a good indication of growth, with more attention paid to individuality.
- There is much land in the elsewhere category which is suitable for development and settlement should be considered further away from the Lincoln Strategy Area.
- This should not be broken down if this means that communities that have produced a neighbourhood plan needs to take on additional growth.
- If the “elsewhere” category is broken down, then Policy LP11 Affordable Housing, should also be changed to reflect this change.
- A more flexible approach is needed in the “elsewhere” category to enable market forces to dictate the level of housing achieved. Sustainability can remain the key policy determinant, but deliverability should be given and increased emphasis.
- Other categories such as brownfield and greenfield should be considered.
- Growth in small communities should only be delivered with local community support.
- The focus should be on development benefitting communities in the elsewhere category.
- Parish boundaries should be reinstated for an area’s development limits.
- Market Rasen should continue to be a focus for development.
- Kirkby La Thorpe, with its proximity to Sleaford and the highways network is ideally placed for additional growth.

#### **Q7d – Consideration of the Market and Deliverability**

**Do you agree that market capacity and deliverability should be considered before choosing what growth to distribute to which area?**

- There were 105 responses to this question;
- 85 supported taking into account market capacity and deliverability;
- 30 respondents disagreed with the proposal.



3.26. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Local vision should hold more weight than developer interests which are money oriented.
- The areas chosen were selected from a sustainability perspective and market considerations are not a planning consideration. Viability testing will take into account delivery rates.
- Tiers 1-3 should be responsible for the majority of growth.
- This will increase rural poverty – smaller villages and towns need the investment and should have the same amount of growth as Lincoln.



- Local Planning Authorities should be setting out terms of where and what is deliverable, not developers to address the housing shortage.
- Should take into account local needs for local affordable housing.
- Should take deliverability into account to increase certainty for investment in infrastructure.
- It is essential to take into account market capacity and deliverability in order to ensure that the trajectory is realistic and to avoid the allocation of sites which will not come forward for development.
- Market capacity and deliverability should not be taken into account before the approach to the overall distribution is decided upon.
- Should be driven by local need, including for types, sizes and tenures of houses.
- Realistic delivery rates need to be considered in areas to more accurately reflect the development that will occur annually and can be mapped out in a trajectory – this does not necessarily signal market capacity issues.
- It's not always market capacity that restricts delivery, but can be specific deliverability issues with allocated sites.
- We should be considering ways of stimulating the market in the areas where we want housing built.
- The market can and does change and so should not be used to constrain development in areas.
- There are different markets for different products, e.g. park homes, so should not preclude such variety.
- Market capacity should not be used to reduce growth levels across the local plan area as there is not a market weakness. Simply limiting growth where there are perceived market capacity issues, does not allow for market capacity to be developed.
- Engagement with local property, building and planning professionals is vital.
- A flexible settlement boundary approach would allow for organic growth around lower tier settlements rather than relying on a number of pre-determined allocations.
- A diverse supply is key and this should include short term and long term sites.
- The plan should allocate a greater number of medium sized sites (70-300 dwellings) as these sites can enable significant amounts of growth to be delivered sustainably, without infrastructure delays.
- The ability to deliver the strategy is key to its success so it has to be factored in.
- This approach would penalise popular villages where developers want to build.
- Yes, but it needs to be matched by investment in infrastructure.
- Yes, and neighbourhood plans should also be addressed as they contain information about the deliverability and suitability of development in locations.
- No, not as long as profit remains the number 1 consideration of developers.
- Desirable locations will always attract more growth, resulting in overdevelopment.
- The climate change emergency should be addressed urgently.
- A suitable location is a sustainable one.
- Houses will sell wherever they are built if they are priced accordingly, not necessarily to give developers a 25%+ return on capital.
- Benefits from development should be spread equally across the districts, not retained by developers.
- Need to be mindful of avoiding oversupply.
- Sites that have been allocated but that have made little should be deallocated.
- Action should be taken against developers land banking.
- Should also consider the strength of market in terms of demand.

### Next Steps

- 3.27. The responses to the questionnaire provided a lot of competing view points and raised many points worthy of further reflection. It is proposed that the breakdown of distribution will reflect the urban focus of the overall strategy which is considered to be a sustainable approach for Central Lincolnshire, but that it be kept under review taking into account both the likelihood of market delivery, availability of infrastructure and any specific needs being identified through evidence.

#### **PROPOSAL 8 – Sustainable Urban Extensions**

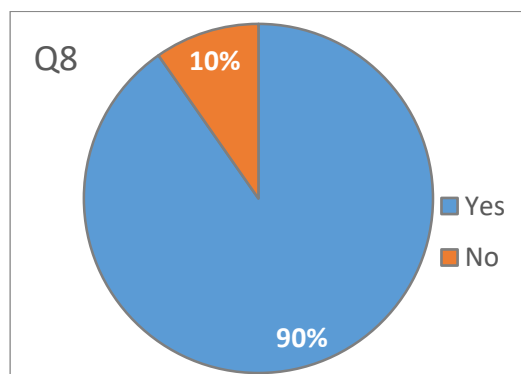
It is proposed that the Sustainable Urban Extensions remain allocated in the new Local Plan as important contributors to the strategy for Central Lincolnshire.

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.**

- There were 103 responses to this question;
- 93 supported the proposal to retain SUEs with policies being updated to account for the latest situation;
- 10 respondents disagreed with the proposal.



- 3.28. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- The SUEs should be taken forward taking into account the latest situation on each.
- An equal amount of development should also be built in rural areas.
- It would be beneficial to obtain greater confidence in delivery timescales to plan infrastructure.
- The SUEs should be retained but a more in-depth analysis of each one should be developed with a greater provision of evidence from the SUE developers of both short term and long term delivery required.
- As long there is robust evidence to demonstrate that SUEs meet the tests of Paragraph 67 of the NPPF in relation to being deliverable and/or developable. Expectations from the SUEs in the current plan are unrealistic and have not delivered as envisaged.
- Any changes to policies for SUEs should result in 'watering down' requirements.

- The principles of the SUEs are necessary for the delivery of growth, but a more sensible and realistic approach is needed in relation to their delivery with more growth coming from smaller and less problematic sites in tiers 1-4 of the hierarchy.
- The allocation of SUEs should be reviewed in response to the climate emergency.
- Allocations in urban areas are not exchanged for development in villages.
- It is preferred for alternative approaches to be found such as planning strategic growth at sustainable locations, such as Saxilby, avoiding piecemeal growth at these locations and instead master-planning the settlement to deliver real improvements such as a bypass or improvements to the station.
- Alternative sites, such as land to the east and west of Station Road, Branston, land at Waddington Lowfields, Land at North Hykeham, and Land south of the Maltings and at Boston Road in Sleaford could be allocated to help deliver in the short term.
- More attention is needed for providing better road networks and local healthcare provision for these extensions.
- The delivery of sites needs to be assessed and reserve sites (such as at Quarrington) should be allocated to provide options.
- Early engagement with land owners and developers on SUEs is necessary to ensure compliance with part 4 of paragraph 35 of the NPPF.
- More brownfield sites should be used.
- The network along the Fossedyke Canal and River Witham provide car-free, direct walking and cycling routes into Lincoln City Centre which could provide future residents access to open space and commuting routes. Opportunities should be taken to promote and invest in this network.
- 'Sustainable' is a meaningless term and further expansion is not sustainable as there is a finite amount of land.
- Concerns about the infrastructure and affordable housing not being delivered on the SUEs, otherwise the level of growth is not sustainable.
- The retention of the South East Quadrant is supported as a long term growth area, straddling Local Plan reviews.
- Support the retention of the South West Quadrant but should consider what parts of the SUE can come forward in advance of the Hykeham Relief Road.
- The retention of the Gainsborough Northern Neighbourhood SUE is supported and progress is being made towards approval of an outline permission the first phase for 750 dwellings. There is substantial evidence underpinning the development of this site and with the first phase being 'infrastructure light' a start can be made on the site in the short – medium term. The remaining 1,750 dwellings are anticipated to be delivered after the current plan period of 2036.
- The retention of the Gainsborough Southern Neighbourhood SUE is supported. An outline permission was approved in 2012 with a section 73 application live to enable a phased approach on the site to help it deliver in the short term. There are advanced discussions with a housebuilder nearing completion for the delivery of up to 390 dwellings. A Reserved Matters application is expected to be submitted soon on this phase 1. Anticipated start date of Autumn 2020 on the site, subject to approval of Reserved Matters.
- The retention of the Eastern SUE is supported as a Broad Location for Growth beyond the plan period.
- There is some concern that the Gainsborough SUEs will not deliver the expected growth rate.
- If policies for the SUEs are reviewed Lincolnshire County Council request that Policy LP28 includes a requirement for proposals for SUEs within a Minerals Resource Safeguarding Area be accompanied by a Mineral Resource Assessment to help demonstrate whether the minerals safeguarding element of the policy will be met.

- All SUE site specific policies should be strengthened in relation to heritage assets, particularly in relation to archaeology. Historic England happy to assist with wording.

### Next Steps

- 3.29. Given that the SUEs continue to be an important part of the strategy and that a number of them are making progress towards delivery, it is proposed that they are retained in the Local Plan. We will continue to work with those bringing the SUEs forward to ensure that a realistic account is taken of delivery and timings of both housing and associated infrastructure in the plan, and to revise policies and the amount of development anticipated to be delivered within the plan period where necessary to ensure that they will be delivered sustainably in accordance with the Local Plan.

### **PROPOSAL 9 – Housing Allocations**

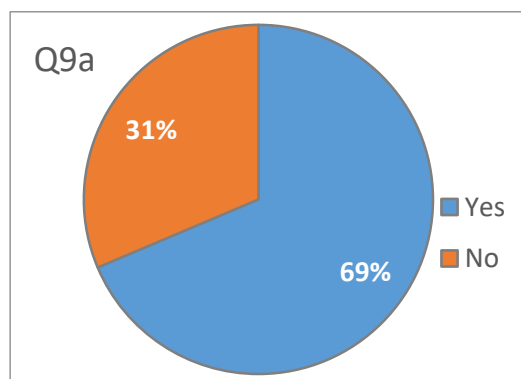
The threshold for considering sites is proposed to be reduced from sites for 25 dwellings or more to sites that can deliver 10 dwellings or more.

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.**

- There were 102 responses to this question;
- 70 supported the proposal to lower the threshold for allocating sites to 10 dwellings;
- 32 respondents disagreed with the proposal.



- 3.30. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Will allow smaller developers to contribute to delivery of housing targets
- It is now government policy under the NPPF that sites of 10 dwellings have to be given preferred status.
- If it was possible to keep preferred sites at 25 that would be most welcome/maintain current threshold of 25
- Accords with the provisions of the NPPF and allows for a good mix of sites
- In line with NPPF should be on sites not larger than 1 hectare

- Windfall and exception sites are delivering. Importantly windfall are subject to community consultation
- Yes for the larger area but not for the smaller villages/should only be applied to medium sized villages and larger/consideration should be given to the appropriateness of allocations of 10 or more in small villages
- A level that makes sense with the planning process and won't slow it down too much
- Would encourage more smaller sustainable developments married to a couple of large new town type developments as opposed to prolific medium-large developments being crammed in across the area
- Supported as it could reduce the number of windfall sites and provide greater certainty about the scale of development across each settlement
- Advocate the allocation of sites within a minimum threshold of 10 no. dwellings, within or adjoining the small and medium villages, alongside larger allocations at the large villages and market towns.
- In larger communities 15 would be more appropriate
- Refer this back to national government as it is their responsibility to adjust this in light of the climate emergency
- If reduced could it effect the community infrastructure levy?
- Should be kept at 9 as that is the level at which local councils benefit from the levy. This would motivate Councils to accept all new development proposed.
- In small and medium villages it should be as low as 7.
- 5 would be more appropriate for small villages
- Lots of small infill plots for 2, 4 or 5.
- Ten dwellings is too much for most villages. Small and medium villages can only take 4-5 houses. The smallest number should be 1. Allocations should only be made following a local village housing needs survey and built to match the survey.
- The proposed threshold of 10 dwellings is not justified, but the reduction from 25 units is welcomed. It should be for 5 or more or sites of 0.25 hectares or more for employment to align to national guidance. The wide geographic area does not justify this departure.
- There should be a lower minimum and a much reduced expectation of the maximum size of each development, in order that new building does not compromise the appearance or integrity of existing neighbourhoods.
- Should be identified on sound planning policies and not market consideration and deliverability/ Should have the same rigour and methodology to the identification of smaller sites as they would to larger sites. Danger is a range of small sites allocated without a proper evidential basis to consider availability and deliverability
- As with all housing allocations, potential harm to heritage assets and their settings must be assessed.
- Would undermine the neighbourhood plans where sites have been allocated
- Sustainable locations only – key services and facilities needed
- Depends on the size of the community as to whether the threshold should be set at 10 or at the figure within any made neighbourhood plan. Under Localism Act NP should have precedence.
- Low min allows green space at every site: ensure clean air/carbon sink/water permeability
- Should be based on the village community area
- So long as there is a mixed development consisting of marketable, social and affordable homes. Measures need to be put in place to stop developers from

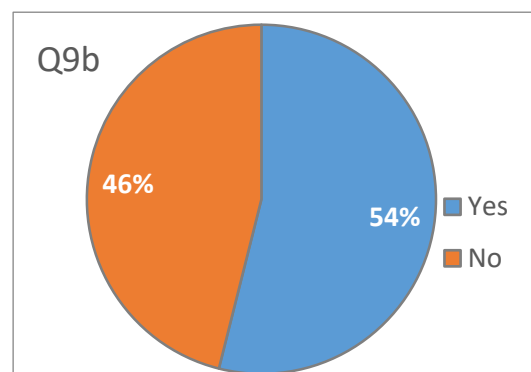
abusing/playing the system and building in staggered phases so they do not have to build affordable housing or can build lower quantity than if they built in one go.

- All approved sites should be marked or referred to within the plan, even single house sites.
- Deciding that an area can support an increase of only ten houses could mean that the area is either well-developed already or the area is a small community where ten properties would in all likelihood destroy the character of the place
- Welcome flexibility in the location of proposed smaller sites, allowing the market to dictate the locations of new homes. This should be achieved either through an over allocation of sites or through an acknowledgement and support of the important contribution made by smaller sites, in addition to proposed allocations.
- Not convinced further allocations would be beneficial, market forces and sustainability should be the key factors, particularly for smaller sites.
- Could lead to an under delivery
- Should not detract from the growth percentage figure set out by LP4
- Any increase in small site allocations must be reflected in a reduction in any windfall allowance included in the LPA housing trajectory (para 70 NPPF)
- Do not agree that market capacity should be used as an argument to reduce growth levels across the LP area. SUEs are not coming forwards at the anticipated rate. Delivery should be recalculated and new sites allocated to bring forward development in the shorter term
- Identifying a range of smaller sites will allow the LPA to demonstrate whether the supply of smaller sites is feasible and deliverable and could include registered brownfield land, LDOs support for windfall and subdivision of larger sites.
- Scothern/Bardney/Saxilby – demonstrating a need for housing on small/medium sites.
- Would provide greater certainty for investors.

#### **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?**

- There were 102 responses to this question;
- 55 respondents said that they thought more settlements should receive site allocations;
- 47 respondents said that they did not.



3.31. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Regenerating brownfield sites and contaminated land

- Not greenfield sites
- Protection of agricultural land
- Open countryside/isolated or do not relate will to existing sustainable settlements should only be considered suitable for limited development
- Brownfield sites, LDOs, support for windfall and subdivision of larger sites
- Infrastructure should be addressed before more houses are foisted on smaller settlements/existing infrastructure and new infrastructure
- Sustainability appraisals
- Access to major highway or transport route/road structure/highways issues
- Maintain character of settlement, smaller developments
- Sustainable sites only/local facilities/amenities/jobs/schools/GPs/transport links
- Impact on environment, reduce travel and emissions, transport links, local shops, needs of the community
- Assessment of the needs of the settlement, both housing and existing service provision – specifically whether development can help maintain or improve this
- Flood risk
- Proximity to large accessible towns
- Deliverability and Viability
- Opportunity for assessing settlements that operate in a 'cluster'
- Assessment of the housing needs of the community/Should reflect local need/based on age, disability and access
- Must be kept under control to avoid over development
- Settlements outside of the Lincoln urban area, main towns and market towns should not have to receive allocations
- Whether builders want to build and people want to buy in an area
- Dispersed development across wider areas would impact upon Severn Trent infrastructure
- Neighbourhood plans should be included in this process/ Wishes of the existing settlements – through NP/residents opinions/use adopted NP where one is made for allocations
- Specialist advice re climate emergency/carbon footprint
- Consultation with parish councils
- Only if really needed in category 5 large villages
- Canal and River Trust – allocations close to network should include policy requirements
- Criteria based policy that would support additional windfall opportunities
- Continue to support the Local Plan which does not allocate below hierarchy Level 4
- NPPF Para 68a, 77 and 78
- Hamlets and small villages should not receive allocations.

### **Next Steps**

- 3.32. The reduction in threshold for allocating sites to 10 is supported by some, with some respondents suggesting it should be lower and others that it should be higher. The proposed approach would allow neighbourhood plans to allocate small sites (below 10) and the Local Plan to focus on larger sites whilst still helping to deliver the government requirement for 10% of sites in the Local Plan to be on small sites.
- 3.33. In relation to where allocations should be located, there was a marked contrast in terms of the levels of the hierarchy in which sites should be allocated and what factors should be considered for locating them.

- 3.34. It is proposed that the threshold remain at 10 at this time, and that further consideration is given to which settlements should receive allocations to reflect the evidence of need and to ensure allocations contribute to a sustainable strategy that is suitable for Central Lincolnshire communities.

#### **PROPOSAL 10 – Housing Allocations from the 2017 Local Plan**

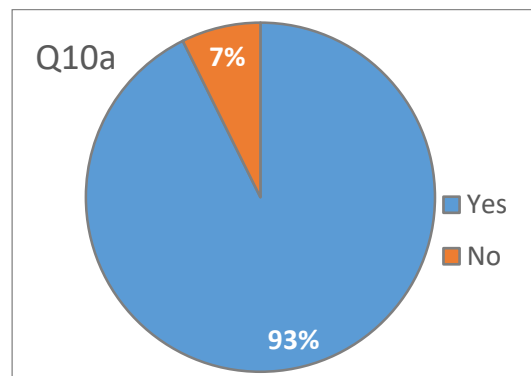
It is proposed that sites allocated in the 2017 Local Plan be reviewed. Allocations that are still considered to be suitable for development will be retained in the new Local Plan and account taken of their deliverability in a new housing trajectory. Allocated sites with planning permission, or a resolution 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?**

- There were 109 responses to this question;
- 101 supported the proposal to carry forward site allocations from the last plan where they were still suitable for development;
- 8 respondents disagreed with the proposal.



- 3.35. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Deallocate arable land, grass land
- Welcome more detail in future rounds of consultation what will constitute a site that is suitable for development and one that isn't
- Subject to numbers reflecting the lower housing need target
- Severn Trent – new sites may be allocated so would welcome the opportunity to engage with the selection process
- Yes, but only as part of a fully reviewed and updated plan for coping with climate emergency
- Yes, they were thoroughly reviewed at the time
- Yes, until 2036 as democratically agreed/were previously carefully debated

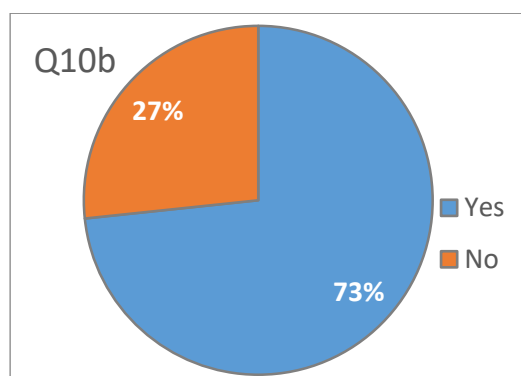


- Should conserve and enhance SSSI – some current allocations overlap or are adjacent to SSSIs (COL/ABB/001 and others)
- Canal and river trust – welcome allocations CL4686 and CL525 promote redevelopment of semi-derelict sites.
- Should comply with de-carbonisation objectives
- General lack of progress - 2017 allocations should be deleted unless clear and compelling evidence is available to indicate progress towards delivery
- Owners of land where permission has been awarded but development not commenced should be asked to provide their reason for not developing within the timescale required for the delivery of the plan
- An assessment of each existing allocation must be undertaken/ Should be revised to ensure that new potential land is not overlooked
- Yes in principle but not where communities and infrastructure are over-burdened
- All sites should be carried forward as this allows them to be included in the figures for possible sites.
- The Council has previously accepted that these sites are deliverable and developable and as such the allocations should be carried forward. Notwithstanding this, additional allocations are strongly encouraged to enable some flexibility
- Sites with permission that aren't allocated should be included to recognise contribution to housing numbers
- Should be carried forward where there is clear evidence of their availability/deliverability/meet para 67 of NPPF being deliverable and/or developable/unless clear evidence that they will not deliver.

#### **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?**

- There were 105 responses to this question;
- 77 supported the proposal to deallocate sites from the last plan which are no longer suitable, available or where there has been a lack of sufficient progress;
- 28 respondents disagreed with the proposal.



3.36. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- In principle yes, but more information as to how any shortfall as a result of de-selection would be distributed amongst new preferred sites
- Take into account for the new plan why progression has been slow

- No, house numbers should not become centred on Lincoln and surrounding villages all communities should benefit from development
- Lack of sufficient progress should be carefully defined and subject to direct consultation with the land owner/developer in order to ensure all matters impacting the delivery of the site are fully understood
- Must look at all needs before deciding
- Severn Trent – would not have any objection to the removal of sites, but would need to know as soon as possible to minimise any abortive costs in assessing improvement needs
- Considered as part of the review in 10a
- There has been insufficient time to evidence this/unreasonable to expect every allocated site to be the subject of a planning application in this small amount of time. De-allocation could cause more uncertainty
- No to lack of sufficient progress as this suggests the land is suitable and available but required commercial backing
- Yes, if the allocation is no longer suitable or available
- Depends on the reason for lack of progress
- Situations change and leaving sites allocated allows for flexibility in the plan
- Caution should be exercised where sites are suitable and available but progress has been limited as this may be due to developers concentrating on easier sites
- The requirement for the LPA to demonstrate a supply and delivery makes it imperative that all allocations are deliverable on paper but also that there is a willingness by the land owner to see the site brought forwards.
- Measures need to be taken to ensure land banking doesn't happen
- An investigation should be undertaken why sufficient progress hasn't been made, not automatic deallocation
- Reasons for slow delivery should be taken into account to ensure sequentially good sites are not discounted because of issues with deliverability. A proactive HELAA process engaging site owners and developers could achieve this.
- Communication with landowner/promoter prior to deallocation
- Allocations that fail to meet the 2019 NPPF definition of deliverable/developable should be considered for de-allocation
- The plan should be about actual delivery not just enhancing land values/ A review of delivery of all allocations will encourage more of these sites to be brought forward, particularly if unrealistic land value aspirations are constraining development
- Deallocation should only happen where there is clear evidence the site will not come forward for development.
- There should be periodic testing of deliverability to avoid sites being landbanked.

### **Next Steps**

- 3.37. Whilst there were some objections to sites being carried forward from the adopted Local Plan, there was also substantial support. There was also a good level of support for deallocating sites where there is evidence that a site is no longer suitable.
- 3.38. The situation on all allocations will be updated to understand the prospects of development and it is proposed that any changes to the existing allocations be presented to the Committee alongside the consideration of other potential new allocations. It is proposed that there will be an assumption of carrying forward existing allocations, but, where the situation has changed and a site is clearly no longer suitable or available for development it will be deallocated.

### **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).

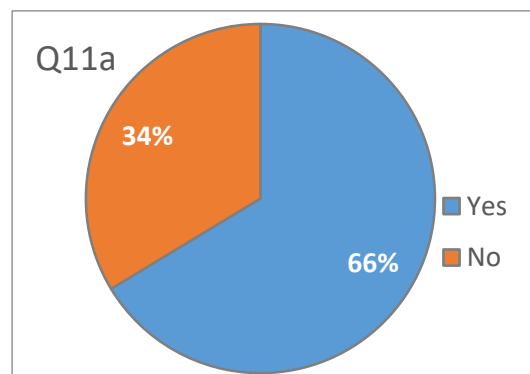
It is proposed that the approach of using a growth level for smaller settlements be retained and that, as with the 2017 Local Plan, this should have a baseline of 10% with the potential to be increased to 15% where certain criteria are achieved.

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.**

- There were 104 responses to this question;
- 69 supported the principle of using a percentage growth level for villages;
- 35 respondents disagreed.



3.39. There were a number of comments received in response to the question and the key issues can be summarised as follows:

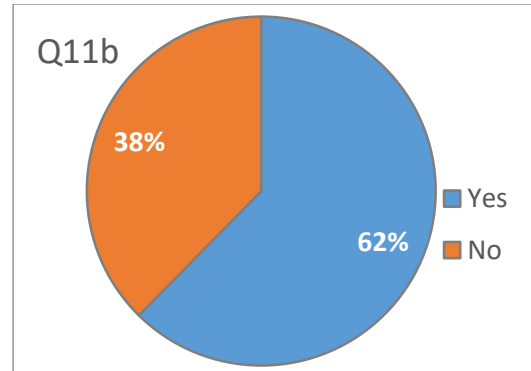
- Each village should be looked at individually to take into account facilities available and the capacity remaining. Presence of a school or shop does not make it available or suitable for growth.
- Local employment needs consideration.
- Public transport, cycle and walking must be a factor to ensure private transport is not the key transport factor.
- Potential to harm heritage assets must be assessed.
- Using population or dwelling numbers as a means to identify growth levels for villages is not a sustainable approach and the three pillars of sustainability in paragraph 8 of the NPPF should be used to assess each settlement for potential.
- A blanket growth level is not suitable for every village as it is too much for some villages and too little for others. Form and function should be considered as well as connectivity and availability of necessary infrastructure.
- Percentages should only be used for estimating purposes.
- Environmental receptors within the area should be taken into consideration.

- The value of the area, community and realistic propositions for growth are not considered in decision making, which is unacceptable.
- More should be done to support post offices, pubs and shops – this should be taken into account in the plan to consider to build sustainable villages.
- There does not seem to be a logical alternative to this approach.
- Growth amounts should be numerical and not percentage as this can be open to abuse or inflation by developers.
- Changes should be led by villagers and the needs of the village, not arbitrary percentage figures.
- The principle of this approach has been tested in the Local Plan and accepted by the Local Plan Inspector and therefore this approach is suitable and there is no evidence to suggest otherwise.
- The Local Plan evidence should assess past and current decisions to assess the suitability of the policy.
- Some criteria appear to be applied inconsistently in the Local Plan, such as villages in the Lincoln Strategy Area would indicate proximity to Lincoln and therefore should get a higher percentage growth level.
- The approach applied to require developers to demonstrate clear community support is a flawed mechanism. Clear guidelines on the type and extent of engagement and the threshold for support have not been provided.
- Such a policy needs to avoid a race to the finish line for applications submitted at similar times.
- Percentage figures should be seen as a guide and not a ceiling for development with qualitative analysis being used to consider proposals at the time of application.
- Growth levels should be reset to allow for market delivery and to be aligned to the NPPF.
- Evidence for neighbourhood plans should be used.
- Percentage growth level provides a starting point but over time, should a community want more than 10% then an appraisal should be carried out to inform the decision – the percentage figure alone is not good enough reason to make a decision.
- Some villages have already met their requirements.
- Growth figures should not be set at zero without taking account of growth already occurring.
- Growth levels in villages should be reduced if possible with more being located in Lincoln and the main towns.
- Small villages and hamlets are a key part of the character of English countryside and by allowing growth there is a risk of this character being lost.
- Development in hamlets and in most small villages is not sustainable.
- There should be a mechanism for the parish councils and communities to have the final say on development outside of the developed footprint and on green spaces.
- Additional allocations should be made in the plan in and adjacent to small, medium and large villages on small parcels of land.
- The growth level is referred to as “permitted growth” whereas in practice it is a target and so an honest label should be used.
- Every site should be considered on its own merits.
- Some confusion over whether or not this includes large villages.
- Ewerby is over 7km outside of Sleaford and so should not have a 15% allocation – 10% is more appropriate and could be accommodated within the village.

### **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.**

- There were 101 responses to this question;
- 63 stated that a 10% growth level (as was applied in the last plan) was appropriate;
- 38 respondents disagreed.



3.40. There were a number of comments received in response to the question and the key issues can be summarised as follows:

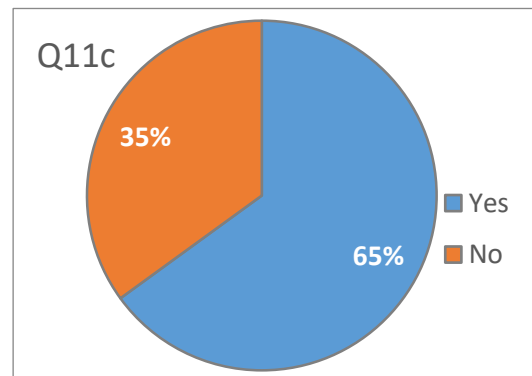
- The baseline growth should relate to the growth needs such as the birth and death rates of an area.
- Availability of all infrastructure, such as sewerage systems, access to employment, broadband availability, local amenities and more needs to be factored in.
- It should be based on the facilities available and public transport.
- The growth level should be a guide rather than a ceiling.
- The growth level should be a ceiling not a target.
- The number should include traveller site caravan numbers where there is an existing site.
- 10% seems appropriate.
- It should be 5%. This will help ensure that development is sustainable and that it will not change the feel of the area or impact on infrastructure.
- It should be 8% and then raised up to 12.5%.
- 15% is more appropriate to facilitate options for housing choice.
- Medium Villages in the Lincoln Strategy Area should be afforded a minimum 15%.
- Village growth should be at a minimum – say 0-5%.
- Not if a village has already met its 10%.
- The 10% was meant to be for the whole plan period, not where it would be repeated again within a few years – this undermines the process.
- Those that have had more growth since 2012 will be penalised as they will have their baseline increased.
- The growth level should be increased to encourage the growth of medium and small villages.
- A bespoke, bottom up approach considering infrastructure, constraints and opportunities should be followed for each village.
- Every site should be considered on its merits.
- Village clusters should be considered.
- Sites should be allocated rather than using growth levels to provide more certainty.
- Neighbourhood plans and their evidence should be used.
- Growth levels should take account of growth that has already occurred since 2012.

- If this policy is pursued endlessly, small villages and hamlets will become extinct.
- It should be presented in numerical terms rather than percentages.
- Development should only be allowed within the village envelope.
- New builds must be kept under control or villages will end up merging.
- Thurlby has recently experienced a 30% housing growth increase in 2019 and therefore consider 10% is too high.

#### **Q11c – Increasing Growth Level**

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

- There were 100 responses to this question;
- 65 supported the proposal to increase the baseline percentage where certain sustainability criteria are satisfied;
- 35 respondents disagreed with the proposal.



3.41. There were a number of comments received in response to the question and the key issues can be summarised as follows:

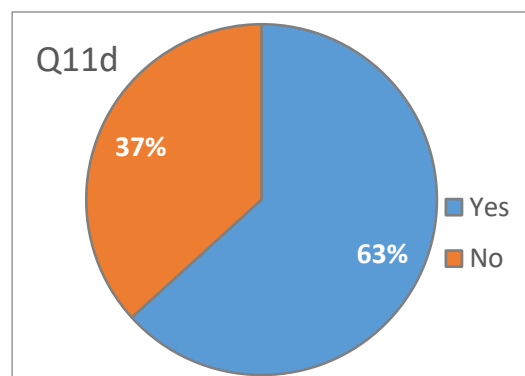
- Boosting growth where facilities are available allows growth to be located where development can be sustained.
- The presence of facilities should not be the sole consideration but the remaining capacity to accommodate additional growth has to be included.
- For employment should consider the types of employment and the wages to understand if housing will be affordable and viable.
- The higher the percentage the higher the sustainability score should be to ensure facilities can accommodate growth.
- Capping a settlement's growth becomes a purely academic exercise – most villages do not contain adequate land within the village in the form of infill plots and the policy should be more flexible for growth, the policy results in an adversarial environment between applicants and residents as applications need to transgress policy for the villages to grow.
- Villages with capacity should be boosted significantly to the extent where a cap would not be appropriate.
- A more nuanced approach would be better where multiple sustainability criteria
- Is there an algorithm in place to assess this or is it guesswork?
- No the growth level should not be increased.
- The growth level should go further and allow for 20% where criteria are satisfied.
- Medium Villages in the Lincoln Strategy Area should be afforded a minimum 15%.
- Yes, but only when satisfying strict criteria and where investment is given back to the community.
- Code for Sustainable Homes Level 6 and consideration of permaculture.
- Should consider environmental receptors in the area.

- All infrastructure should be considered, including sewerage, water supply, broadband, employment, transport links, amenities, suitable roads, etc.
- A bespoke, bottom up approach considering infrastructure, constraints and opportunities should be followed for each village.
- Decisions to boost growth levels should include sustainability criteria, market conditions, developer interest and an up to date understanding of housing delivery.
- Proximity to main urban centres should not be a criteria as remoteness from these areas can foster a more sustainable role for a village as an attractor.
- Availability of suitable building plots should be considered.
- Carbon footprint should be measured.
- Should be on a case by case basis, not a blanket policy.
- Only if this does not create hotspots.
- This will open the door to developers.
- Sites should be allocated in villages.
- Village support should be required.
- The growth level should not be presented as a ceiling for growth.
- It is important to protect the character of villages so that the quality of life of existing residents is preserved. Too much expansion will damage this.
- Consideration must be given to the aspirations of communities, specifically where neighbourhood plans are in place.
- Neighbourhood plans have already been agreed.
- Should consider an exception policy to cover mixed use employment and housing development.
- Guidance should be provided in relation to securing community support including how this should be done, the extent of consultation required and the threshold for community support.
- Not in the case of Ewerby.
- Leasingham and Ruskington offer key facilities and can accommodate more growth.

#### **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.**

- There were 98 responses to this question;
- 62 felt that the sustainability criteria to boost the baseline growth percentage should be the same as the 2017 plan;
- 36 respondents disagreed with the proposal.



3.42. There were a number of comments received in response to the question and the key issues can be summarised as follows:

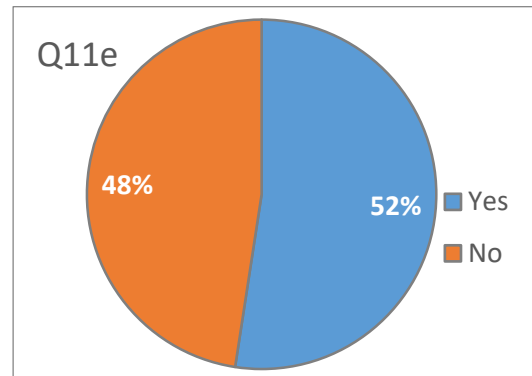
- The higher the percentage, the higher the sustainability criteria should be to ensure facilities are not at capacity.
- It should relate to the growth in the area through births and deaths for example.
- Calculations are not a good judgement of where is sustainable.
- There should be less emphasis on local retail facilities and more emphasis on local manufacturing or service industry premises.
- Presence of facilities is not enough in isolation, it needs to consider the size and remaining capacity of the facilities.
- Existing or planned public transport and cycling and pedestrian infrastructure should be taken into account.
- Growth levels should be considered across clusters of villages which share facilities.
- The decision on growth should be down to the communities and parish councils, and the need of the community.
- It should remain so that all made neighbourhood plans remain extant and as it was thoroughly tested at the time.
- Carbon footprint should be considered.
- Neighbourhood plans offer the alternative methodology.
- It should be extended to take account of IT infrastructure.
- Proximity to main urban centres should be reconsidered – if it offers the opportunity to do a weekly shop without the use of a car then this may be acceptable.
- Growth should be kept to the towns.
- It should take account of the types of employment and typical local average living wage to develop understanding of whether it would support local needs, infrastructure and be viable.
- There is only so much growth that a village can take without investment in infrastructure.
- Distance to facilities should be by road, not straight line distance.
- There should be safe access to facilities.
- Should include a sub-post office as the only access to banking for some, GP practice and public transport.
- Proximity to large villages should be included as a criterion.
- Villages within the Lincoln Strategy Area should be boosted and boosted further where they also satisfy the sustainability criteria (20%).
- Ability to support rural services should be considered.
- Impacts resulting from traffic should be considered.
- Extra growth should be located in areas where there is a sustainable cluster of villages – this is supported by the NPPF.
- Needs to include character and environment.
- Every site should be considered on its own merits.
- Where the growth level has already been reached it should not be increased.
- It should be a more rounded assessment taking into account the village's circumstances at the time an application is made including in relation to sustainability, market conditions, developer interest and housing delivery.

#### **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.**



- There were 103 responses to this question;
- 54 supporting the proposal to keep the Vision the same as the last plan;
- 49 respondents disagreed with the proposal.



3.43. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- It should be 10%.
- It should be 12%.
- It should be 5%.
- 15% should be the maximum for tiers 3-5.
- 10% should be used for tiers 5 and below of the settlement hierarchy.
- 15% is too high.
- Should be 20% in Medium Villages in the Lincoln's Strategy Area.
- It all depends on demand.
- It should only be a maximum if all criteria are satisfied.
- Some have already met their quota.
- The appropriate mechanism to secure additional growth above what is in the plan is a neighbourhood plan.
- It should be a number rather than a percentage.
- Villages in 20 years may need more population due to local business and transport links and may need more housing.
- The higher the percentage, the quicker the threshold of growth tiers will be met.
- Should be no further increase where growth levels have already been met.
- It should be a more flexible approach based on the proposal and the location.
- The baseline should remain at the 2012 figure.
- It should be a more rounded assessment taking into account the circumstances at the time an application is made including in relation to sustainability, market conditions, developer interest and an up-to-date understanding of housing delivery.
- Villages cannot sustainably take more growth.
- It should reflect the needs of the village and the villager opinions.
- The voters of some communities will not permit any further growth, but others can sustain a 20-30% growth.
- Growth should be stimulated at the locations where we want it to happen, not everywhere.
- Neighbourhood plans have already been agreed against the old plan.
- Full consideration should be taken of neighbourhood plans.
- Should be the percentage of population.
- The percentage increase should be applied at the time of an application being submitted as a rolling growth level.
- Sustainable development can happen over and above the 15% growth level.
- The market should dictate where dwellings are delivered in response to need.
- The figure should be a guide and not a precise ceiling.

- This would not accord with the NPPF requirement for policies and decisions deliver the three objectives of sustainable development. The growth level should be informed by the principles that govern patterns of sustainable development.
- Setting a maximum percentage may prevent villages from hitting a critical size needed to support facilities.

### Next Steps

- 3.44. The issue of growth in villages is clearly one that causes concern for communities across Central Lincolnshire. Responses to this proposal highlighted a great divide on all matters for how to address growth.
- 3.45. It is proposed that this position be further considered to identify the most appropriate approach for the Central Lincolnshire context taking into account further evidence as it evolves. The concerns and suggestions will also need full consideration as to the overall approach and settlement-specific issues.

### **PROPOSAL 12 – Preferred Approach for Growth Levels in Villages**

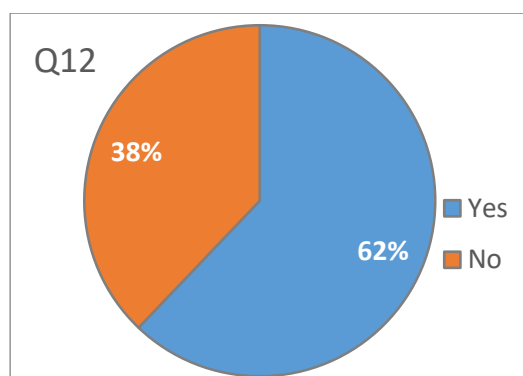
The preferred approach is to take account of cases where a substantial amount of growth has occurred in recent years, namely where 100% of the growth level in the 2017 Local Plan was built out by 1 April 2018. For those locations, the percentage growth level would be halved in the new Local Plan.

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.**

- There were 103 responses to this question;
- 64 supported the proposed approach for reviewing the growth levels in villages;
- 39 respondents disagreed with the proposal.



- 3.46. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Each village needs to be individually assessed for capacity.
- Should consider prioritising allocations in villages that are close to high performing settlements.

- Yes, it takes account of where growth targets have been met and makes an allowance for growth with permission but also ensures that there is a positive approach to growth.
- Where areas have met their need the growth level should be zero not halved.
- Growth delivered should be carried forward from the previous plan.
- Paragraph 4.46 is wrong. Five year housing land supply is positive, housing need is down and as such there is no need to increase above the level in the adopted plan.
- The base date of 1 April 2018 should be brought forward as many villages will have more growth after this date.
- The base date should be 2012 to match the last Local Plan.
- Option 2 provides the most equitable and reasonable approach to determining future growth levels. It is a good balance between the need for growth and the need to protect rural settlements from over-development.
- Options 1 and 2 take the wrong approach in resetting growth levels and taking no account of permissions granted.
- Option 2 fails as it puts more development in the areas where the most growth has occurred, resulting in the fastest growing villages, growing faster still.
- Option 3 is the best option presented, but it is extending the same growth rate on a year on year across the new plan period.
- Option 4 should be retaining the growth levels across the whole plan period as originally agreed. Development can take place but with community support. This has been working and development has occurred – numbers should be based on permissions not homes built as there is no definition of “built”.
- It is natural for populations to migrate for a variety of reasons and as a result some places will grow quicker than others, and this should not be discouraged – allowing villages to grow increases the sustainability of local services, bringing benefits.
- It needs to address issues like transport and employment – all cars will be electric by 2040.
- People live in villages because they are villages – if you expand them by 10% each year they will no longer be attractive.
- The reasons for non-implementation have not been fully investigated and presented to allow a basis to proceed.
- Support sites with permission but not complete to count towards future growth.
- Should retain the current approach.
- The proposals are not positively prepared and there is no evidence provided to demonstrate why the growth levels should not be reset. It takes no account of the possible effects of limiting further growth on vitality and affordability in a settlement.
- Resetting growth levels would be more appropriate and aligned to the NPPF.
- The 2017 plan growth level and baseline should form the baseline in this plan to ensure areas that have delivered their growth are not penalised.
- The new plan should not require more from the villages if the overall target is being reduced.
- The approach needs to take account of an inspector decision at Land on Barlings Lane, Langworth which applied the local plan adoption as the start date for the growth level in making his decision.
- Reducing growth levels in areas where they have shown to have the capacity to support growth and has market appetite to react well to urgent housing requirements would disregard their evident growth potential.
- Is this not at odds with any approach to take account of market capacity and deliverability?

- Villages should be provided with more support to produce neighbourhood plans – too much time and energy is expected from volunteers in this process.
- The approach should not seek to place a ceiling on growth and should allow it to be responsive to market conditions, and it should consider proposals for development on considerations of sustainability, impact on character, impact on services and the need for housing.
- Under option 2 we understand that Thorpe on the Hill increase is 22.2%. If this is incorrect we feel we have not been adequately consulted on this issue..

### Next Steps

- 3.47. The proposed approach to ‘resetting’ growth levels received a good level of support, but also a number of concerns. These concerns will require further consideration and emerging evidence will need to be taken into account when firming up an approach for the local plan.

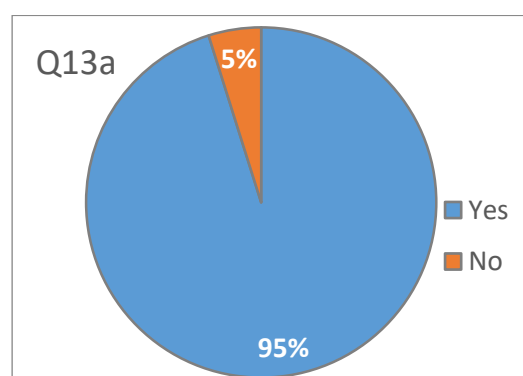
### **PROPOSAL 13 – Affordable Housing**

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.**

- There were 103 responses to this question;
- 98 supported the proposal to address the need arising from evidence on affordable housing;
- 5 respondents disagreed with the proposal.



- 3.48. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- The Central Lincolnshire Housing Needs Assessment is expected to provide further clarity on the new definitions of affordable housing as detailed in the NPPF 2019 (as amended). The Affordable Housing policy LP11 will therefore need to be amended to address any need the assessment identifies to ensure that the policy is capable meeting need.
- Agree need for the housing market evidence to be refreshed, fully responding to the wider definition of affordable housing in the NPPF. Important that the Council's

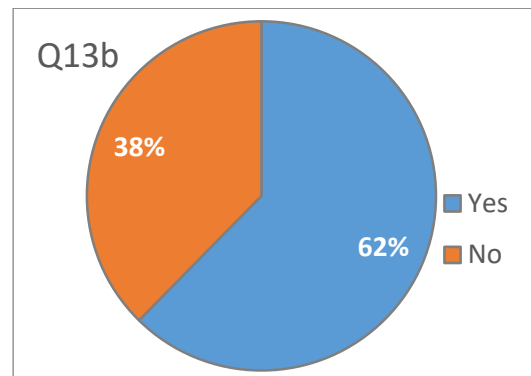
evidence reviews the numbers of existing affordable rented tenants who may wish to move on through rent to buy.

- Affordable housing levels should be based on the most up-to-date housing needs evidence. However, affordable housing policy must also be based on robust commercial/viability evidence. Robust and realistic viability evidence is vital to the setting of realistic and achievable affordable housing targets.
- The information should be transparent and fully available.
- The need has already been identified in the village local plan.
- No basis for change has been presented, and it is not appropriate to suggest any change 'significant' or not, until the evidence supporting any change has been assembled and presented/ the level of affordable housing needed is already clear, doesn't need reviewing and does need including.
- Consider specific allocations for affordable housing.
- Change the term affordable to shared ownership or social housing.
- Fill empty houses first.
- Affordable housing must be built where it is affordable to get to work or key services (not need to be a car owner for example).
- Affordable housing gets snapped up by landlords and are then rented to the people who the houses were originally aimed at.
- All new housing unaffordable to many, especially the young. Need higher proportion Local Authority rented houses.
- Developments should offer a variety of dwellings and prices to reflect the variable needs of society as a whole.
- Affordable housing needs should be met in full, including in the rural areas. The current Local Plan approach focuses development on large scale extensions to the urban areas, with housing schemes in rural areas being only of a small scale which are normally below affordable housing thresholds, resulting in needs not being met.
- A review of Council housing for rent should also be reviewed and included.
- A realistic view of potential delivery taking into account viability should underpin any proposed alterations to affordable housing delivery.
- If an application is presented which alleges an inability to meet the adopted affordable need, it should be accompanied by a viability assessment to justify why this is the case.
- Prefabs of 1940's are still viable.
- But it needs to be addressed with regards to Zero hour contracts, and working hours as well.

#### **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.**

- There were 101 responses to this question;
- 63 respondents suggested that there is more that the Local Plan should do to deliver additional affordable housing;
- 38 respondents did not.



3.49. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Current policy is working well - no motivation for change to it/ the policies are clear/ it is currently set at the right level.
- Cannot see how the plan could do more to insist on affordable housing - it is about balancing priorities.
- Increase % of affordable homes in developments of 10 homes or more.
- Ring fencing affordable housing is key and should be a minimum of 35%.
- Potential to increase % in SUEs.
- Increase % of affordable homes in any development from current levels, especially in the smaller villages.
- A policy approach and/or site allocations which enables larger schemes within the rural areas to come forward, which are above the thresholds for delivering affordable housing.
- Current policy LP11 is stating only 20-25% on all sites can be delivered as affordable housing. This could be interpreted that a site offering more than that is not meeting this policy.
- Evidence should be sought on the extent to which current affordable housing policy targets (and other policy requirements) may be acting as a constraint to delivery on some housing allocations, and this should inform the whole approach.
- Greater flexibility on exception sites.
- Increase the market housing requirement.
- Need for more homes for the disabled, sheltered accommodation, entry level homes and council homes.
- Full account should be taken of the needs of our ageing population.
- Refer to space standards.
- Assess the use of a defined tenure split.
- Use the term shared ownership or social housing. Affordable is a relative term to earnings.
- Affordable = controlled rent rented accommodation. Home ownership out of reach for most youngsters.
- Identify specific sites for affordable housing.
- Consider allocation of 100% affordable housing sites, rural exception sites and entry-level exception sites in order to deliver additional affordable housing.
- Change of use of other sites to affordable homes where there is a greater need.
- Impose strict building rules on urban structure.
- Developers promise to build affordable homes and then apply for a change of use once applications have been granted/ once planning has been approved the affordable housing levels agreed within the development should never be allowed to

be reduced or removed/ viability should not be a get out from the requirement to deliver affordable housing.

- Stop phased developments just under the thresholds which require affordable housing.
- Ensure that developments offering affordable housing have these properties completed in the first phase of development/ housing must remain affordable and not be sold on entirely/ clauses need putting in that affordable houses cannot be bought on mass for private rental/ people connected to developments should not be able to snap up the affordable housing
- A crucial variable is the cost of land - should be regulated or compulsorily bought for this sort of project.
- Central Lincolnshire does not generally have high values and so viability can be more of a concern than in some other parts of the country. The way CIL/S106 is delivered leads to affordable housing delivery being squeezed. The CLLP could take a more proactive approach to the delivery of affordable housing on exception sites if they are well location on sustainable transport routes. Such sites should have an element of market housing on both social integration and viability grounds.
- Relief should be given to affordable housing developments which also meet a set sustainability criteria (possibly similar to the NKDC 'fabric first' requirements), to promote higher quality affordable housing & deter deliver poor quality housing.
- Developers should be encouraged to build more affordable homes – reduce CIL on affordable homes.
- Provide a list of where people have requested to live.
- Councils should be building rented accommodation without being forced to sell under the Right to Buy/Council houses should be built/ build on ex council sites.
- Do not just base on cost but accessibility as well.
- Subsidise it
- Even very high taxes.
- Reduced deposit amounts.
- Explore, in each community, whether the allocation of affordable housing should be mixed with individual developments, or shouldn't be separated from other new-build.
- Does not need to be built in the prime village locations.
- More affordable housing should be built in villages so that local children can afford to buy a house in their village.
- More encouragement needs to be given to reducing the cost of building houses through new modern modular construction (MMC) techniques. One way of promoting this and reducing existing customer resistance in Lincolnshire would be to allocate a small plot of land for a showcase development.
- Consider Park Homes as affordable.
- The Housing waiting lists are long.
- There is housing overcrowding.
- The general earnings are low.
- The price of housing is expensive to buy or rent.
- The average home to buy is 8 times the average annual income.
- The number of homeless people is increasing.
- The number of people using foodbanks is increasing.

### **Next Steps**

- 3.50. There was a good level of support for the existing policy and also that any new needs emerging from evidence should be taken into account in the new plan. There were also a

number of suggestions for how the plan could do more to deliver additional affordable housing.

- 3.51. It is proposed that this policy position be kept under review until the new evidence of need is established. A suitable approach or options can then be considered by the Committee and can be tested for viability implications.

#### **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.**

- 3.52. There were a number of comments received in response to the question and the key issues can be summarised as follows:
- A certain % should be for entry level housing e.g. 25% /set targets for a % of each development above a set limit, e.g. 3 houses should be affordable.
  - Entry level housing should remain at 5%.
  - An additional percentage of entry-level properties should be imposed on the developer, in return for consent, additional to requirements for affordable housing.
  - Allocate as part of specific affordable housing sites.
  - Do not allocate within the Local Plan specifically. Given the need for such developments, any requirement should be satisfied in locations where the market is strongest for this type of development.
  - Criteria based policy approach which addresses need but also environmental/place making outcomes (distance from facilities/assessment of impacts etc.).
  - Either remove the settlement boundary policy or implement a flexible boundary policy allowing for permissible exception sites to be developed beyond the defined boundaries, relying instead on sustainability criteria.
  - These sites are exceptions. In addition, they are not, due to their exceptional nature, subject to the numerical aspects of policies LP2 and LP4, either in terms of any identified settlement growth level or the scale of an individual development, and that they will not be subject to the requirement to provide evidence of support from the local community, if there is evidence of local need for entry level homes.
  - Rent to buy can assist in meeting the need for affordable housing on entry level exception sites. Encourage the Council to bring forward a rural exception-style policy encouraging delivery of entry-level exception sites in sustainable locations.
  - Failure to address the need for entry-level housing would be a breach of Paragraph 35(d) of NPPF and would render the new Local Plan as unsound.
  - Entry level exemption sites should be part of any additional growth in villages and not a further addition to that number as this will place undue strain on villages. Additionally no one area should have the maximum allowed percentage of entry level housing place in its area.
  - This should be based on the needs of the parish and its provision of houses to both young and old. A needs survey should be carried out looking at the needs of the parish up to 2040.



- First need clear evidence of the exact nature of level of need and its geographical location before can start to consider how to meet it. First priority therefore is to publish some facts.
- The Central Lincolnshire Housing Needs Assessment is expected to identify a need for entry level housing. The Local Plan should take the opportunity in the review to address Central Lincolnshire's understanding of entry –level exception sites and how they intend to be approached by Central Lincolnshire, for example Entry level exception sites should support the needs identified within the Local Plan where sufficient development sites have not been identified or delivered and what a planning application for an entry level exception should include.
- It needs to be calculated on local figures not national.
- Look at reducing CIL on such homes.
- Refurbish older properties and encouraging those in single occupancy of large houses to move out.
- Entry-level housing should be part of current planning sites, rather than on their own.
- There should be more of these sites and a greater number allocated within developments.
- A housing density limit should be applied which respects the existing built form of the settlement and local facilities.
- Absence of a policy will refer applicants back to the NPPF, while a locally adopted policy will encourage delivery and enable more efficient decision making.
- Entry-level housing likely developed by smaller &/or newer developers/contractors should be promoted as an opportunity to stop stagnation of the construction market.
- Whilst entry-level sites should be supported, this should be done against a requirement to satisfy sustainability criteria – access to employment, healthcare, and transport and other services and facilities.
- A requirement for such sites to be NHBC registered &/or to comply with NHBC standards would help prevent poor quality developments.
- All this is not necessary. More incentive to encourage work.
- I suspect that so much housing will be needed for climate refugees that most must be entry-level.
- Concentrate in areas of population and employment growth/larger settlements. No allocation outside of villages - creates a ghetto effect- integrate with existing communities. Affordable housing should be offered in the city to keep traffic down.
- Not in villages – reduce carbon footprint.
- Distribute them widely across Lincolnshire.
- All development should be within existing curtilages. Smaller homes, in keeping with local buildings - spread amongst villages. All infill opportunities should be taken up.
- Rigorously apply the conditions.
- Specific face to face consultation with each village or area; not a general, difficult to answer questionnaire such as this one.
- Any entry level housing should be appropriate and not stigmatised as cheap housing.
- Help with deposit.
- Emphasis should be given/high priority to young working families wanting to remain living in villages.
- More Local Authority rented accommodation.
- Should be based on an assessment of to which extent current practice has succeeded, the reasons for any shortfall against expectations, and the socio-economic rationale for measures to correct the shortfall.

- Do not agree with exception sites.
- Modern pre-fabricated homes could offer a solution.
- New entry level housing should be included with dwellings for older people in the "appropriate mix of housing".
- Potential harm to heritage assets and their settings must be assessed.
- Exceptions policies can be used to significantly increase the supply of affordable housing Flexible policies enabling this including entry level housing should be incorporated into the Local Plan review.
- Cheaper specification. No central heating or other non-essentials.
- RAF Digby - suitable location for Entry Level Exception sites to support forces personnel.

### **Next Steps**

- 3.53. There were a variety of suggestions for addressing Entry-Level housing. These will need to be considered in light of emerging evidence and the development of the wider strategy.

### **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:

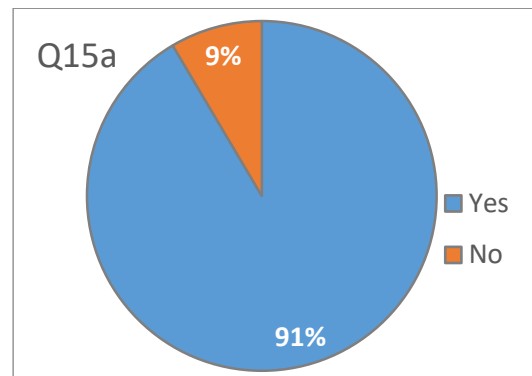
- have more than one business operating with an established lawful use;
- are within or adjacent to a settlement named in the settlement hierarchy; and
- exclude buildings or land that are currently or were most recently in agricultural use.

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.**

- There were 94 responses to this question;
- 86 supported the proposal to retain the employment allocations from the 2017 plan;
- 8 respondents disagreed with the proposal.



3.54. There were a number of comments received in response to the question and the key issues can be summarised as follows:

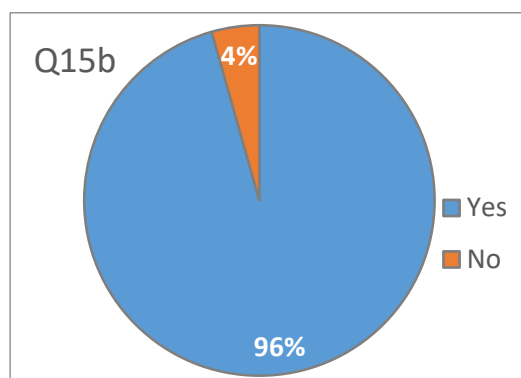
- Given delay of delivery of SUEs, remove this employment land from calculation of immediately available employment land;
- Local employment site has been given permission for housing, or has been built on;
- Employment sites should benefit all communities, not just Lincoln;
- Gainsborough SUEs are being assessed on whole site basis (by Anglian Water), removal of employment allocations could change the requirements of any upgrades;
- Employment sites need to be suitable for new businesses related to the 'green' economy;
- Need to consider/ review allocations and employment patterns in light of climate change and imminent inundation;
- Should be greater flexibility to re-allocate land, e.g. employment land for housing;
- There should be a greater number of rural employment allocations;
- Employment sites should be located close to where people live;
- Strategic sites should be retained;
- Work should be done with site promoters to establish their vision for the sites;
- Support for existing allocations being carried forward (Gainsborough, Witham St Hughes, North Hykeham);
- Additional sites should also be considered, in particular to support sustainable growth in Gainsborough;
- Site Assessment should take account of a number of identified research documents in relation to serviced sites, future proofing utilities, energy strategies and skills, data and vision which looks at travel to Further Education;
- Witham St Hughes strategic allocation should be allowed the same flexibility in relation to alternative commercial uses such as appropriate retail, leisure and D class uses, as has been the case on some established employment areas;
- Small exception site should be allowed near to dwellings;
- Employment allocations should not be reallocated for housing;
- Definition of employment sites could be improved;
- No account is taken of the traffic problems that the policy generates;
- Opportunities should be explored which seek a more ambitious economic development strategy, in particular along the A46 Lincoln/Newark corridor;
- Sites that have failed to deliver over the long term should be deallocated, and review of all undeveloped allocated sites undertaken, and deallocated sites replaced by alternative allocation.
- A number of site specific suggestions made, linked to Call for Sites
- Plan needs to remain flexible enough to allow for suitable, unallocated sites that may come forward;

- Economic Needs Assessment will need to be updated;
- Little attention given to the needs of food and farming, as both are significant employers but often located away from employment sites, a flexible approach to development outside existing identified employment sites;
- Employment policy for rural areas needs to be fundamentally reviewed.

#### **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.**

- There were 91 responses to this question;
- 87 supported the proposal to provide greater flexibility for other uses in Established Employment Areas where this would not undermine their role and function;
- 4 respondents disagreed with the proposal.



3.55. There were a number of comments received in response to the question and the key issues can be summarised as follows:

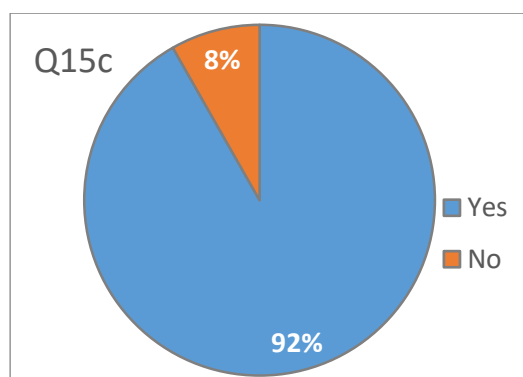
- The previous policy was too ridged with regards to the type of employment that could take place on designated employment land, greater flexibility should be provided, and is supported;
- General expressions of support for greater flexibility;
- Without employment opportunities, there is no point building more houses;
- Employment sites need to be suitable for new businesses related to the 'green' economy;
- All areas of employment should also have public transport routes and cycle routes as a key factor;
- Given the severity of the climate emergency, maximum flexibility must be allowed in all areas of planning;
- Not without large scale local consultation;
- The availability of good broadband services would help village/countryside employment most;
- Support for flexibility to reallocate land, e.g employment to 'domestic'
- Within a limited framework (not residential);
- The adopted Local Plan allows for flexibility by allowing A2 uses in some locations, and other, non B class uses, providing they are ancillary.
- Depending on the types of 'other' uses considered, the demonstration of suitability may need to include a sequential test and impacts on other nearby centres, for example if retail is proposed, considered;
- As long as it does not simply open the floodgates for other uses;

- Support for flexibility, especially where it will help ensure greater consistency with the Lincolnshire Minerals and Waste Plan;
- Flexibility should include residential development;
- Employment is an essential requirement for the occupants of new houses, therefore as many employment opportunities as possible are required;
- Some concerns raised, where potential height and bulk of buildings may be different to anticipated as a result of flexibility (Historic England);
- Convert redundant industrial buildings and farm buildings of character into alternate uses, e.g offices, flats, shops....
- Site specific comments provided.

#### **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.**

- There were 85 responses to this question;
- 78 supported the proposal to provide greater definition of what a Local Employment Site is and the proposed definition;
- 7 respondents disagreed with the proposal.



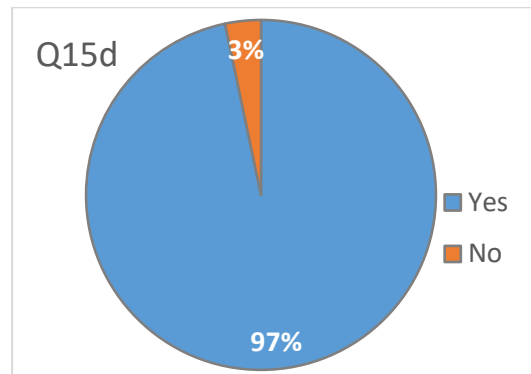
3.56. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Definition should not apply to named settlements only. It should also include single building sites to protect rural employment sites;
- The definition is not clear;
- Public transport, cycling and walking provision must be included;
- Support expressed for the proposed definition;
- All employment sites should be considered;
- Sites recently used for agriculture should not be excluded, as diversification of rural economy should be supported, however, a cap to prevent development of a scale that competes with employment areas could be introduced;
- There should be a clearer demarcation between pure agriculture and industrial/commercial to prevent drift into the countryside;
- Concern that definition would exclude a number of larger sites considered to be Local Employment Sites.

#### **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.**

- There were 91 responses to this question;
- 88 supported the proposal to provide a definition of what development is or is not acceptable on employment sites in the countryside;
- 3 respondents disagreed with the proposal.



3.57. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Consideration should be given to permitting rural or workspace office schemes of small scale (<1 acre) in rural areas where strong environmental credentials demonstrated;
- Should be clear understanding of what is acceptable, or not for employment sites in the countryside, but agricultural sites should not be removed from employment site definition;
- We must seek to protect the character of some parts of our beautiful county;
- Support for clear definition;
- Every proposal should be taken on merit and judged by the local community through the neighbourhood plan process or equivalent;
- All areas should be considered;
- Principle of definition supported, but it should not be too restrictive, there should be a clear demarcation between pure agriculture and industrial/commercial to prevent drift into the countryside, development should be proportionate to location;
- Consideration should be given to whether mixed uses will make a site viable;
- Caution expressed against a restrictive policy defining what is not acceptable on employment sites in the open countryside, particularly if this restricts waste management facilities.
- Already covered in Neighbourhood Plans;
- Greater clarity for sites in the countryside may be beneficial to heritage assets;
- Certain uses can have a detrimental impact upon the area in which they are located, consideration needs to be taken in locating developments.
- Greater consideration of food and farming sector needs to be given to ensure necessary development and support.

### **Next Steps**

3.58. There was strong support for the proposals in relation to employment sites and a number of detailed comments which will require further consideration. It is suggested that the general approach proposed is pursued, with the details for the policy approach(es) being developed, but this may need to be amended to reflect emerging evidence.

### **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.

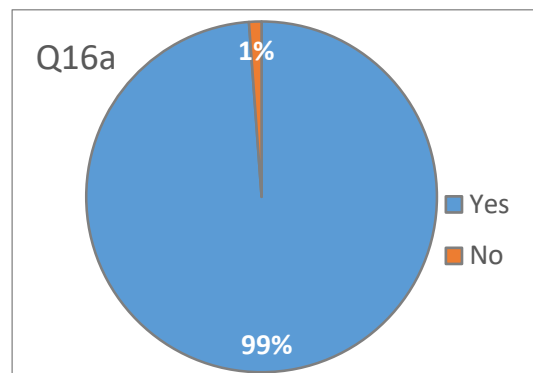
Policies for the other main town centres may also be adjusted if evidence suggests that this is necessary.

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?**

- There were 87 responses to this question;
- 86 supported the proposal to try to address the challenging retail environment in the Local Plan;
- 1 respondent disagreed with the proposal.



3.59. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Needs a much broader plan, that considers all factors;
- City and town centres need to be redesigned to recognise that retail must reduce and not require ever increasing consumption. They should also be designed for access by sustainable means rather than private cars;
- More public transport, & key segregated and safe walking and cycling provision to become key. More cars and car parking does not make for a better retail centre;
- The Local Plan is a framework for the next 20+ years. Current retail practices are significantly more dynamic than this, and therefore the LP should refer to a shorter term policy which is regularly updated to reflect changing retail trends;
- The new Local Plan should try to address the challenging retail environment through positively responding to the issues and opportunities identified through work on the City and Town Centre Strategy;
- Our city and town centres seem to be decaying due to internet activities. Anything that can be done to improve them, and accessibility to then is to be encouraged;



- The Local Plan is one of the best places to address the challenging environment faced by town centres. The intention to review the evidence base which underpins the current Town Centre boundaries is fully supported. E.g. a focus on the historic Market Place of Gainsborough would allow more flexibility towards the river end of Lord Street to create anchors which can direct footfall from Marshalls Yard to the historic town centre;
- Suggest that the plan should be more permissive and encouraging of temporary uses where they activate vacant units, particularly, cultural uses such as performance spaces which add to town centre diversity and drive footfall to the benefit of other businesses;
- Suggest reference be made to the Extensive Urban Survey project currently underway which will help to define what makes each town unique and what gives it the character it has. This will provide an evidence base for decision-making in respect of creating more sustainable town centres and vibrant high streets. This study only addresses settlements in tiers 2 and 3 of the hierarchy;
- A City Centre Study is being prepared for Lincoln City Centre which may include reviewing boundaries and/ or reconsidering acceptable uses within the centres. Patrizia wish to be engaged in this consultation process. Placing greater emphasis on flexibility will bring the Local Plan closer in line with NPPF;
- Retail is linked with households and employment and if the high street/ centre is full of empty buildings people are not attracted to an area. Whilst shops etc. are important to a town, the number of establishments required is not as great as in the past. It is essential that alternative uses are found for empty properties;
- The special character, as well as the retail/ service/ leisure focus of Lincoln must be maintained. The proposed Project Magna Carta designer outlet and leisure development at the A46/ Pennells Roundabout junction will be a major attraction for the area, supporting sustainable transport choices, potentially linked with proposed Park and Ride facility, as well as part funding and construction of major highways improvements to the A46 junction as a first phase, and potential financial partnering towards the completion of the proposed North Hykeham Relief Road;
- Severn Trent are only able to provide limited comments regarding this section. But we are aware that a number of councils are looking to enhance and re-invigorate town centres and retail areas. One of the key objectives within this is usually to develop a sense of place looking to introduce greener elements such as trees into the urban landscape. This approach can be effective for both biodiversity and ecology, but also where SuDS systems such as tree-pits or bio-retention systems can also provide benefits to flood risk. We would therefore encourage that any policies looking to re-develop town centres consider the benefits of retrofitting SuDS into the landscape;
- Historic England should be consulted in relation to the City Centre Study for Lincoln Town Centre.

#### **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**

- 3.60. 26 of the 85 people who responded to this question said they knew of policy changes that would help to strengthen the city and town centres. The comments received in response to the question can be summarised as follows:



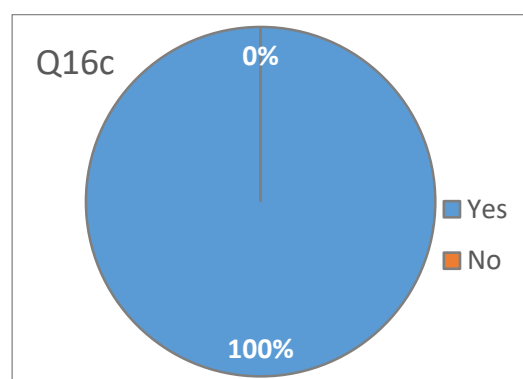
- Business Rate review to allow start up leisure & restaurant opportunities and Transport access in the evenings - Gainsborough shuts down after 4pm;
- Affordable car parking, cheaper for staff, better facilities like toilets;
- Provision of more and cheaper parking capacity within City & Town centres. Public transport services are often insufficient and outlying villages have to use private cars for routine shopping etc;
- Planning must provide sufficient attractive off street parking, eg Sleaford's new cinema complex makes no mention of parking: without which it is not viable and risks being a real nuisance in the town by generating significant congestion. To really make the point, such measures should consider replacing the Holdingham roundabout with a bridge;
- Lincoln is a nightmare for parking since it has a passive anti-car policy. Far more work is needed to make it car friendly. The decision to use roundabouts on the new bypasses is extremely short sighted and will cause major congestion necessitating further major expense and disruption in a few years' time;
- Improve/ increase bus routes into the centre;
- Improved transport networks and increased public transport availability such as later bus and train services;
- Fewer out of town retail centres;
- Centres must be considered for other uses rather than retail and government functions;
- Allow existing shops to be converted to dwellings where the shop has been vacant for say 1 year. This would re-vitalise town centres that are dying as shops close;
- The NPPF has an emphasis on the diversity of uses for town centres to ensure its long term vitality and viability, including opportunities for residential uses. It may be worth considering introducing residential uses within the Primary Shopping Area at ground floor using a 'take away (A5)' style restriction which some London Boroughs adopt. Where it restricts the level of residential permitted to a certain percentage of total frontage and restricts congregation of such uses so that they are spread out across the town centre rather than creating a large amount of dead frontage. This would help further promote existing Heritage led regeneration projects such as living over the shop etc.;
- Allow more commercial/ entertainment activities in centres after 17:30 to enliven & reduce antisocial behaviour, etc.
- Promotion of use of city/ town centre locations for leisure businesses will help reinforce locations as hearts of communities, bringing more people to these areas should also increase footfall for commercial businesses. It would also be a positive change to allow residential development within the town/ city centre as part of mixed-use developments, creating more diverse opportunities for development;
- Cycle and walking provision. Changes to TROs that currently allow for stopping in mandatory cycle lanes cause danger. Allowing cycling in the City centre would bring economic benefit as has been demonstrated in key studies;
- Ring roads at the outskirts of cities should help with internal congestion, however it is a problem during the length of time it takes to get the ring-roads organised;
- Strengthening city and town centres requires coordinated development in transport infrastructure and policy;
- Sleaford Masterplan to be revisited;
- Town centres must change to adapt to the digital revolution. Lincoln might be thought a mediocre shopping centre, but it is, potentially, a world-class visitor attraction. Sleaford and Gainsborough similarly do little to encourage visitors. Diversity of uses must be the future for city centres;

- National Government should level the playing field of taxation on products sold via the High Street versus on-line;
- The Agent of Change principle should be incorporated into design policies (and/ or within town centre or community facility policies). This will help protect existing uses such as theatres and pubs within town centres and elsewhere within the plan area where nearby residential use is proposed and ensure new residential uses within town centres are sensitively located;
- The Government has implemented a number of the reforms set out in the consultation, Planning Reform: Supporting the high street and increasing the delivery of new homes;
- Continue the E Bypass to the A607 but no further; reinstate the goods traffic loop line and construct replacement rail sidings/ distribution centre to handle import/ export container traffic etc.; duplicate the above loop line with the desired E.W link road abandon the newly engineered Tentercroft mess which is too near the city centre and only adds to the confused and ugly townscape round Pelham Bridge (which should be marked for demolition). An even better E.W link road would connect Tritton Road with South Park Avenue and on to Allenby and Outer Circle Road as a possibility thus relieving Broadgate and Lindum Hill. Suggest studying the 1932 edition of the OS Maps for central Lincoln - just change the emphasis from cars to people and don't mix cyclists and pedestrians. In Lincoln the Cathedral stands as a constant reproach to all the lost opportunities;
- Get rid of traffic wardens. They have ruined Gainsborough. Councils expect shoppers to come and then fine them. Every street is a car park, also same in Lincoln.

#### **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.**

- All 82 of the respondents who answered this question supported the proposal of carrying forward District and Local Centres that were designated in the 2017 Local Plan.



3.61. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- This response is based on our understanding that Keelby is already a Local Centre;
- If the Council is serious in promoting an essentially car free zone, then I planning for connecting bus routes, stops, timetables between district and local centres and into the City Centre has made some headway. However question whether even with free travel the population density of these suburban districts is numerically sufficient to

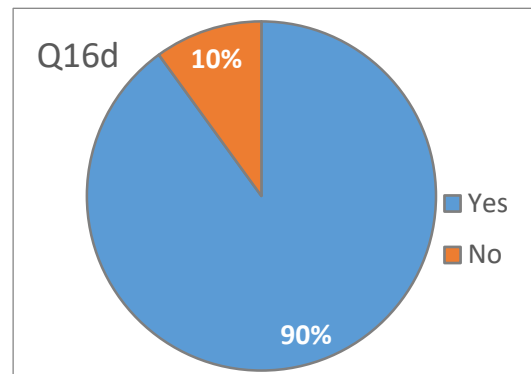
underpin a viable flexible system. Runcorn New Town in Cheshire was specifically planned round public transport but Lincoln wasn't;

- But not to expand unless sustainable.

#### **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?**

- There were 80 responses to this question;
- 72 supported the proposal of designating District, Local and Rural Centres outside of the Lincoln Urban Area;
- 8 respondents disagreed with the proposal.



3.62. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- With due caution. Agriculture is the mainstay of Lincolnshire not out of town retail parks;
- All the new towns will need them;
- Providing they are set within clear bounds to retain existing character;
- Possibly - the concept might engender better communications with places like Bardney, Woodhall Spa, Tattershall etc. Maybe resurrect the railway as Edinburgh has done with the very successful Border Railway down to Galashiels and Selkirk some 40 miles;
- In principle this would generally be supported although we would reserve judgment on this matter until further details are provided on how this would work in practice and any development management implications;
- Not sure of the purpose as there is no explanation in the consultation document;
- Local sites could be identified, but no advantage is evident;
- Depends on amount of development in the area;
- Proposed Project Magna Carta designer outlet and leisure development destination at the A46/ Pennells Roundabout junction, supporting sustainable transport choices, potentially linked with proposed Park and Ride facility, as well as part funding and construction of major highways improvements to the A46 junction as a first phase, and potential financial partnering towards the completion of the proposed North Hykeham Relief Road. The proposal promotes tourism in line with the policies of the development plan, whilst supporting existing attractions, providing circa 2500 employment opportunities, and can be delivered within three years.

#### **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.**

3.63. Of the 71 people who responded to this question, 17 said there were specific centres that should be designated. A list of these centres is provided below:

- As identified in the 2013 Genecon report commissioned by NKDC 'LN6 - a Plan for the future', there is a clear need for additional shops and amenities in the Whisby Road/ Teal Park area;
- Sleaford, Holdingham roundabout could do with becoming a rural centre;
- Sleaford and the River Slea corridor;
- Sleaford;
- Market Rasen, as a rural centre encouraging tourism to the Lincolnshire Wolds;
- Larger Villages such as Skellingthorpe should be given the opportunity to have a Rural Centre;
- This should be based on appropriate criteria to be developed in the Plan. Centres impacting on our village (Coleby) are Bracebridge Heath, Waddington and Navenby;
- Leadenham old railway station yard;
- Cherry Willingham;
- See Cherry Willingham Neighbourhood Plan;
- Scampton when free, Red Arrows will be gone. Too much emissions;
- All major towns below the level of Lincoln;
- Suspect that there are many, but insufficient knowledge to react authoritatively.

#### **Next Steps**

3.64. It is clear from the responses that work should be undertaken to understand how the local plan can help support our city and town centres. Evidence will be compiled to develop this understanding and to inform policy direction. It is also proposed that work will be undertaken to identify important local centres and rural centres outside of the Lincoln Urban Area. Suggestions and comments received will feed into these pieces of work.

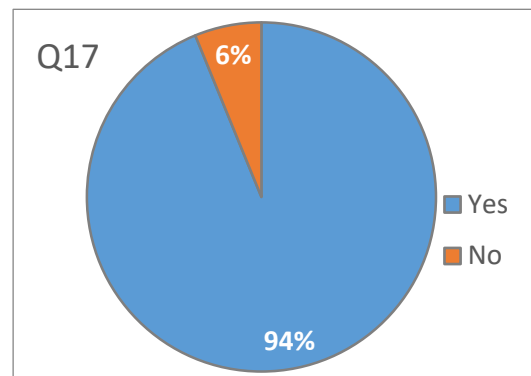
#### **PROPOSAL 17 – Tourism and the Visitor Economy**

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?**

- There were 97 responses to this question;
- 91 supported the proposal to provide greater clarity for how tourism development will be considered in the open countryside;
- 6 respondents disagreed with the proposal.



3.65. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- This would be welcome;
- More importance should be given to developing and promoting the visitor economy;
- Especially non-residential accommodation - caravans and static homes. LP55 part e needs to include 'merit' where farm buildings are being re-purposed for non-residential development similar to LP2;
- Without it, developments always get approved as there is little policy to guide;
- A tourist based economy is important to the developmental growth of the area. It is important that all areas contribute to tourist development;
- Natural England agrees that the Plan should provide greater clarity for tourism development particularly in relation to impact on landscapes and biodiversity;
- Local Plan policies must recognise the value of Greater Lincolnshire's natural environment to the visitor economy. The GLNP's report Scoping Nature Tourism in Greater Lincolnshire estimated the economic value of nature based tourism and leisure activity for Greater Lincolnshire to be £325m. As such this should be reflected in policy LP7;
- LWT understands that economic vibrancy is critical for healthy local communities, and that nature can underpin growth in the visitor economy. The need to manage that growth while not degrading the very elements that make it possible is key. Environmentally sustainable tourism developments to ensure an all year round offer should be reflected in the Local Plan, this needs to recognise what the open countryside and nature can offer, as illustrated in the report, 'Developing Nature Tourism in Greater Lincolnshire: a report to the GLNP' (2016). Society becoming more connected with nature, will value nature more, and help recover nature, while nature recovers society BUT this economical strand needs to not detract from nature and the natural capital of Central Lincolnshire;
- This is a critical factor in developing but protecting our environments for the future;
- Why risk spoiling the countryside;
- The Area of Outstanding Natural Beauty and the heritage of the wolds gateway settlements are essential to the visitor economy in the area;
- The Viking Way is an important heritage trail;
- Encouragement of visitor centres (such as the new Sherwood forest visitor centre & natural reserve) should be a focus at a location in the Wolds;
- Policies that are clear and unambiguous are helpful;
- Provided it is not overly prescriptive and flexible enough so as to inhibit creativity;
- NKDC seems to have done little to stimulate the tourism economy during the past 10 years? But this work can only be done with the active support of Local Communities. It can't be imposed from Sleaford;

- Vitally important. tourism is good for our economy - but it should not impinge largely on our day to day life;
- Better public transport will be needed to minimise private car usage;
- Tourism will be local unless rural railways are put back, or visitors will be confined to urban areas as in the past;
- The apparent, almost unfettered, ability of people to set up caravan parks or mobile homes needs much greater control. The definition of holiday accommodation also needs to be more clearly defined to include periods of occupancy to avoid setting up 'mobile' permanent homes;
- Plan should ensure that recent changes in government legislation to allow year round occupancy at caravan/ lodge parks should not be encouraged by the new revised plan;
- Static Caravans are not the answer if they become an unsightly blot on the landscape;
- No permanent establishments in the open countryside, permits or temporary events favourably considered, music festivals at Bardney in the 1970's remembered, restore as many wind mills and watermills as possible (the dams and mills are usually in working order. N Hykeham had 2 tower mills);
- Greater clarity for tourism in the countryside should exclude large static caravan sites where there is little control about full time occupation and little or no contribution made to the local council tax level. Holiday homes should be attractive and few in number, fitting with the agricultural character of our local countryside;
- The Fosseydyke and River Witham provide a leisure resource which attracts visitors, including boaters, to the area. The provision of visitor mooring facilities within the Open Countryside can help to promote the use of the canal for such use to allow for overnight stays. Many boaters choose to visit the network as it provides a relaxing environment, which would not be conducive towards the provision of all overnight facilities within the Urban Area. In addition, the capacity of the network to accommodate all leisure operations within urban areas is limited. For example, sporting activities including fishing, canoeing etc. cannot all be accommodated within the small section of our network that lies within the key settlements of the Central Lincolnshire Area;
- Promotion of the visitor economy should be supported/ promoted. Interpretation of the current 'overriding' test is unclear, specifically in relation to visitor accommodation. Element of flexibility, should be retained as tourism and visitor economy considered could be very varied in nature;
- Concern that being too prescriptive would stifle tourism when it is a significant contributor to rural economies. Good implementation of the CLLP through the DC/ DM teams in the LPAs should be able to cope with the situation without the need for restrictive policies;
- There are instances where a more flexible approach can allow for the conservation of rural sites of historic value. This can allow for the creation of additional accommodation for visitors to the county. If the accommodation is situated in characterful historic sites this can be an additional attraction. LCC has been supportive of the redevelopment of buildings from the WWII Blyton Camp into holiday accommodation;
- Policy LP7 should be amended to provide greater distinction and clarity for how new tourism development will be considered in the countryside. This should set out a positive framework to allow appropriate investment in the countryside and should not, simply apply in the negative circumstances when a use is considered "unsuitable" in the built area. Tourism and Visitor facilities may be drawn by specific attributes outside of a settlement, and could include accommodation for visitors who

have come to experience rural pursuits (bird watching, fishing, sailing, etc) or may be associated with an agricultural activity, including, for instance, a visitor centre for renewable energy developments or open farms to allow people to learn about food and farming in more detail;

- Market Rasen Racecourse is a major tourist attraction in the region, and is a significant contributor to the local and regional economy. In addition to the principal business of the Racecourse as a racing venue, it also hosts and operates a wide range of complementary functions and activities, which are integral to JCR's businesses all year round outside the racing calendar and all profits are reinvested into racing. Complementary functions include but not limited to:
  - hosting outdoor events and recreation, including but not limited to UK cycling events, equine events and poly club;
  - Hosting weddings, dinners and conferencing; and
  - Outdoor leisure and tourism, including a caravan site and a golf course.
- Racing and complementary non-racing functions at Market Racecourse are longstanding and established and contribute significantly to the tourism economy and recreational social infrastructure in the region. It is a major leisure, recreation and sporting venue and tourist attraction, which is particularly important in rural areas such as Market Rasen. It would provide greater clarity and guidance to decision makers if Market Rasen Racecourse is allocated as an existing facility and appropriate visitor facilities in the countryside or alternatively a list of existing and established tourism related destinations and facilities such as Market Rasen Racecourse is included as an appendix or in the supporting text to Policy LP7.

### **Next Steps**

- 3.66. There was a good amount of support for this proposal and some useful comments to provide additional thoughts for how this policy might be shaped and the issues it could address. It is proposed that the policy is revised as suggested in the consultation document to develop a policy that is supportive of the tourism industry but provides greater clarity over what will be acceptable in Central Lincolnshire.

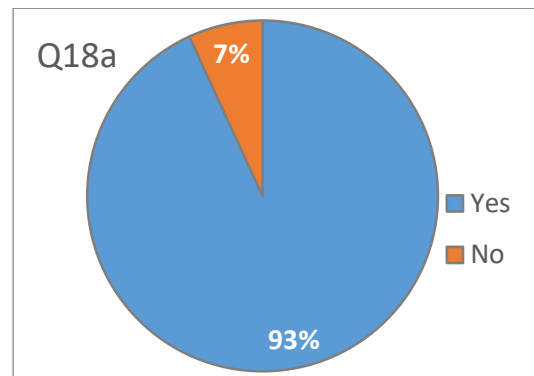
### **PROPOSAL 18 – Local Green Spaces**

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.**

- There were 102 responses to this question;
- 95 supported the proposal to keep the designated Local Green Spaces in the 2017 plan;
- 7 respondents disagreed with the proposal.



3.67. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Designation at Swaton should be revoked;
- Designations in Neighbourhood Plans should be respected;
- Support for retention of green spaces;
- Any green space policy should be written to ensure that alteration of green spaces to provide flood risk benefits will be supported providing no significant impact on primary use;
- Need to maximise green space and vegetation to help mitigate GHG emissions;
- Various expressions of support;
- There should be greater conservation and protection of existing green belts between towns and villages, along with greater network of foot/cycle paths;
- Designation of Local Green Spaces including land alongside canals and rivers, such as towpaths will not be supported due to potential detrimental impact upon use of canals and rivers;
- Additional sites should be identified;
- Sites should be retained and actively enhanced through good environmental management and added to, to deliver net gain.
- An updated Biodiversity Opportunity Map identifying Nature Recovery networks would be beneficial and ensure NPPF (Para 31) compliance;
- Use wording to ensure that greenspace is usable with accessible access points;
- There should be opportunities for landowners to challenge proposed/defined Local Green Spaces that do not meet NPPF criteria;
- In some specific cases, biodiversity and public access are incompatible, definition needed for public;
- Green Belts and agricultural set aside strips are considered by dog walkers as commons and shortcuts between formal paths with no, or little, enforcement.

#### **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?**

3.68. 19 people suggested locations to be considered for Local Green Space designation and provided additional comments or suggestions. Details of these are provided below:

- A number of general areas identified, including:
  - Trentside River Environs;
  - Southern Woods;



- Land to the west and east of Sturton by Stow;
- Orchards in rural villages;
- Protection to the open countryside between Thurlby and Bassingham;
- A green wedge needs to be retained between the city and NKDC particularly because of the topography of the area and its unsuitability for housing;
- Ridge and furrow fields should be protected or built on as a last resort.
- A number of specific sites identified, including:
  - The Playing field, Ewerby
  - The triangle of land at Chapel Street/ Linwood Road, Market Rasen. Owned by Tesco, would make a good natural garden/orchard area;
  - The space in front of the church in Norton Disney, south of Main street;
  - Protection to the green spaces between Thurlby and Witham St Hughes – specifically to the west of Haddington Road and both sides of Moor Lane.
  - Protection to both sides of River Witham between Thurlby Road Bridge and Old Mill Bridge, Aubourn;
  - Current IOS 'The Croft', Greyingham – map supplied;
  - Specific site within Fiskerton – map supplied
  - The area known as the 'Hillies' (crossing from Cross O'Cliff Court to Coningsby Crescent
  - Land at the now defunct Canwick Golf Club.
  - Green wedge from Bomber Command, Lincoln to Whitehall farm Bracebridge Heath;
- A review should consider this, especially for the new towns;
- Should be green corridors/buffer zones surrounding and within all new developments in Heckington;
- Should be explored in detail with Parish and Town Councils;
- An updated Biodiversity Opportunity Map that identified Nature recovery Networks would enable this;
- Sites identified in Neighbourhood Plans
- Policy should include (or highlight) lanes or bridleways, as there are many;
- Create urban green space.

### **Next Steps**

- 3.69. These additional areas will be assessed for their suitability for designation as Local Green Space. Given that the NPPF makes it clear that the Local Green Space designation is meant to endure beyond the plan period it is proposed that all areas designated in the 2017 Local Plan will be retained unless there is specific evidence which clearly demonstrates that an area is not suitable for this designation. Local Green Spaces designated through neighbourhood plans will continue to be added to the Policies Map.

### **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:

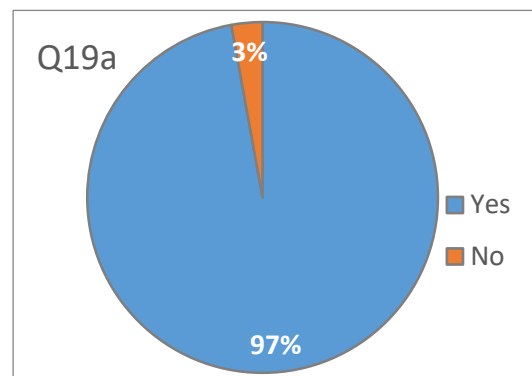
- Sites over 0.1 hectare
- Sites that are either publically accessible or visible from publically accessible locations
- Sites that are valuable to the character of the local area.

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.**

- There were 105 responses to this question;
- 102 respondents supported the protect certain types of open spaces for their role and type;
- 3 respondents disagreed with the proposal.



3.70. There were a number of comments received in response to the question and the key issues can be summarised as follows:

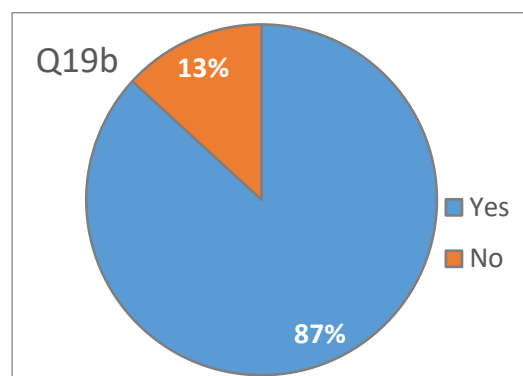
- Everything should be openly consulted on and approved;
- Both open and closed churchyards should be included;
- School fields should be retained as green space, even if no longer used (school closes);
- Churchyards/cemeteries should not be included, they are too large and costly to maintain;
- These areas should be protected as part of the wider green infrastructure network and opportunities taken to enhance biodiversity and connectivity to other green areas.
- Reference should be made to the Green Infrastructure Strategy and Biodiversity Mapping exercise;
- Assets such as these may be suitable for flood alleviation through the inclusion of SuDS, provided primary function of the land is not adversely effected.
- Various expressions of support;
- Is this approach practical when so much new infrastructure will be needed;
- Emphasis also needs to be placed on identifying allotment land for all communities;

- But their present existence should remain in the records openly and accessible on-line to the general public;
- All such Local Green Spaces are protected in the Coleby Neighbourhood Plan;
- Shouldn't be restrictive where development of the site is in the interest or protecting the existing use;
- Should local areas of woodland be given protection in the plan?
- These sites should be protected for their primary function, with small changes to their management could also contribute to nature recovery networks;
- Churchyards, even closed to burials, would not be sold for housing, or any other use;
- Unused allotments could be seen as an area for housing development;
- Playing fields, and playing field land (as defined in the Town and Country Planning (Development Management Procedure) (England ) Order 2015, of any type need to be protected in line with NPPF Paragraph 97;
- It is too late, as many sports fields have already gone;
- The protection of churchyards is welcomed;
- If they are redundant, convert to allotments. Allotments should never be built on, derelict allotments can be made productive again.

#### **Q19b – Important Open Spaces Methodology**

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

- There were 91 responses to this question;
- 79 respondents supported the proposed criteria for designating Important Open Spaces;
- 12 respondents disagreed with the proposal.



3.71. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- How can previous sites be checked if there is no documentation relating to previous sites?
- Suggest two policies maps – one for Important Open Spaces, the other for those sites with higher order designations that it is currently proposed not to map.
- Consideration of conservation areas, wetlands etc within the built area, e.g. Jungle wetland in Branston;
- Greyingham has an existing open space which will meet proposed criteria;
- It misses too many potential areas that have green space benefit to people and biodiversity;
- Need to include open space

- Neighbourhood plans should identify open spaces as these are most relevant to the local community;
- Important open spaces don't have to be big, or accessible, e.g. narrow drain along Newark Road, with lots of wildlife;
- All Lincoln City important open spaces will be suggested to be considered as Local Green Space and site by site assessment undertaken;
- We all need more, and larger, green spaces;
- Small is beautiful, inaccessible is good for wildlife and no character is good for kids;
- The proposed criteria are too broad brush (e.g. the 25m criterion);
- Consider inclusion of key linear open spaces where they contribute positively;
- A depth of 25m is too large for linear sites, this will exclude many sites;
- New criteria based policy will need to ensure protection and enhancement is provided in line with NPPF para 97.
- Need to be able to designate sites smaller than proposed threshold.
- Amount of open space per household needs to be increased to former levels;
- Health benefits of open space are recognised;
- There should be one unified open space designation, combining Local Green Space and Important Open Space, and all sites remain shown on the policies map;
- Specific site in Keelby should not be designated, as of very little value or benefit (South End/ Caddle Beck);
- The policy should not be used to constrain development. Open Spaces should be designated in the Plan rather than on the basis of a broad policy;
- Recreational green spaces should be an integral part of a housing estate.

#### **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.**

3.72. 23 respondents suggested open spaces that would meet the proposed criteria for designation as Important Open Space or provided additional comments. Details of these are provided below:

- Specific suggestions including:
  - Southery woods;
  - Jungle Wetland, Branston;
  - Ewerby Playing Field, Main Street Ewerby;
  - Riseholme;
  - Remaining areas of the Ancient Woods in Skellingthorpe;
  - Closed churchyard, St Johns Church, Church Street, Great Hale;
  - Land adjacent to banks of River Sleas;
  - Various sites within Keelby should be identified as Important Open Space or renamed as Local Green Space (map supplied);
  - Mercers wood, Gainsborough;
  - Various general locations around Thurlby;
  - Various areas within Bracebridge Heath;
  - Meadow at Haddington (OS ref, sheet 121, grid ref 913 628) adjacent to River Witham;
  - Scampton and all redundant military sites as allotments to grow food

- Each site will have its own merits;
- Previous failings of designations should be addressed before new ones made;
- The Croft, Greyingham should be retained as a designation;
- Neighbourhood Plans should identify open spaces that are most relevant to the local community;
- See Thorpe on the Hill Neighbourhood Plan;
- A proper inventory should be compiled and presented;
- There should be consultation with Parish and Town Councils for other nominations;
- Retain curtilage as per Welbourn's Neighbourhood Plan, allowing for some growth, but also naturally restricts excessive development;
- Open spaces are important and should be required from designated development land and then added to the Local Plan. Land surrounding villages should be retained to prevent increased outward spread.

### Next Steps

- 3.73. There was a good level of support for the principle of protecting open spaces by typologies and further suggestions for types that could be considered. There were detailed comments about a number of aspects that will require further consideration as the list of sites to be designated is drawn up and the methodology refined.

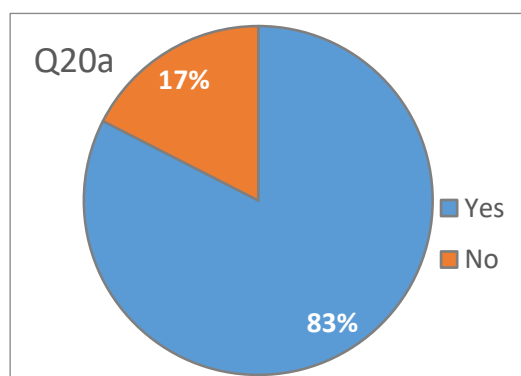
### **PROPOSAL 20 – Energy Performance Standards**

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?**

- There were 103 responses to this question;
- 85 supported the proposal for the Local Plan to require higher energy performance standards in residential development;
- 18 respondents disagreed with the proposal.



- 3.74. There were a number of comments received in response to the question and the key issues can be summarised as follows:

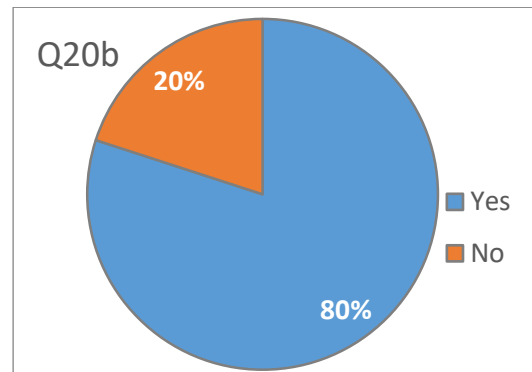
- We should be taking the opportunity to be a leading county with regards to this;
- Make solar a normal requirement;

- Not until profitability of housing construction permits, will impact on deliverability and affordability. Viability should be taken into account;
- Various expressions of support;
- Such a requirement will assist in combating fuel poverty;
- It is essential that development should be completed to the highest, least damaging to the climate, environmental standard;
- It is unnecessary to duplicate building regulations within the planning process and would generate unwelcome complexity and confusion;
- Much higher building standards are required to minimise energy usage;
- Code for Sustainable Homes is an outdated scheme – perhaps use ‘well being standard’ or BRE standard;
- Complete ban on fossil fuels and high carbon products such as concrete is critical;
- Code for Sustainable Homes Level 4 should be applied in all cases;
- All new development with off-street parking provided should include electric charging points;
- This is essential and must be tightly monitored by the LPA;
- It is better to build new homes in accordance with current building regulations, rather than eco-friendly dwellings, which are very costly to build. More new homes would then be built;
- Should aim for Passivhaus standard;
- Question is too specialist in nature;
- Should be mandatory;
- We need to act now to improve the quality of housing stock;
- Energy efficiency should be weighted towards the maximum possible achievements;
- Council’s should not be setting different targets or policies outside of the current NPPF and building regulations system;
- We should be encouraging/ requiring developers to use other methods of providing heat than gas/oil. There are enough existing properties that will require retrofitting, that we should not be allowing developers to build properties, that although meet current regulations, would then need retrofitting in the future;
- Should be an emphasis on a ‘fabric first’ approach in which improved fabric specification increases thermal efficiency and consequently reduces heating and therefore electricity usage;
- The costs of this will decrease as it becomes universal and not specialist;
- There may be concerns in relation to the conversion of existing buildings (Historic England);
- Linking any requirement to a specific measure could become quickly outdated, if new measures be introduced by Central Government or advances in technology;
- The housing market in Central Lincolnshire is not strong enough to warrant such policies to require, rather than encourage. Any such requirement will act as a deterrent and make Central Lincolnshire significantly less attractive a location to develop. However, increased weight could be given to the inclusion of such enhanced dwellings rather than it being a requirement;
- Policy should include the implementation of green infrastructure to counteract increased temperatures;
- Current and future impacts of climate change should be taken into account when deciding on locations for development.

#### **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?**

- There were 95 responses to this question;
- 76 supported the proposal for the Local Plan to require higher energy performance standards in non-residential development
- 19 respondents disagreed with the proposal.



3.75. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Roof spaces could be used for solar energy panels, higher insulation, include decommissioning in planning applications
- This is not required 'MEES' cover this;
- It should be up to each employer to determine what energy performance level they wish to have in their buildings;
- Various expressions of objection to Duplication of building regulations legislation. Including because inclusion in the planning process would add unnecessary and unwelcome complexity and confusion;
- Various expressions of support;
- A complete ban on fossil fuels and high-carbon products, such as concrete, is critical;
- Higher standards may be off-putting to potential development;
- As with residential, particularly ensuring that as much electricity as possible is generated to make the unit self sufficient (i.e. Solar PV to run office lighting, ASHPs and computers) so that industry develops close to carbon neutral;
- Aim for Passivhaus standard;
- Energy performance is critical to sustainability. This should not be compromised and should be weighted towards the maximum possible achievements;
- We should be encouraging/ requiring developers to use other methods of providing heat than gas/oil. There are enough existing properties that will require retrofitting, that we should not be allowing developers to build properties, that although meet current regulations, would then need retrofitting in the future;
- Current Building Regulations standards should be used, unless there is a clear opportunity to improve efficiency and the developer is willing to incur the additional cost or alternatively the Council are willing to reduce developer contributions;
- There may be concerns in relation to the conversion of existing buildings (Historic England);
- Linking any requirement to a specific measure could become quickly outdated, should new measures be introduced by Central Government or advances in technology;
- Non-residential is particularly varied: PPG/LP19: for factory emissions comply with EEC standards; Farms with livestock already generate their own power. Largely



through solar panels; Many manufacturing processes require special environment i.e. humidity controlled printing works.

#### **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?**

3.76. There were 23 responses to this question. The matters raised can be summarised as follows:

- Not always about new properties – relates massively to existing housing stock too;
- Look into the ‘Sullivan Report’ used by the Scottish;
- Encourage house builders to install underfloor heating run on solar. Prices of house could reflect this, with proof of efficiency, domestic solar cost is falling and an additional £3 – 5000 on a house of £200,000 is acceptable;
- Benefits of lower running costs should be included and built-to-rent not disadvantaged;
- Include various options including: solar power, micro-generation, solar panels with heat exchange for water, Air source heat pumps (for rural building sites),
- Expert advice should be sought;
- How do you measure viability when the climate is breaking down?
- The profit made by big house builder shows there is room within margins to accommodate greater energy performance standards. Market leaders in this area should be consulted to understand how greater performance doesn’t require viability to be sacrificed;
- Other countries are showing that sustainable development can be not only viable, but actually cheaper to build;
- Long term benefits should be considered;
- Developer viability is a balance of numerous items;
- CSHL4 and ND EPC rating A is readily achieved at minimal life-cycle cost increase (i.e. initial costs may be higher, but running costs are lower);
- Concern over viability cannot be the criterion for the imposition of higher sustainability standards;
- Could higher energy performance standards be recognised in the Community Infrastructure Levy payment?
- Consult the Carbon Trust;
- Improved energy efficiency has to become the ‘norm’;
- Cutting carbon emissions has to be enforceable, however, this should not allow developers to cut their other contributions;
- Examples of manufacturing plants incorporating renewable energy technology include Coca-Cola at Wakefield;
- For non-residential development please note the substantive technical documentation that will be required with any planning application;
- Some developers have been building extremely energy efficient homes for a considerable time, and have managed to remain competitive;
- The introduction of higher energy performance standards could harm the ability to deliver viable economic growth. Such standards will remove the flexible approach in



delivering sites to meet market conditions and potentially stifle inward investment within the District;

- The recognition of the effect on viability on deliverability of schemes is welcomed. Any revised policy should recognise such standards are subject to viability;
- It is important to understand and test the influence of all inputs on viability, through a whole plan viability assessment. The Local Plan should set out the contributions expected from development. Such requirements should not undermine the deliverability of the Plan. Viability testing is highly sensitive to changes in inputs, therefore the cumulative burden of infrastructure and other contributions should be set so most sites are deliverable without further viability negotiations;
- Do not know of any energy standard relating to manufacture and distribution of building components. Many also cannot be recycled and are only fit for hardcore.

### **Next Steps**

- 3.77. There was a lot of support for the plan seeking higher energy performance standards and generally seeking to address climate change issues. There were also concerns raised about the implications for viability and this will be reviewed as part of the whole plan viability testing. It is proposed that further reviews are undertaken to understand how the plan can address these matters.

#### **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.**

- 3.78. 6 respondents answered this question in the affirmative. The responses are summarised below:

- Provide well-managed sites near to main roads.
- There must be a need otherwise they wouldn't squat every year on common land.
- A number of incidences of illegal caravans locating in the City area over recent months highlights the need to review current needs and requirements and how the new plan may address them.
- Reconsider the Gypsy and Traveller site in Trentport Road, Marton - It is a totally inappropriate site for this area.
- There should be no concentrations of sites in one place.
- Based on discussions had with travellers and Local Authorities experience of travellers, the main identified need for travellers is transit sites. Transit sites are required close to major routes providing facilities to enable Gypsy and Travellers to have an available place to stop while travelling. It is expected this will be a recommendation that comes out of the GTAA. The GTAA is due by the end of 2019.

- There is a need to identify appropriate sites to allow them to live freely. Unrealistic to have no provision but prosecute inappropriate land use. Providing facilities and upholding the law needs to run concurrently.
- Not aware of any specific needs.
- Current need appears to be fulfilled in this area.
- Potential harm to heritage assets and their settings must be assessed.
- Already a site which will be used and is capable of expansion. Will be sustainable with wind and solar and water and food. Also access to Trent for transport.

### Next Steps

- 3.79. A new Gypsy and Traveller Accommodation Assessment will be undertaken and the findings will be addressed through the plan. Specific proposals will be brought to the Committee for consideration as part of the draft plan.

### **PROPOSAL 22 – Ministry of Defence Establishments**

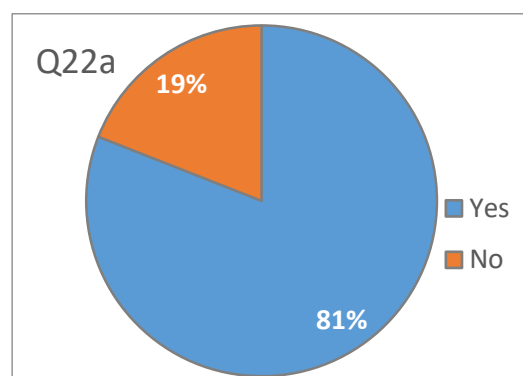
It is intended that Policy LP57 in the 2017 Local Plan be carried forward to the new Local Plan.

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?**

- There were 84 responses to this question;
- 68 respondents said that operational Ministry of Defence sites should be listed in the plan;
- 16 respondents disagreed.



- 3.80. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- MoD sites often have housing needs that should be in line with the local plan;
- Service people should be able to expect a decent living environment;
- There's significant scope for existing MOD sites to change purpose, & consideration should be given to being able to develop them into flourishing communities with housing & space for industry etc.as and when required;

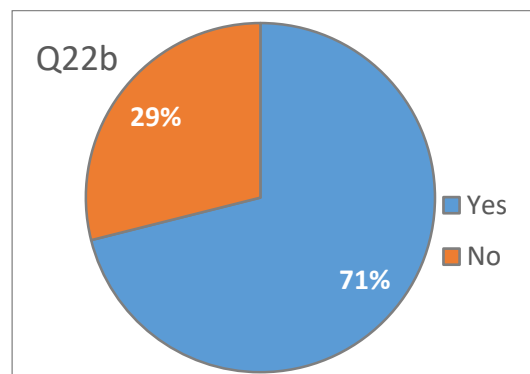
- National security and operational imperatives should preclude their inclusion. But MOD should liaise with council officials to ensure we can dovetail in;
- Would not make public any active military bases as there is a risk that such information could be used by those who seek to do harm to those who serve and their families unless the MOD is of the view that the risk of publishing such information publicly is minimal. Officers and Cllrs should be aware of all active MOD bases in a plan area by a list that is held privately or other means;
- Operations land will never be available for private development. Adjust the plan as necessary, but don't be unrealistic;
- When they are formerly decommissioned, development should be considered;
- Listed as showing the "air-field" sign only;
- Currently, the area of Cranwell adjacent to RAF Cranwell is silent with regard to the CLLP. This has meant that planning decisions do not have to take the CLLP into account, relying instead principally on the NPPF. The planned expansion of RAF Cranwell, potentially including extra homes for Service Personnel, will have an impact on neighbouring civilian residents as well as those living in the village itself. Believe it is important to include the area of the base (and adjoining civilian properties) in the CLLP to ensure planners are able to take anticipated expansion into account in determining schemes that may come forward throughout Cranwell;
- The military are no different when it comes to use of land - same rules should apply. Waste of land facilities and disregard for the local infrastructure has been observed;
- RAF Scampton site is due to close and will make an ideal large village, potentially taking the pressure off development elsewhere;
- Not clear what this offers;
- Only if the accommodation attracts rates – but have no knowledge of the customary arrangements in such cases;
- If there is to be warfare it will not be ground based but remote drones from Waddington to Syria. What about nuclear sites? They are here still;
- The MoD welcome proposal to carry policy LP 57 forward into the new Local Plan. Whilst the policy pre-dates para 95 in the NPPF 2018 and which is retained in NPPF 2019, the wording of policy LP 57 policy is supportive of development required for operational defence purposes as advocated by paragraph 95. It should be noted that paragraph 95 also requires planning policies and decisions to ensure that operational sites are not affected adversely by the impact of other development proposed in the area and MOD would ask that wording to this effect be added to any revision to policy LP 57. As announced in July 2018, RAF Scampton is due to close in 2022. MOD are still planning for the vacation and disposal of Scampton and the future location of the Red Arrows is still being determined, with RAF Waddington, RAF Leeming and RAF Wittering being considered as potential sites. The location of the restricted airspace that the Red Arrows require for training, which is subject to consultation with the CAA is also still to be determined. The Policy implications and difference between 'Operational Ministry of Defence Sites and' and Recently Operational Ministry of Defence Establishments' below are not clear. If a difference is to be drawn the purpose and intention of the policy and the need for the difference need to be made clear and appropriate opportunities given for MOD to consider the wording and likely implications of any such policy. For the purposes of clarity, however, MOD would consider the following sites within the plan area to be in active military use; Barkston Heath (NK) Beccles Training Area (NK) RAF Cranwell (NK) RAF Digby (NK) RAF Scampton (WL) RAF Waddington (NK) Under current plans, the RAF presence at, RAF Cranwell and RAF Waddington is set to grow over the next five years. RAF Waddington -is a core site for defence and is likely to see a significant scale of investment with additional or

changes to units/ platforms located there. Several hundred additional service personnel and their dependants, as well as a number of supporting civil service and contractor posts are expected to be created at Waddington which could have implications for development both on existing military land and off site. Cranwell is a Defence Estate Optimisation (DEO) receiver site and as such is likely to see additional units and training. The closure of RAF Henlow in 2023 will see the relocation of some RAF elements to Cranwell. Under A Better Defence Estate, it was announced that RAF Cranwell would be home to the RAF Centre of Aviation Medicine, and subsequently that the No. 1 Recruit Training Squadron and the Airmen's Command Squadron would also move from RAF Halton to RAF Cranwell. In addition to the sites mentioned above and their associated Service Families Accommodation (SFA) there are a number of locations where MOD has further SFA; Bardney SFA (WL) Greylees SFA Sleaford (NK) Scampton SFA (WL) It is noted that at present policy LP57 does not make reference to MOD's housing requirements. we consider it should, given the need to provide high quality homes for service personnel in close proximity to where they work is essential. Given that Cranwell and Waddington remain core sites for MOD it is almost certain that that new housing will be required proximate to each of these sites to support the housing needs of Service Personnel. This need should be recognised and catered for in the revisions to the plan and may provide wider opportunities for new housing. Given the significance of Cranwell and Waddington as locations for major investment and growth for Defence during the plan period MOD believe that consideration should be given to specific policies for both of these sites.

#### **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?**

- There were 83 responses to this question;
- 59 respondents felt that “recently operational” should be defined in the plan;
- 24 respondents disagreed.



3.81. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- The policy implications and difference between 'Operational MoD Sites' and 'Recently Operational MoD Establishments' are not clear. If a difference is to be drawn, the purpose and intention of the policy and the need for the difference need to be made clear and appropriate opportunities given for MOD to consider the wording and likely implications of any such policy. It may be helpful to consider using the terms rather than 'Operational' which has different implications within defence;
- Agree that the term 'recently operational' should be defined in the new Local Plan;

- The definition should be developed with the revised plan;
- It would be helpful as an infrastructure provider to have a greater level of certainty about whether these sites are expected to come forward for development for alternative uses during the plan period for the new Local Plan;
- In the event that 'recently operational' MoD sites become surplus to requirements clarity is needed about the scale and type of development which will be acceptable in principle. For example is a 'recently operational' site a formal allocation for specified uses in the new Local Plan for this purpose;
- There must be scope to develop land that is no longer required by the MOD, and this would take some of the pressure off greenfield sites;
- For clarity this should be defined, however rather than create a new definition does the MOD have a definition of recently operational? Is there an opportunity to develop a Local Plan Policy which deals specifically with ex MOD sites which have been decommissioned over a number of years ago and as a consequence experience a range of issues as a result;
- The title is confusing. What about sites due to close, e.g. Scampton & Grantham;
- For the duration of the plan or until the next review;
- It should be when they are decommissioned and in discussion with the MOD take place in advance so plans are understood so that they do not fall into disuse;
- Some sites pose a greater problem (pollution etc) than others;
- It depends on the nature of the operations. In the case of the mustard gas, that took several years to clear and lots of final work;
- Immediate, some that are left vacant are a disgrace. The vandals and thieves are on site the same night do not wait to next day;
- These should be taken on a case by case basis;
- Six months;
- 12 months;
- 3 years;
- 5 years;
- An arbitrary figure, perhaps, but suggest five years may be appropriate;
- 5 to 10 years;
- We have in our area the example of the former RAF Swinderby being developed into a thriving residential village and employment site. For other MOD sites that are being phased out a successful transition as achieved at RAF Swinderby would be aided by inclusion for a 5-10 year period;
- 10 years;
- Recently operational should be a policy in the CLLP and in my view recently operational is within the last 10 years.

### **Next Steps**

- 3.82. In light of the changes occurring in the coming years it is likely that this policy will need some reworking in order to enable to sustainable disposal of sites, to protect the valuable assets and bases that are located in Central Lincolnshire, and to provide nearby communities with some certainty over what can be expected. It is proposed that we continue to work on the policy in light of the comments received and develop the new policy to be NPPF compliant and fit for the local context. This will be achieved through ongoing dialogue with colleagues at the Ministry of Defence.

## Proposed New Policies

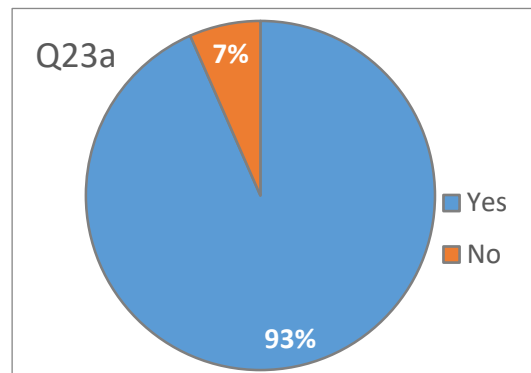
### **PROPOSAL 23 – RAF Scampton**

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?**

- There were 91 responses to this question;
- 85 respondents felt that the future of RAF Scampton should be managed through the plan;
- 6 respondents disagreed with the proposal.



3.83. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- The MOD are still planning for the vacation and disposal of RAF Scampton. The future home for the Red Arrows remains to be determined, as does the location of the restricted airspace that they require for training, which is subject to consultation with the CAA. The MOD have, however, been working closely with WLDC regarding the future of the site and will continue to do so. The MOD agree that it is sensible to manage future non–military development on the site through a specific policy, the wording of which could be similar to Policy LP57 in the current local plan but tailored to suit the particular circumstances at Scampton;
- There must be a policy for RAF Scampton otherwise it risks being over developed in an unsympathetic manner that will cause RAF Scampton to become just a part of Scampton village;
- This should be closely managed in order that unscrupulous developers do not hijack any development plans to the detriment of local residents and businesses;
- This is an ideal site for considerable development providing built-in amenities without affecting the environment or character of the area;
- It is a large area that needs policy led planning;
- Yes, because of the strategic location of the site;
- The former base needs a thorough master-planning exercise;
- A study has been previously commissioned by Historic England to understand the historic significance of the site and its various elements. A master-planning approach should be used to ensure that future development respects the character and significance of the heritage assets. Finding a sustainable future for the site will require a creative and flexible approach being taken to finding sustainable new uses for the buildings of heritage value;

- Historic England strongly agree, given the particular historic significance of the site, a site-specific policy will be necessary and we would be very keen to assist and would strongly encourage early informal consultation and involvement;
- If the RAF Scampton is to be a formal allocation in the new Local Plan a specific policy will be required;
- Ideal for meeting some of housing target and possibly other development needs re employment, leisure etc.;
- Due to the overdevelopment of communities i.e. Welton, Saxilby and Cherry Willingham and Lincoln. Scampton is perfectly placed on the edge of Lincoln, on the A15 for creating a "garden community" taking advantage of Government support. Also taking pressure off communities which are no longer sustainable;
- Including such a policy when a major brownfield site is expected to become available during the plan period is a sensible approach. However, sites should only be included within the Local Plan where there is sufficient evidence to demonstrate that they are available and can be delivered within the plan period. Inclusion of active MoD sites, even where a closure date has been announced could result in the inclusion of sites which are unable to address housing need within the plan period, failing to address the government's objective to significantly boost the supply of homes. There are many examples where closure dates have been delayed, leading to delays in delivery;
- 'surely a no-brainer';
- But this should be made once the MoD have confirmed their intention to leave;
- What about the Prince William of Gloucester Barracks at Grantham?
- Scampton is now a significant and intrinsic element of the CLLP;
- No - It will have to comply with sustainability, no exemptions. Plough and plant;
- The RAF should decide what they feel is necessary for RAF Scampton;
- Not our business while RAF but when recently operational your rules might apply.

#### **Q23b – RAF Scampton Policy Scope**

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

3.84. There were 43 responses in the affirmative. A summary of the views received is provided below:

- The MOD agree that it is sensible to manage future non–military development at Scampton through a specific policy, the wording of which could be similar to Policy LP 57 in the current local plan requiring the preparation of a comprehensive masterplan to ensure the holistic planning of the site and avoid piecemeal development but tailored to suit the particular circumstances at Scampton including but not limited to, brownfield status, unique history and heritage of the site, need to support the existing community. MOD is keen to work with the local authority regarding the emerging options and future of RAF Scampton;
- The LP policy should start by requiring a masterplan to be produced and then future development should be in accordance with an approved masterplan;
- A new East Midlands regional airport dealing with freight and passenger traffic, the runway is long enough;
- Negotiate a full village build on Scampton, post military closure, on the provision Red Arrows are given to Waddington;

- Housing and leisure facilities would be a good use of the site or even some form of attraction venue to boost visitor numbers to Lincolnshire;
- Decontamination of the land. Upgrading the infrastructure to include safer entrance on and off the A15. Ideal opportunity for significant investment of social, shared low cost housing (but not too small);
- Ensure that site isn't left in a state of dereliction and contamination;
- Seek to ensure that the distinct identity of RAF Scampton is preserved and not lost and that no coalescence between Scampton village and the former RAF base takes place. It should also ensure that the policy is aware that some of the site will likely be used as over spill for RAF Cranwell. It should have its own character assessment and ensure that any new buildings are designed in a similar manner as a minimum of the former NCO married quarters with higher end properties taking inspiration from the former officer quarters. It should be mindful of the infrastructure that is currently present at the base which is well below that which is required for civilian development. Much of the base's history should be protected from any development as the base is hugely important to people across the world for its role during the Second World War especially with the dam buster squadron. The tennis courts and other amenities at RAF Scampton should be protected from development and where required brought back into use with any repair that is required;
- A mixture of live/ work development to reduce commuting to Lincoln for employment. 20% living in development should be employed in the development;
- Increase in housing needs to see improved road layouts especially to A15 and the site needs to be self-sustaining i.e. doctors, school, shops, employment, etc. Maybe a small local airport for light aircrafts etc depending on the need and an air survey;
- A significant element of residential development will be essential for viability;
- Scampton's redevelopment should be a key driver for creating new economic opportunities to the north of Lincoln, strengthening case for the much required A15 upgrades to the M180 and opportunities for new retail and residential development;
- A development similar to the Urban & Civic development of Alconbury Weald, where new mass transit, employment areas & residential areas are being created. An employment area for North Lincoln is missing & this could aid carefully selected development of the North end of the Lincolnshire Showground. Such a development could also integrate a park & ride or similar scheme (such as the bus routes operated in Cambridge) to relieve commuter traffic into North Lincoln;
- Limited commercial development and greater housing;
- Close to Lincoln - ideal for community development – housing;
- Whatever the proposals are for the site they should be in keeping with the vision and objectives and bearing in mind it is a main route into the City of Lincoln and has its own historical context. It should be used as a "flagship" entrance;
- It would perhaps be a good time to make this a place where nature can thrive;
- Develop as wildlife trust reserve to enhance Lincolnshire's biodiversity;
- Many MoD sites contain areas important for wildlife including limestone grassland. LWT would like to see that Net Gain is achieved through the re-invention of RAF Scampton as a national exemplar of how a site can be developed for wildlife, as well as people;
- The policy should provide the scope to allow for all reasonable development opportunities to be considered;
- All vehicles should be directed along A roads and single-track country roads should be excluded from use;
- Existing married quarters should be given back to the local authority to bring onto the housing market;
- A new airport or major venue for outside events, both sporting and others;



- In the event that RAF Scampton is allocated we would ask that a policy be included similar to the urban extension policies including reference to drainage, SuDS provision and increased water efficiency/ re-use consistent with the requirements of Policy LP14;
- Further consideration should be given to the availability of water and water recycling infrastructure particularly sewage treatment to serve this site dependent upon the scale and type of uses anticipated;
- Large village, or expanded site for University, or both;
- It must capitalise on the strategic location;
- In the context of current uncertainty over the status of the RAF base in relation to constraints, a flexible mixed use policy which safeguards the future of the community through the promotion of a sustainable and economically viable place, which includes opportunities for tourism/ visitor economy whilst acknowledging the bases important aviation heritage is crucial;
- It should be linked with the village of Scampton as one settlement;
- RAF Scampton has played an important part in Lincolnshire history and it should be recognized and preserved within a museum on the site. this in itself would attract tourism to the area;
- There should be detailed consultation on this matter to allow proper consideration of all issues;
- RAF Scampton should be included in a general military base policy to include all RAF bases. This policy should be drafted in a way which can respond flexibly to future growth or contraction of these sites;
- This is a very large site and it would make a perfect new village. Being so close to Lincoln it could be used as the new University Medical school or a new hospital site;
- Comprehensive Heritage Impact Assessment, including archaeological assessment work will be required due to the significance of the site. It would be helpful to acknowledge the mixed-use potential of the site, whilst calling for development to be framed within a masterplan that seeks to preserve listed buildings and the significant non-designated historic character of the site as a whole;
- The following wording is suggested - The potential to create a new residential development and associated infrastructure and facilities at RAF Scampton will be assessed through the preparation of a masterplan and delivery strategy subject to public consultation and agreed with the local planning authority and Ministry of Defence. The masterplan will assess environmental impacts, including upon heritage assets, and will identify phasing and funding requirements and a delivery strategy to facilitate any future development. For such a proposal to be supported, the masterplan will need to demonstrate how the proposal will avoid, minimise and where necessary mitigate or compensate any adverse environmental impacts;
- No new policy. There has not been one for other MOD sites;
- Leave all the planning for RAF Scampton in the very capable hands of the RAF. They aim for higher things;
- Mind our own business, but consider a typical industrial site while taking into account traffic overload on the inadequate A15 generated by the Showground.

### **Next Steps**

- 3.85. It is proposed that the Local Plan will address the future of RAF Scampton. In coordination with the Ministry of Defence, the position will continue to be monitored and evidence will be prepared to inform the most appropriate policy position to be established in the plan. More details will be brought to the Committee when there is greater clarity

over the site's future and when there is a clearer position of what approach or approaches could be pursued in the Local Plan.

#### **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.**

3.86. There were 7 responses suggesting the respondent was aware of needs for moorings and sites for caravans. A summary of the comments received is provided below::

- Motorhome parking in Lincoln to encourage tourism.
- We are receiving planning applications for them with little evidence to support the need.
- House boats all along the Brayford.
- Houseboat moorings could add an interesting dynamic to use of the waterways. Caravan developments and mobile home placements need to be much more rigorously controlled.
- Tourism is becoming more prevalent in rural areas such as Lincolnshire caused by people living longer and retiring earlier. Boat and caravan sites should be allocated.
- The Canal & River Trust does not have the evidence available to enable it to provide a view on the need or demand for new moorings on its waterway network, or for any particular type of mooring. Should you decide to undertake a specific needs assessment the Trust would be happy to provide further background information on licences and moorings which may assist.
- West Lindsey Planning Department have been subject to a number of applications for 'lodges,' both large and small scale.
- Potential harm to heritage assets and their settings must be assessed.
- Both at Marton. We have 3 at Marton and 1 for travellers.
- Park homes are caravans as defined and regulated through the Caravan Sites and Control of Development Act 1960, the Caravan Sites Act 1968. The current Local Plan does not comment on the value of this sector as a provider of low cost, high quality accommodation, similar to bungalows. There is an increasing number of Park Home owners moving closer to families who support them in their Park Homes rather than reliance on social services. In order to meet growing demand the sector needs to be allowed to expand. It is very difficult to compete with mainstream housing developers for sites designated for housing within local plans. If Park Home housing is to be considered for the provision of elderly accommodation the criteria used to assess the sites should be different, i.e. is the settlement sustainable, does it have a doctors or bus route but not a school.

### Next Steps

- 3.87. Through work on the Central Lincolnshire Housing Needs Assessment, the need for moorings for houseboats and sites for caravans will be assessed. Depending on the outcome of this evidence, it may be necessary to address needs through the plan. Any proposals will be brought to the Committee as part of the draft Plan.

#### **PROPOSAL 25 – Parking Standards**

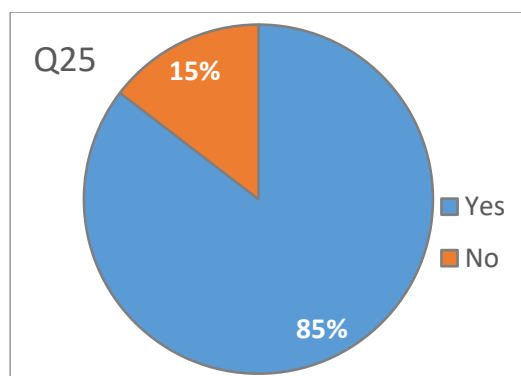
It is intended that the new Local Plan include a policy applying minimum parking standards.

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.**

- There were 96 responses to this question;
- 82 supported the proposal to introduce minimum parking standards in the new Plan;
- 14 respondents disagreed with the proposal.



- 3.88. There were a number of comments received in response to the question and the key issues can be summarised as follows:

- Various expressions of support for minimum standards, additional supporting comments include:
  - On new developments and access routes;
  - On street parking is a major issue. At least 2 cars should be allocated for;
  - One parking space per bedroom;
  - Minimum of 2 per dwelling, plus provision for visitor spaces;
  - 1-2 bed houses, 1 space. 3 bed houses, 2 spaces. 4-5 bed houses 3 spaces;
  - Minimum for a house should be 2 large cars. Where street parking is an issue 3 cars;
  - Planning restrictions on keeping trailers, caravans etc on parking spaces;
  - City/town minimum 120% property numbers, mid distance (4 – 9 miles out of town) minimum 225%, remote (10 miles +) minimum 250%;
  - Minimum number of spaces according to size of house;
  - Provision should be made for electric sockets for charging electric vehicles;
  - Standards should be enforced;

- Dependent on local circumstances, but no more than 2 per household may be sufficient in most locations;
- Two spaces for up to 3 bedrooms, then additional 0.5 space per additional bedroom;
- Every new car park is a 50 year commitment to fail the low-carbon policy;
- Unpaid parking locations are needed (Sleaford);
- Cheaper parking for staff;
- Housing should provide enough parking for the development, on street parking already an issue for many communities;
- Retail and employment development should include disabled bays and electric charging stations;
- Must take into consideration the economic effect on our towns of a lack of decent cheap car parks. Need to differentiate between disabled and wheelchair spaces too;
- Why not require that all vehicle owners must have a place of the highway to store their vehicle?
- They should be assessed on a project specific basis. Promote greater integrated mass transit;
- Town centre parking needs to be free to encourage the returning growth into city centre;
- Cars should not be kept on public roads, nor should public land be given over to them;
- Ensure adequate segregated and safe cycle and walking provision is in place with public transport;
- Will need to be flexible to be able to adapt to future changes;
- Parking spaces need to reflect increasing size of cars;
- Complaints regarding inconsiderate school drop-off and pick-up parking;
- Parking standards in the city and their implications should be considered in the round, given the overall promotion of sustainable transport, tackling climate change and any impacts of the introduction of parking on development opportunities;
- Particular issue in terraced accommodation, made worse by poorly sited bin storage;
- Improve public transport in rural areas to reduce need for cars;
- Needs to ensure consideration in relation to viability of parking standards imposed on Affordable housing, should be part of whole plan viability assessment;
- Need to also ensure adequate cycle parking provision, for all development types;
- In a rural county such as Lincolnshire, there will always be a high level of car use;
- Proposed policy would not be in accordance with NPPF paragraph 105;
- Blanket standards should not be applied across the whole of the Central Lincolnshire area;
- Sustainability and market forces should dictate policy;
- No direct correlation between car ownership and car use.

### **Next Steps**

- 3.89. Whilst there were a lot of detailed suggestions and comments there was good support for the principle of introducing car parking standards in Central Lincolnshire. It is proposed that evidence will be developed to inform where standards should be introduced and what they should be. The standards will be incorporated into the whole plan viability testing.

## Any Other Comments

### **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?**

3.90. There were 83 responses provided to this question – some provided general suggestions for the plan, some provided comments on the consultation itself and some echoed points made elsewhere in the consultation. A summary of the comments received against this question is provided below:

- There was only a brief mention of public transport, cycling and walking infrastructure – to improve public health, environmental health, etc. there needs to be serious consideration of these at every step. As a minimum everywhere in the plan area should be accessible safely by these modes of transport.
- Rural areas need to be supplied with full facilities once a certain occupancy is reached.
- Allowing builders to build without enough capacity for parking causes problems for emergency vehicles.
- Building in rural areas without good public transport is problematic.
- Builders should be putting money into the area they build in, not just restricted to infrastructure, but facilities like village halls and play areas. Upkeep of these facilities needs funding and unused money should not go back to the builder. New housing is needed, but this needs to be supported.
- Flood risk from surface water is not given a high enough priority.
- Should consider allocating sites for D1 and D2 uses as there is evidence of demand for these uses within the built up area in clusters which cannot be delivered on the high street or neighbourhood centres.
- Parking should be free everywhere.
- Taxes for everything are very high and applied to everything.
- All green spaces within Central Lincolnshire should be protected.
- There needs to be an assumption that Neighbourhood Plans made before the plan is reviewed have precedence, otherwise all will need to be amended.
- There should be a symbiotic relationship between the local plan and neighbourhood plans.
- The principle of community consultation should be reinforced by the revised local plan, especially in the case of exceptions sites where the development exceeds the allocation in the Local Plan or is outside of the built area.
- The Local Plan team needs to communicate better with stakeholders - planning committee members, parish councils and neighbourhood plan steering groups - especially when adjudicating on their understanding of the Local Plan and there is potential conflict with Neighbourhood Plans.
- Decisions made by the Local Plan Team should be overseen and ratified by elected members.
- Developer demand across the plan area is low so the review of housing numbers should not be too ambitious - it just leads to problems with the 5 year supply.
- No deallocations - all communities should benefit from growth
- Why are the boxes so small in character length, they prevent decent comments from being submitted.
- The plan should confirm that Tealby is in an Area of Outstanding Natural Beauty and feel it is important that Tealby needs to protect its designated open spaces.

- Having a 15% growth target for Ewerby (10 dwellings) would alter the nature of the village and spread into open countryside as all available sites in the village are already earmarked. A 10% growth level can be accommodated.
- Evedon has 39 dwellings but has been included in the definition of small villages and should be reclassified.
- There is no consideration for parking in schools which causes a lot of issues with traffic and emissions.
- This is a public consultation but the questions being asked are complex using complex sentence structures with complex issues.
- The time period of 6 weeks is too short with insufficient notice.
- Quality of existing highways planning is not good with entry and exits onto major roads and residents parking on junctions and roundabouts.
- Concerns raised about the implications of the plan review on neighbourhood plans that are both made and at an advanced stage. What would happen if a neighbourhood plan needed to be changed – would it need another vote on the amendments?
- Neighbourhood plans have been passed with substantial time and effort being invested and this best represents what the village needs. This needs to be included in any local plan.
- Adequate provision for electric charging stations should be made across the area.
- There seems to be a move to increase the numbers of dwellings in villages without any explanation or justification.
- The plan should consider access and need rather than cost as a requirement of the equalities act.
- Severn Trent Water – provided details of their role and responsibilities, expectations around management of surface water and sewer flooding, and water quality and water supply. Recommendation for achieving water efficiency standards provided.
- National Grid – confirmation of no comments to make at this time but offer of support to discuss concerns or issues in relation to the network.
- If attracting innovative industry is to remain an aim of the vision, then becoming a leading area in the research, development & use of clean energy (such as wind turbines) is an area in keeping with international & national policy changes, which central Lincolnshire could target to help deliver on various other parts of the vision.
- Concerns raised about the amount of land submitted for development in Grayingham that is not sustainable. Comments on sites provided and details of inadequacies in local infrastructure such as sewerage system, resulting in it being an unsustainable location for development. Grayingham has been incorrectly classified as a hamlet.
- Care must be taken to meet long term real need and real community growth, not just meeting house building targets with larger and expensive houses for "economic retirees" in desirable villages and hamlets. This harms community growth and clogs the local roads.
- Transport by road is becoming increasingly expensive and environmentally unacceptable. Therefore substantial development should be avoided in villages, particularly in locations where you have to drive to reach any facilities and services.
- The climate emergency is placing a substantial burden on local councils, the plan needs at least to show how it is being addressed with likely timescales whilst the in-depth review work is being produced.
- Some Parish Councils suggest that there was no formal notice received about the consultation and found out about it through informal approach - suggestion of checking the systems.
- The documents and response forms are a good format, but overall communication is poor and would prefer drop-in centres to be able to discuss.

- Climate change mitigation and adaptation should be central to all in the Local Plan.
- The plan needs to be focussed enough to give long term targets, but flexible enough to allow development throughout its life in achieving these targets. There is little point in renewing the plan every couple of years, before the last plan has had an opportunity to get off the ground.
- Concern about the plan that was published only 2 years ago is now being rewritten and the expense this entails.
- Concerns raised about growth in South Kyme.
- More thought is needed for the communities.
- Concern about the number of Gypsy and Traveller Sites with recent permission in and around Gainsborough and concerns about additional ones allocated. Suggestions of the provision of new sites being more equitably spread.
- It is not an easy questionnaire, making it so obscure is part of the tokenism applied.
- Policy LP18 should include details of the Local Plan's approach to climate change. Detailed suggestions provided by Greater Lincolnshire Nature Partnership for what this might include. This is an opportunity to produce a really positive, forward thinking local plan and support offered for developing approaches.
- Concern about the absence of what neighbourhood plans can offer to the process.
- Concern about the shifting growth from towns to villages.
- Concerns about the proposals being pro-developer.
- Opinions were offered in the production of the last local plan, opinions were given and in some places ignored and now are being asked again.
- Should build a new town or village somewhere that it will not affect people.
- Should regenerate derelict buildings.
- Should stop building on green field land.
- It is essential that parish councils are consulted at all times in matters that might affect the quality of life of parishioners.
- De-carbonisation should be central to all planning policies now.
- Should introduce a requirement for permeable hard landscaping to limit the amount of rainwater runoff.
- Please protect our villages and green space
- Anglian Water request to be involved in further discussion where criteria based Local Plan policies are proposed to be revised, for any new allocations and for scoping of technical evidence for RAD Scampton.
- Lincolnshire is still driven and inspired by farming and should continue to be a major food provider.
- It is not clear where the extra growth is going to come from.
- There is a big gap in this process in defining the breakdown of housing need for different house sizes and tenures.
- Needs to be much more detail on how infrastructure will be funded and delivered.
- The supporting guidance on what constitutes 'clear local community support' for developments exceeding permitted growth in villages was not part of any consultation and does not address that issue. This should be revisited with consultation.
- A mixed use policy should be included to provide flexibility for sites.
- The local plan review should consider the audit methodology used in a Gainsborough Green Infrastructure Study in reviewing Appendix C of the adopted Local Plan.
- The plan should consider the need for additional woodland planting to absorb carbon and enable adaption to the impacts of climate change. Tree planting can play an important role in Carbon offsetting.
- It is important to ensure that existing trees and woodland are protected and in particular ancient and veteran trees.

- Lincolnshire Wildlife Trust – willing to work with planning officers to deliver more for nature, potentially through the development of a statement of common ground. The Biodiversity Opportunity Mapping should be revisited and updated
- Housing sites should only be allocated in the top four tiers of the 2017 Local Plan Settlement Hierarchy.
- There are no design standards adopted or proposed to be adopted in Central Lincolnshire relating to housing design. This should be considered and relate to the standards in the London Plan and minimum space standards.
- The questions are worded to illicit certain answers – they should be more neutrally phrased, and scaled answers should have been offered.
- Development should not take place outside of village boundaries until all sites within the village have been developed.
- Policies LP2 and LP4 should be amended to promote growth.
- The asterisked villages (those constrained by flood risk or AONB) have been used by Districts to restrict sustainable development.
- The terms ‘core shape and form’, and ‘developed footprint’ are extremely subjective and additional guidance is needed to clarify.
- Concerns raised about absence of reference to road and traffic implications and concerns about Lincolnshire County Council Highways offering a ‘no comment’ response when consulted on proposals despite very real issues being present.
- No reference to the provision of new walking and cycle paths connecting local villages – Thurlby has a desire to connect with Bassingham.
- The plan should refer to the Witham Valley Country Park and underpin its future protection and extension.
- Should be a greater focus on brownfield land in rural areas
- The reference in the Settlement Hierarchy Report to gaps between buildings is welcomed, but is considered to be too prescriptive and more account for local circumstance should be allowed. There are many villages in Lincolnshire which have developed historically around multiple cores. Development between these cores will help strengthen their relationship. Emphasis should be on the linking of areas due to urbanising features and parish councils can play a part in identifying these.
- The plan should include nationally prescribed space standards for new homes a condition of planning permission.
- The evidence base for sport – playing pitches, outdoor sport and built sport facilities that is used to inform the Local Plan is considered to be out of date. Further evidence base work is needed to underpin the review and implementation of the Local Plan.
- Concerns about Riby being moved from Tier 6 of the hierarchy – the growth from being a small village is both deliverable and sustainable.
- Clarification sought for the number of new houses in villages.
- Parishes should be able to develop the parish as a whole rather than just the village envelope.
- Concern with retaining land at South End, Keelby as an open space. Justification provided.
- Roundabouts on busy roads should be discouraged.
- There should be an integrated transport policy to minimise congestion.
- There should be a policy on the location of industrial sites.
- Support the protection of AONB and the importance of Areas of Great Landscape Value. Notes a review of protected landscapes, such as AONB, which may have implications for management of these landscapes.



- Historic England –advice notes have been published which may be of assistance in reviewing the plan and allocating sites. Considers that amendment is necessary in order to ensure soundness and are happy to advise on changes needed.
- Suggestion of concern that there is no corresponding sustainability appraisal.
- Highways England – any impacts on the road network will need to be properly assessed.
- The Green Wedges should be reassessed. Concerns raised about the accuracy of the areas during the last Local Plan process and debate at examination. Suggestion that a large area of urban land is within a Green Wedge.
- Residents of Fiskerton have highlighted the lack of facilities in the village. The Parish Council, supported by residents, wish for two sites to be developed – the Tanya site for mixed use and the Manor Farm site for residential, accepting a lower affordable housing percentage in response to the contamination of this site, provided a suitable scheme was delivered. Plans provided.
- The Local Plan could be strengthened to encourage the co-location of potential heat customers and suppliers, this would be consistent with the NPPF. There is potential to do this with the FCC site in North Hykeham with the energy from waste plant being located to the north.
- The Local Plan should continue to support sustainable transport. There is an opportunity to create a new footpath link as part of the redevelopment of the FCC North Hykeham site to provide access from employment areas to Hykeham Station.
- Discussions have commenced with the Local Authorities regarding a designer outlet and leisure development at the A46 / Pennells roundabout. Details about the proposals and benefits provided.
- Witham Third Internal Drainage Board – support policies relating to flood risk and drainage. Continues to object to the Western Growth Corridor development.
- The Local Plan has restored stability to the planning system and given communities certainty and as such the plan is working well.
- The inset maps should include a linear scale as the map scales vary.
- For comparison of urban and suburban densities, diagrammatic scale plans of housing layouts would help illustrate space standards. Photographs could also help to illustrate what is sought.
- Questions the sincerity of desires to deliver a modal shift in the Lincoln Strategy Area.
- The emerging procedure is more complex for applicants and developers and will not speed up the planning process.
- There is no plan for flooding predicted by global warming.
- Rivers need to be dredged.

### **Next Steps**

- 3.91. Clearly there is an array of topics covered by these comments. Comments against specific policy areas will be considered further by the relevant officers working on the topic. This consultation was run in accordance with the adopted Statement of Community Involvement and there is a record of the emails and letters that were sent out to bodies and individuals. However, criticism of the consultation is taken seriously and consideration will be given to whether there are any reasonable steps that can be taken to improve this in the future.

## 4. Conclusion

- 4.1. Overall the Issues and Options Consultation has proven to be successful in generating interest and gathering views and evidence to underpin the production of the Local Plan.
- 4.2. The respondents offered much support for many of the proposals in the consultation, often providing additional commentary to clarify their position. Many respondents provided a number of very detailed and thought-provoking comments, although often these provided opposing positions, all of which will be considered further when developing policies and evidence to inform the plan.
- 4.3. Whilst there were some instances of respondents raising concerns and issues about the publicity of the consultation, the requirements of the adopted Statement of Community Involvement have been satisfied. However, the Local Plan Team and officers at the Central Lincolnshire Districts will consider if there are additional steps that can be implemented in future consultations to enhance the process.
- 4.4. The work on the Local Plan will now focus on the development of evidence. This evidence, and the comments received in the consultation will inform policy direction in the Local Plan. Some issues will be brought back to the Committee for specific debate, whilst others are proposed to be presented to the Committee as part of the wider drafting of the Local Plan.

## Appendix 1 – Deposit locations for consultation documents

Birchwood Library, 132 Larchwood Crescent, Lincoln, LN6 0NL
Boultham Library, Boultham Park Road, Lincoln, LN6 7ST
Bracebridge Heath Library, London Road, Bracebridge Heath, Lincoln, LN4 2LA
Bracebridge Library, Bridge Church107-115 Newark Road, Bracebridge, Lincoln, LN5 8NQ
Branston Library, Station Road, Lincoln, LN4 1LH
Caistor Library, 28 Plough Hill, Caistor, Lincoln, LN7 6LZ
Cherry Willingham Library, The Parade, Cherry Willingham, Lincoln, LN3 4JL
City of Lincoln Council, City Hall, Beaumont Fee, Lincoln, LN1 1DD
Ermine Library, 19 Ravendale Drive, Lincoln, LN2 2BT
Gainsborough Library, Cobden Street, Gainsborough, DN21 2NG
Heckington Library, Council Chambers, St Andrews Street, Heckington, Sleaford, NG34 9RE
Keelby Library, Victoria Road, Keelby, Grimsby, DN41 8EH
Lincoln Library, Central Library, Free School Lane, Lincoln, LN2 1EZ
Lincolnshire County Council, County Offices, Newland, Lincoln, LN1 1YQ
Market Rasen Library, 73 Mill Road, Market Rasen, LN6 3BP
Metheringham Community Library, High Street, Metheringham, Lincoln, LN4 3DZ
Navenby Village Office, The Venue, Grantham Road, Navenby, Lincoln, LN5 0JJ
Nettleham Library, 1 East Street, Nettleham, Lincoln, LN2 2SL
North Hykeham Info Links. Fen Lane, off Lincoln Road, North Hykeham, Lincoln, LN6 9AX
One NK, Moor Lane, North Hykeham, Lincoln, LN6 9AX
North Kesteven District Council, Kesteven Street, Sleaford, NG34 7EF
Osbournby Village Hall, The Village Hall, London Road, Osbournby, Sleaford, NG34 0DG
Ruskington Library, Station Road, Ruskington, Sleaford, NG34 9DD
Saxilby Library, St Andrew's Centre, Williams Street, Saxilby, LN1 2LP
Scotter Library, High Street, Scotter, Gainsborough, DN21 3RY
Skellingthorpe Village Office, Lincoln Road, Skellingthorpe, Lincoln, LN6 5UT
Sleaford Library, 13-16 Market Place, Sleaford, NG34 7SR
Waddington Library, Lincolnshire Co-op Pharmacy, Bar Lane, Waddington, Lincoln, LN5 9SA
Welton Library, Cliff Road, Welton, Lincoln, LN2 3JJ
West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough, DN21 2NA

## Appendix 2 – Consultation Notices



This screenshot shows the West Lindsey District Council website. The header is green with the council logo and navigation links: MY SERVICES, MY BUSINESS, MY COUNCIL, SERVICES A-Z, and MY ACCOUNT. A search bar is on the right. The breadcrumb trail reads: HOME > MY COUNCIL > COUNCIL NEWS > HAVE YOUR SAY ON CENTRAL LINCOLNSHIRE'S LOCAL PLAN. The main heading is "Have your say on Central Lincolnshire's Local Plan". Below it, the date "Data published: 06 June 2019" is shown. The central graphic features four overlapping circles in green, orange, red, and blue, with the text "Central Lincolnshire LOCAL PLAN" underneath. A paragraph states: "The Central Lincolnshire Joint Strategic Planning Committee is inviting you to get involved with the Local Plan review." To the right, a "Latest news" section lists three items: "Feasibility fund offers businesses opportunity to invest and grow", "Useful information to know for times of heavy rain in Lincolnshire", and "We will remember... stone for brave Victoria Cross soldier unveiled". A small green smiley face icon is at the bottom right.

West Lindsey DISTRICT COUNCIL

MY SERVICES MY BUSINESS MY COUNCIL SERVICES A-Z MY ACCOUNT

HOME > MY COUNCIL > COUNCIL NEWS > HAVE YOUR SAY ON CENTRAL LINCOLNSHIRE'S LOCAL PLAN

# Have your say on Central Lincolnshire's Local Plan

Data published: 06 June 2019

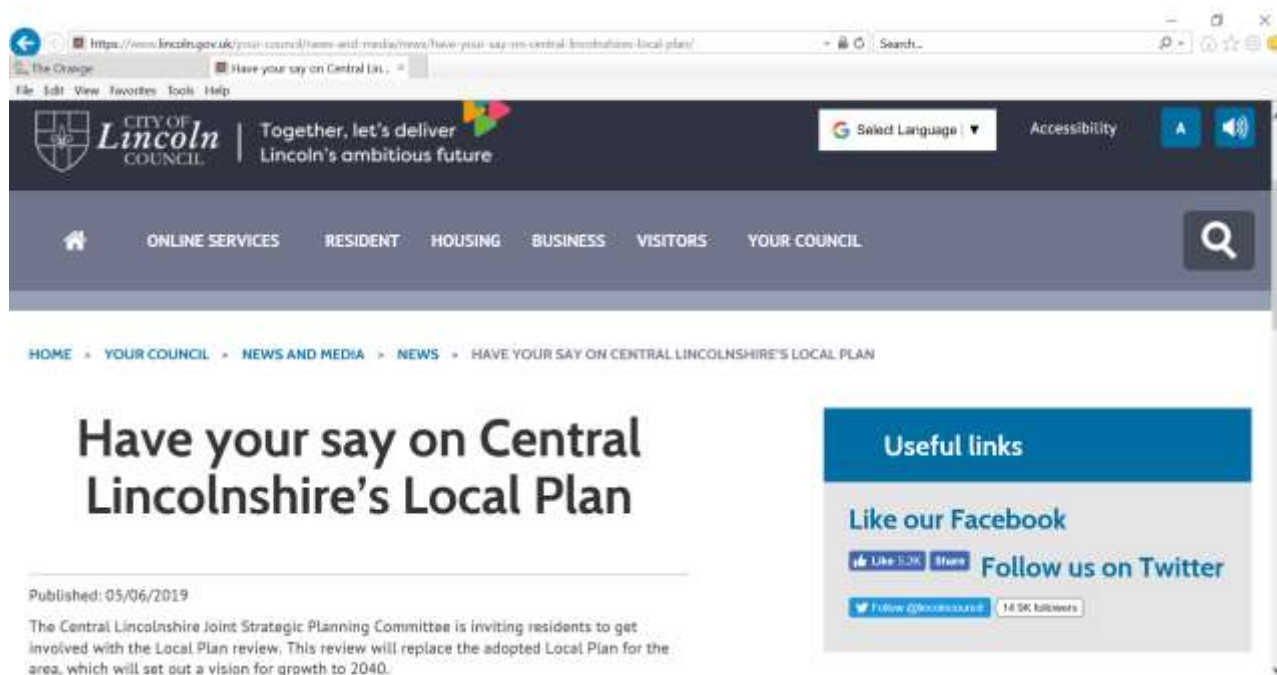


Central Lincolnshire LOCAL PLAN

The Central Lincolnshire Joint Strategic Planning Committee is inviting you to get involved with the Local Plan review.

Latest news

- > Feasibility fund offers businesses opportunity to invest and grow
- > Useful information to know for times of heavy rain in Lincolnshire
- > We will remember... stone for brave Victoria Cross soldier unveiled



This screenshot shows the City of Lincoln Council website. The header is dark blue with the council logo and tagline "Together, let's deliver Lincoln's ambitious future". Navigation links include ONLINE SERVICES, RESIDENT, HOUSING, BUSINESS, VISITORS, and YOUR COUNCIL. A search bar is on the right. The breadcrumb trail reads: HOME > YOUR COUNCIL > NEWS AND MEDIA > NEWS > HAVE YOUR SAY ON CENTRAL LINCOLNSHIRE'S LOCAL PLAN. The main heading is "Have your say on Central Lincolnshire's Local Plan". Below it, the date "Published: 05/06/2019" is shown. A paragraph states: "The Central Lincolnshire Joint Strategic Planning Committee is inviting residents to get involved with the Local Plan review. This review will replace the adopted Local Plan for the area, which will set out a vision for growth to 2040." To the right, a "Useful links" section contains social media links: "Like our Facebook" (with a "Like 5.2K" button) and "Follow us on Twitter" (with a "Follow @lincolncouncil" button and "14.5K followers").

CITY OF LINCOLN COUNCIL | Together, let's deliver Lincoln's ambitious future

ONLINE SERVICES RESIDENT HOUSING BUSINESS VISITORS YOUR COUNCIL

HOME > YOUR COUNCIL > NEWS AND MEDIA > NEWS > HAVE YOUR SAY ON CENTRAL LINCOLNSHIRE'S LOCAL PLAN

# Have your say on Central Lincolnshire's Local Plan

Published: 05/06/2019

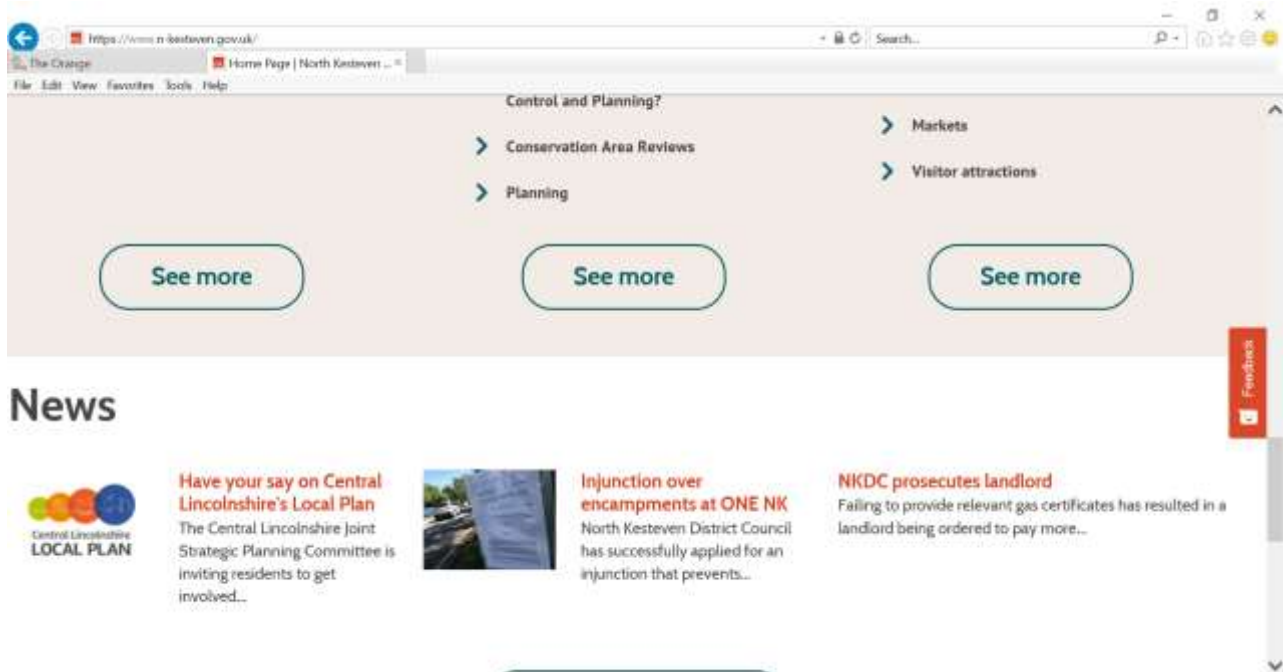
The Central Lincolnshire Joint Strategic Planning Committee is inviting residents to get involved with the Local Plan review. This review will replace the adopted Local Plan for the area, which will set out a vision for growth to 2040.

Useful links

Like our Facebook

Like 5.2K Follow us on Twitter

Follow @lincolncouncil 14.5K followers



## Appendix 3 – The Lincolnite article on the Issues and Options Consultation

15°

the LINCOLNITE

15°

DEVELOPMENT

LOCAL DEMOCRACY

# Councils set Central Lincolnshire new homes target of 1,300

 Daniel Jaines, Local Democracy Reporter

 July 3 at 2:05 PM



Central Lincolnshire's housing need has dropped by more than 400 a year according to the latest figures – but council bosses still want more built to promote economic growth.

The Central Lincolnshire Local Plan was adopted in 2017 and covers North Kesteven, West Lindsey and the City of Lincoln.

However, changes to Government policy have sparked a series of revisions which are currently out for consultation – due to close July 18.

According to the documents, recent Government guidance on calculating Central Lincolnshire's Housing need has seen it decrease from 1,540 dwellings a year, to 1,083.

However, those behind the plans want the target to range between that figure and an upper level of 1,300 houses.

They say the new "range" will allow the council to deliver more homes and regeneration, meet targets and provide more choice.

The documents state: "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."

The plan also asks for people's views on how the housing and potential growth will be distributed around towns and villages, as well as policies including employment land, town centres and high streets, tourism and environmental policies.

For instance, it suggests setting energy performance standards for new builds and support for schemes which make a positive contribution to tackling climate changes.

It also asks for comments on whether the future of RAF Scampton should be managed through the local plan and what the policy could seek to achieve for the site.

Once consultation closes, responses will be considered and further engagement will take place from February or March next year.

**[Click or tap here to see more about the consultation.](#)**

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