



North Kesteven
DISTRICT COUNCIL



Central Lincolnshire Housing Growth Delivery Plan

Positive Growth for an attractive, prosperous, sustainable and welcoming place

2024-2029

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1. Central Lincolnshire Housing Growth Delivery Plan 2024-2029

1.1 Introduction

The 2023 Central Lincolnshire Local Plan (CLLP) contains planning policies and allocations for the growth and regeneration of Central Lincolnshire over the next 20 years. At the core of the document is a vision and set of priorities for Central Lincolnshire.

The comprehensive vision sets out the aim for how Central Lincolnshire will be by 2040. In summary it will have undergone positive, sustainable growth, in order for it to continue to be an attractive, prosperous and welcoming place to live.

This sustainable growth covers housing, the economy and infrastructure, moving Central Lincolnshire toward net zero carbon, delivering a vibrant economy, and new infrastructure, (such as schools and health provision) that communities need. It will also be delivered in a way that protects and enhances our natural and historic environments.

This will ensure that Central Lincolnshire can accommodate the needs of an increasing and an ageing population, strengthen its economy and continuing to be vibrant and prosperous place, where all residents enjoy a great quality of life.

1.2 Purpose and Scope of the Housing Growth Delivery Plan (HGDP)

This document sets out how we intend to deliver the sustainable housing growth policies in the CLLP.

The CLLP identifies that Central Lincolnshire will grow by 29,150 more homes by 2040 and sets out policies for the spatial distribution of this growth across Central Lincolnshire. The delivery of additional housing is a key element of sustainable growth and the CLLP contains the housing objective: -

- “to ensure that housing stock meets the needs of the Central Lincolnshire area and appropriate infrastructure is provided to support sustainable communities “

and it also contains housing related strategic priorities for land use: -

- to facilitate the delivery in full of the homes and jobs identified as being needed in Central Lincolnshire.
- to deliver a balanced mix of tenure, types and sizes of new homes including affordable homes of a type and tenure which meets identified needs.

The delivery of housing is also strongly linked to, wider objectives in the CLLP which include: –

- Climate Change Effects and Energy- housing contributes to achieving net zero carbon through construction methods, energy efficiency and energy usage.
- Health and Wellbeing – reducing health inequalities and maximising health and wellbeing through the quality, affordability and security of housing and the wider quality of housing developments.
- Social Equality and Community- stimulating housing led regeneration of the most deprived areas and communities.

- Landscape and Townscape- protecting and enhancing the rich diversity of character of the area through appropriate housing design.
- Employment- creating access to high quality employment – by providing homes that the workforce needs and also through the jobs created across the breadth of the construction industry from housing development.

1.3 Content of the HGDP

The HGDP has five priorities: -

1. Support a carbon neutral future and address climate change.
2. Deliver sustainable housing growth.
3. Deliver affordable housing.
4. Deliver housing to meet a range of needs and circumstances.
5. Regeneration and making best use of the housing stock.

The following sections of the HGDP set out:

- The relationship between the HGDP priorities, objectives and the CLLP (Section 2.0)
- A summary of the national and local reasons why we have identified these housing priorities (Section 3.0)
- How we will deliver the priorities, including resources and working with our partners (Section 4.0)
- What we have achieved and what more we are going to do, in a high-level action plan (Section 5.0)

1.4 Who is the HGDP For?

The HGDP has been produced by the Central Lincolnshire authorities working in partnership. They are:

- City of Lincoln Council, North Kesteven and West Lindsey District Councils
- Lincolnshire County Council
- The Central Lincolnshire Local Plans Team

It is intended as a delivery framework for these authorities and our wider partners and stakeholders involved in the delivery of housing in Central Lincolnshire.

2. What we want to achieve

2.1 Our strategic housing priorities and how they relate to the CLLP.

The HGDP has 5 interrelated strategic housing priorities to deliver sustainable growth. The table below summarises how these HGDP priorities and objectives fit with the CLLP policies.

CLLP Vision: A prosperous, stronger and sustainable Central Lincolnshire		
CLLP Housing Objective: To ensure that the housing stock meets the housing needs of the Central Lincolnshire area		
HGDP Housing Priority	Housing Related CLLP Policies	Housing Delivery Plan Objectives to meet priority
1. Support a Carbon Neutral Future and Address Climate Change	S6 Design Principles for Efficient Buildings	1.1 Reduce the carbon impact of new developments.
	S7 Reducing Energy Consumption- residential buildings.	
	S9 Decentralised Energy Networks and Combined Heat and Power	1.2 Promote innovation high quality design and materials in new development
	S11 Embodied Carbon	1.3 Increase energy efficiency standards and sustainable use of resources
	S12 Water Efficiency and Sustainable Water Management	
	NS 18 Electric Vehicle Charging	
S20 Resilient and Adaptable Design		
2. Deliver Sustainable Housing Growth	S1 The Spatial Strategy and Settlement Hierarchy	2.1 Support the delivery of a planning policy framework to stimulate sustainable growth
	S2 Growth Levels and Distribution	2.2 Work collaboratively to deliver housing development in line with CLLP policies
	S3 Housing in the Lincoln Urban Area, Main Towns and Market Towns	
	S4 Housing Development in the County Side	2.3 Promote Central Lincolnshire as an area for sustainable growth
	S45 Strategic Infrastructure Requirements	2.4 Enable appropriate supporting infrastructure
	S68-S71 Sustainable Urban Extension Policies	
3. Deliver Affordable Housing	S22 Affordable Housing	3.1 Deliver more affordable housing

		3.2 Deliver more rural affordable housing
4. Deliver Housing to Meet a Range of Needs and Circumstances	S23 Meeting Accommodation Needs	4.1 Meet a variety of housing needs across Central Lincolnshire
	S24 Custom and Self Build Housing	4.2 Deliver housing options for older people
	S25 Subdivision and Multi Occupation of Dwellings within Lincoln	4.3 Deliver housing options to meet specific needs
	Policy S36: Lincoln's City Centre and Primary Shopping Area (in relation to residential developments)	4.4 Provision of Gypsy and Traveller sites to meet identified needs
	Policy S52: Universities and Colleges	4.5 Provision of Student Accommodation
	S83 Gypsy and Traveller and Travelling Show People Accommodation	4.6 Support the delivery of custom and self-build homes
5. Regeneration and Make Best Use of the Housing Stock	NS72 Lincoln Regeneration and Opportunity Areas	5.1 Bring Empty Homes back into use
	NS73 Gainsborough Riverside Regeneration Area	
	NS74 Sleaford Regeneration and Opportunity Areas	5.2 Investigate and pursue opportunities to deliver housing regeneration schemes where an identified need and funding opportunity.
	S75 RAF Scampton	

Underlying these priorities is the ongoing need to maintain a robust and up to date evidence base that informs the future housing needs and priorities for Central Lincolnshire.

3. Housing Delivery Plan Drivers: The Strategic Context

3.1 The Central Lincolnshire Local Plan Adopted 2023

The HGDP is supporting the delivery of the housing and related policies in the CLLP. The adoption of the CLLP in April 2023, by the Central Lincolnshire Joint Strategic Committee confirmed its status as the policy framework, for the delivery of sustainable growth.

The development of a Local Plan is highly regulated and informed by an extensive evidence base which shapes the housing and related policies within it. This evidence in turn informs the HGDP priorities and action planning. The evidence includes: -

- Housing Needs Assessment 2020 – sets out the information on overall housing need and the need for various types of housing from market development through to affordable housing.
- Climate Change/Environment Study— a study into the options for moving toward a carbon neutral future and setting out the recommendations for the housing standards that are in the CLLP.
- Whole Plan Viability 2019 – ensuring that the policy ‘ask’ of developers – i.e., planning obligations for affordable housing alongside other Section 106 are viable and deliverable.
- Gypsy and Traveller Needs Assessment 2020– setting out the need for gypsy and traveller provision.

3.2 Legislative and Policy Context

The housing and planning policy environment is never static and at the time of writing this HGDP update, a number of key legislative and policy changes have been implemented that will impact housing delivery going forward. These include: -

- **Levelling Up and Regeneration Act 2023** received royal assent in October 2023 and is a wide-ranging piece of legislation which sets out a framework for levelling up and introduces a range of devolution measures as well as planning reform. They include:
 - Changes to the planning system and local plan development
 - the introduction of an Infrastructure Levy
 - creating beautiful places and improving environmental outcomes
 - Regeneration and measures to encourage investment and development in towns and cities.
- **Devolution** discussions with Local Authorities are ongoing. An offer of a devolution deal for Greater Lincolnshire (Lincolnshire, North Lincolnshire and Northeast Lincolnshire council areas) is currently under consideration. Devolution offers identified funding and some more localised decision making via an elected Mayor. This could create opportunities for housing provision with dedicated funding to increase delivery.
- **Future Homes Standard** to be introduced in 2025 which will ensure that new homes produce less carbon emissions by 75/80% of emissions under current building regulations and be net zero carbon ready through lower carbon heating and high fabric standards.

- Introduction of **First Homes** by Written Ministerial Statement in May 2021 requires a minimum of 25% of any affordable housing secured by developer obligations to be First Homes. First Homes are the Government's preferred form of discounted market housing and are sold to eligible first-time buyers at a minimum of 30% discount on open market value. It is assumed that the delivery of this tenure of affordable homes will continue going forward.
- **Custom and Self Build** – Local Authorities have an obligation under the Custom and Housebuilding Act 2015 as amended to keep a register of those wishing to complete a custom or self-build home and to ensure there is a supply of plots available for applicants. Identified as an important element of tenure mix, under amendments to the NPPF in 2019 and 2021 the Local Authority is now required to include policy provision for CSB in the Local Plan.
- **Homes England Strategic Plan** - The Government's housing agency and provider of funding and enabling support for housing, affordable housing and regeneration produced its strategic plan in 2023, setting out its purpose, aim and objectives: -

“We drive regeneration and housing delivery to create high-quality homes and thriving places. This will support greater social justice, the levelling up of communities across England and the creation of places people are proud to call home.”

It contains 5 interconnected strategic objectives: -

- Support the creation of vibrant and successful places that people can be proud of, working with local leaders and other partners to deliver housing-led, mixed- use regeneration with a brownfield first approach.
- Build a housing and regeneration sector that works for everyone, driving diversification, partnership working, and innovation.
- Enable sustainable homes and places, maximising their positive contribution to the natural environment and minimising their environmental impact.
- Promote the creation of high-quality homes in well-designed places that reflect community priorities by taking an inclusive and long-term approach.
- Facilitate the creation of the homes people need, intervening where necessary, to ensure places have enough homes of the right type and tenure.

3.3 The Housing Market

The housing environment has become more challenging due to economic and political factors over the last couple of years and during 2023/24 there has been increased inflation, increased energy prices, increased materials costs and 'a cost of living crisis' contributing to a weakening of the housing market. Projections for the housing market going forward are variable.

- The Bank of England interest base rate is currently (February 2024) at its highest for 16 years, increasing from 1.75% in August 2022 to 5.25% in August 2023 and it has been and has been held at that level since.

- Predictions are that interest rates are likely to drop in 2024 but this is not a certainty and linked to overall inflation and the performance of the economy.
- Housing market predictions for 2024 are variable as house prices have fallen; the Nationwide Building Society calculate a 5.3% reduction nationally since August 2022.
- Whilst October 2023 saw the first increase in house prices by 1.1% in 6 months (Halifax Survey), predictions are that the market remains varied with a shortage of supply potentially strengthening prices but buyer demand remaining weak overall.
- The overall volume of house sales on a downward trajectory (210,360 sales quarter 1 2023 compared to 245,330 quarter 1 2022).

3.4 Local Context

Greater Lincolnshire Collaboration

Central Lincolnshire engages with the wider Greater Lincolnshire collaboration between local authorities, the Greater Lincolnshire Local Enterprise Partnership and Homes England to deliver 100,000 more homes by 2040, across Greater Lincolnshire.

Greater Lincolnshire is working in partnership, to secure funding for infrastructure through the development of a Strategic Infrastructure Delivery Framework document and to support housing growth and deliver the Greater Lincolnshire housing targets and has developed a housing delivery action plan around 5 priorities: -

- Enable and deliver more housing.
- Enable and deliver more affordable housing.
- Innovation, quality and a sense of place
- Enable and deliver more homes that meet a range of needs.
- Increase housing sector capacity and construction related skills.

These are complimentary with the HGDP priorities and create opportunities for efficiencies through collaborative working, as well as the potential to maximise delivery in Central Lincolnshire by presenting a coordinated and robust Greater Lincolnshire housing delivery pipeline. This will help to attract external funding to support housing and infrastructure delivery.

Greater Lincolnshire Strategic Infrastructure Delivery Framework (SIDF) 2023

The SIDF is a collaborative framework across all Local Authorities in Greater Lincolnshire, Rutland, the NHS and the Environment Agency. It supports strategic infrastructure which harnesses the productive capacity of key sectors, strengthens and future-proofs the regions connective assets, and underpins inclusive growth, in order to present opportunities for the area's businesses and residents.

The SIDF aims to support: –

- Inclusive, green economic growth
- Improved health outcomes and quality of life
- Access to higher skilled and better jobs for residents
- Accelerated net zero transition.
- Increased productivity and global competitiveness, and
- Increased R&D and innovation

Greater Lincolnshire Modern Methods of Construction Study 2023.

A key element of sustainable housing growth, is the requirement to address climate change, deliver resource and energy efficiency and ultimately achieve net zero carbon development.

Modern Methods of Construction is understood not only to have the potential to accelerate and increase overall housing delivery but has excellent climate change/net zero carbon contribution credentials. The study action plan recommends: -

- Working to elevate the construction sector and MMC from a position of support to a key priority with the Local Enterprise Partnership.
- Ensuring Local Plan policies support MMC.
- Developing a Greater Lincolnshire body with oversight of MMC delivery.
- Working with the Education and Skills sector organisations to increase Further Education and Higher Education courses on sustainable construction and MMC.
- Revising procurement frameworks to prioritise MMC where appropriate.
- Supporting delivery through land asset opportunities (both requiring MMC and subdividing larger sites to support SME builders), aggregating development pipeline opportunities.

Within the overall housing market context and housing policy context the delivery of MMC in the construction sector is extremely challenging at this time.

Central Lincolnshire Local Authority Housing Strategies

Each Central Lincolnshire partner housing authority has strategic housing objectives with similar and related priorities around increasing and improving the housing stock.

Significant progress is being made towards delivering new housing, improving existing homes and enhancing the lifestyles of residents within the districts.

The City of Lincoln Council's 2020-25 Housing Strategy seeks to deliver quality housing through three objectives: -

- Providing housing which meets the varied needs of our residents.
- Building sustainable communities.
- Improving housing standards for all.

The North Kesteven District Council Housing Delivery Plan produced in 2020 contains relevant priorities: -

- Planning for and enabling sustainable growth.
- Direct delivery of new homes – affordable and private rented
- Improving homes in the private sector, which includes empty homes.

The West Lindsey District Council Housing Strategy Refresh 2022 – 2024 builds on the previous Housing Strategy and sets out the challenges and opportunities facing West Lindsey in housing terms. It is based around the three key strategic themes of: -

- Driving housing growth to meet housing need.
- Improving homes and transforming places.
- A partnership approach to support choice, wellbeing and independence.

4. The Need for Sustainable Housing Growth in Central Lincolnshire

This section summarises the reasons for the strategic housing priorities identified in the HGDP.

4.1 Priority One: Support a Carbon Neutral Future

There is extensive evidence and international agreement of the negative effects we are having on the climate and the environment, and the Central Lincolnshire partner authorities are all working toward a carbon neutral future.

Chapter 14 of the National Planning Policy Framework is clear that planning should support the transition to a low carbon future and shape places to radically reduce greenhouse gas emissions, resource efficiency and low carbon and renewable energy. The delivery of a carbon neutral Central Lincolnshire is a key aim of the CLLP, and in relation to housing provision there are a number of policies which further this aim -

- Resource and energy efficiency and reducing energy consumption through efficient design, insulation and clean energy generation.
- Minimising carbon emissions and reducing embodied carbon in new buildings.

In addition, the research undertaken into the Challenge of Delivering Modern Methods of Construction (MMC) in Greater Lincolnshire in 2022, highlight the potential for MMC to not only increase delivery outputs and future proof construction but also the use of materials can reduce the carbon impact of development and embodied carbon.

Delivering this Priority: Challenges the HGDP needs to address.

- ***The Whole Plan Viability Assessment 2019 identifies that enhanced energy efficiency standards to address climate change are viable and deliverable in almost 99% of Central Lincolnshire, albeit with reduced affordable housing thresholds in lower value zones.***
- ***Balancing the need for higher energy efficiency standards with development viability, housing numbers and Infrastructure delivery may prove challenging depending on the overall housing market.***
- ***Supporting developers to deliver higher standards than have been achieved previously.***
- ***Delivering Modern Methods of Construction in a challenging market***

4.2 Priority Two: Deliver Sustainable Housing Growth

Alongside environment sustainability, it is fundamentally important both nationally and locally that the right homes are provided in the right place. Also, that homes are accessible and affordable to a range of needs and circumstances. Central Lincolnshire is seeking to deliver more housing to meet identified needs and also support economic growth and prosperity in line with the findings of

the Housing Needs Assessment 2020. Equally for growth to be sustainable it must be supported with the appropriate levels of infrastructure.

Delivering this Priority: Challenges the HGDP needs to address.

- ***Facilitating the delivery of 29,150 dwellings over the CLLP period (2018-2040) equating to 1325 more homes per annum.***
- ***Sustaining levels of delivery by stakeholders and attracting more developers to Central Lincolnshire to deliver the housing needed.***
- ***Ensuring delivery of housing and infrastructure within an overall viability framework.***

4.3 Priority Three: Deliver more affordable housing.

To ensure housing is accessible and affordable to all, significant focus is needed to deliver more affordable housing to meet identified needs.

Delivering this Priority: Challenges the HGDP needs to address.

- ***The Housing Needs Assessment (April 2020) identifies a need for 12,439 more affordable homes by 2040 across Central Lincolnshire. This equates to an annual need of 592 more affordable homes.***
- ***The Whole Plan Viability Assessment identifies deliverable levels of affordable housing developer obligations across various value zones ranging from 10%-25% of eligible private developments and this alone will not meet affordable housing need.***
- ***Other mechanisms for delivery of affordable housing alongside planning obligations are vital and include:***
 - ***Working with partners to secure the necessary level of external grant funding or other forms of subsidy to deliver affordable housing.***
 - ***Maintaining council house new build programmes in City of Lincoln and North Kesteven.***
 - ***Securing land for affordable housing at prices which will allow delivery.***
 - ***Maintaining ongoing delivery partner engagement in Central Lincolnshire.***
 - ***Delivering affordable housing where needed in rural settlements where opportunities are more limited, and costs can be greater.***

4.4 Priority Four: Deliver Housing to meet a range of needs.

An important element of sustainable growth is to ensure that housing provision meets a range of diverse needs. This diversity of need arises from the differing needs and demands of individuals and households. It includes specific needs arising from age, physical disability, mental health and

learning difficulties. More widely household composition and size, population trends and varying household incomes.

Delivering this Priority: Challenges the HGDP needs to address.

- ***Different housing types and sizes are required to meet the range of needs.***

- ***Additional costs associated with specific types of dwellings and implications for development viability.***
- ***Specific /bespoke housing schemes may be perceived as high-cost high risk by the development industry.***
- ***Need for multi-agency partnership engagement to deliver housing, care and support.***
- ***Need to secure external funding for the delivery of affordable supported accommodation.***
- ***Maintaining an appropriate evidence base for a range of client groups with specific needs.***
- ***Maintaining the provision of land opportunities and plots to address custom and self-build needs.***
- ***Meeting the need for 32 additional pitches for Gypsy and Travellers by 2040 identified in the 2020 Assessment.***

4.5 Priority Five: Regeneration and making best use of housing stock.

With a significant need for more homes across Central Lincolnshire it is important that all existing homes are used to their best potential and bringing empty homes back into use will maximise the overall housing supply.

The government's Levelling Up agenda has brought a new focus on the need for wider regeneration and renewal of communities in order to address long-standing problems. Taking a place-based approach allows resources to be directed towards supporting the ambitions of local leaders and achieve positive outcomes for communities.

Delivering this Priority: Challenges the HGDP needs to address.

- ***Significant resourcing requirements for large scale regeneration projects***
- ***Overall timescales involved in regeneration and alignment with funding sources and funding availability.***
- ***Complexity and costs associated with bringing empty homes back into use.***

5. Delivering the Housing Priorities: Resources, Partners & Stakeholders

5.1 Introduction

The Central Lincolnshire authorities are working in partnership to deliver sustainable growth and recognises delivery needs the support of a range of stakeholders and partners. The ongoing resourcing, input and support from this wide range of partners and stakeholders is essential to bring forward housing delivery and supporting infrastructure.

5.2 Central Lincolnshire Local Authorities

Local Authorities have limited resources, but Central Lincolnshire is currently exploring all opportunities to deliver more housing and infrastructure. These opportunities include:

- Use of Council's own resources –utilising surplus land assets for the delivery of more housing
- Council House/Housing Revenue Account build programmes to deliver more Council Housing in North Kesteven and City of Lincoln Councils.
- Building on the previous successful Housing Zones status of Gainsborough, WLDC is continuing work to stimulate private sector development in defined locations.
- Housing Companies – Lafford Homes has been set up by North Kesteven as a housing company to build market rented housing. The Council is also exploring the potential to set up a company to deliver more market housing alongside its Council House build programme.
- Ongoing enabling and supporting of delivery by the private sector, working collaboratively and positively with developers and Registered Providers and other partners.
- Working collaboratively to identify and highlight the infrastructure that is being delivered and the infrastructure that is needed across Greater Lincolnshire and producing a Strategic Infrastructure Delivery Framework document to lobby and inform bidding for funding opportunities.

5.3 Key Delivery Partners

The Central Lincolnshire Local Authorities will work in partnership with partners and stakeholders which include public and private sector organisations:

- Greater Lincolnshire Local Enterprise Partnership (GLLEP) – has been a key partner across the Central Lincolnshire and the wider area as the public, private sector partnership working to improve the economy and prosperity of the area. At the time of writing this update to the HGDP Central Government has signalled its intention to cease core funding of the LEPs from April 2024 and to transfer functions to mayoral, combined or upper tier local authorities. We will continue to work closely with GLLEP until then and with its successor going forward.
- Homes England – the homes and regeneration agency; the public organisation responsible for promoting and funding the delivery of infrastructure, additional housing and affordable housing provision and increasing land availability through expertise, enabling support, financing and grant funding.

- Homes England are a critical partner in Central Lincolnshire achieving sustainable housing growth and climate change objectives.
- Registered Providers – Specialist affordable housing providers who build, own and manage affordable housing and who are able to secure Homes England grant funding and subsidise affordable housing delivery from their own resources.
- Private Developers and Agents – who are the principal deliverer of market led housing developments.
- Parish Councils – as representatives of local communities with local knowledge and expertise.
- Local communities – who will have views and opinions on housing delivery in their localities and who may formalise their views in Neighbourhood Plans, which formally articulate how they would like to see their communities grow.

6. Delivery Action Plan

6.1 Delivery to Date

Since the publication of the 2019 HGDP extensive progress has been made across the objectives in the action plan.

This includes.

- Adoption of the Central Lincolnshire Local Plan
- Maintaining the 5-year land supply and delivering housing and affordable housing across Central Lincolnshire
- Progression of the Sustainable Urban Extensions at varying stages with planning applications submitted, permitted and construction on site.
- Produced a new Planning Obligations Supplementary Planning Document
- Securing Section 106 planning obligations including affordable housing and funding contributions for infrastructure provision
- Affordable housing delivery by Registered Provider partners and local authorities as direct providers
- Empty homes brought back into use.
- Development of market rented accommodation.

6.2 High Level Action Plan

The action plan below sets out the work programme for the next 5 years of the housing delivery plan against our strategic objectives. Whilst actions are presented against specific objectives and priorities it is recognised, they are interlinked, and the actions will contribute to the delivery of more than one objective in many cases.

The actions will be undertaken by each constituent local authority within the Central Lincolnshire partnership, working collaboratively in partnership and also working individually as appropriate. The delivery of the action plan is also reliant on working with the wider range of stakeholders and partners identified in this document and more.

The Central Lincolnshire Housing Delivery Plan Working Group with representation from each Central Lincolnshire Authority will have oversight of the delivery plan and drive forward the actions identified within it.

Housing Priority 1	Housing Objective to meet priority	Actions to deliver objective	
Support a carbon neutral future and address climate change	1.1 Reduce the carbon impact of new developments.	1.1.1	Work with developers to publicise /raise awareness of the climate policies in the plan
		1.1.2	Explore Modern Methods of Construction and Off-Site Manufacture opportunities and consider the potential for a pilot scheme, aggregated pipelines potentially in partnership with Greater Lincolnshire to secure necessary economies of scale.
		1.1.3	Work with partners to enable delivery of the Carbon offsetting scheme.
	1.2 Promote innovation, high quality design and materials in new developments	1.2.1	Utilise and develop urban design skills to assess large site layouts and masterplans.
	1.3 Increase energy efficiency standards and sustainable use of resources	1.3.1	Develop Council housing to higher energy efficiency standards where viable to do so.
		1.3.2	Implement actions in the Greater Lincolnshire MMC study to increase MMC delivery.
Housing Priority 2	Housing Objective to meet priority	Actions to deliver objective	
Deliver Sustainable Housing Growth	2.1 Support the delivery of a planning policy framework to stimulate sustainable growth	2.1.1	Work with partners across Central Lincolnshire to contribute to the delivery of the CLLP and policies
		2.1.2	Monitor delivery of housing related CLLP policies to ensure their continued effectiveness through this group /
	2.2 Work collaboratively to deliver housing development in line with CLLP policies	2.2.3	Build and maintain relationships with landowners, developers and site promoters to bring forward development opportunities, allocated sites and extant permissions as and work collaboratively to progress planning applications through to onsite delivery, through ongoing dialogue, engagement and use of developer and agent forums as appropriate.
		2.2.4	Facilitating the delivery of sustainable urban extensions to Lincoln, Sleaford and Gainsborough through partnership working, understanding and unblocking barriers and exploring funding opportunities to accelerate construction.
		2.2.5	Investigate financing and funding opportunities with relevant organisations and

			bodies such as Homes England for the provision of infrastructure to support the delivery of market housing.
		2.2.6	Monitor Government housing initiatives and assess opportunities to implement them to accelerate housing delivery
		2.2.7	Support community initiatives to increase housing delivery by assisting groups to explore funding and land opportunities
	2.3 Promote Central Lincolnshire as an area for sustainable growth	2.3.1	Ongoing liaison and information sharing with developers and agents to bring forward appropriate development including using existing development forums to highlight policy development and publicise/explore funding opportunities.
		2.3.2	Engage with Greater Lincolnshire over complimentary marketing material which identifies and promotes the benefits of Central Lincolnshire alongside Greater Lincolnshire promotion to a wider audience of developers.
	2.4 Enable appropriate supporting infrastructure	2.4.1	Secure Community Infrastructure Levy contributions in line with the approved Charging Schedules for North Kesteven, City of Lincoln and West Lindsey Councils.
		2.4.2	Support the development and implementation of the Strategic Infrastructure Delivery Framework to maximise opportunities for funding to support development projects
		2.4.3	Engage with the GLLEP and Homes England and other Government agencies for the provision of funding for infrastructure projects.
		2.4.4	Work with planning colleagues to secure viable planning obligations by ongoing negotiation of planning conditions (e.g., Section 106) and viability assessments to maximise viable contributions to supporting infrastructure.
	Housing Priority 3	Housing Objective to meet priority	Actions to deliver objective
Deliver Affordable Housing	3.1 Deliver more affordable housing	3.1.1	Work with Homes England and the GLLEP to identify funding opportunities including Affordable Homes Programme for the delivery of more affordable housing to meet needs including social and affordable rent, shared ownership, discount market, rent to buy and First Homes
		3.1.2	Continue the use of Local Authority assets (e.g., land, commuted sum money) to maximise housing delivery including affordable housing.
		3.1.3	Deliver Council house new build programmes in North Kesteven and City of

			Lincoln and continue to explore opportunities to increase delivery.
		3.1.4	Investigate and consider other assets and wider approaches that Local Authorities could use to stimulate delivery of affordable housing (and market housing).
		3.1.5	Work with planning colleagues to maximise viable planning obligations by ongoing negotiation of planning conditions (e.g., Section 106) and undertake viability assessments to maximise viable contributions to affordable housing.
	3.1.6	Maintain ongoing partnerships and explore other opportunities with Registered Providers to maximise delivery of affordable housing and other tenures.	
	3.2 Deliver more rural affordable housing	3.2.1	Investigate funding opportunities for rural housing /community led housing facilitation and enabling including assessing made neighbourhood plan housing policies.
		3.2.2	Work with partners, landowners and developers to promote and deliver rural affordable housing, including securing land and funding opportunities.
Housing Priority 4	Housing Objective to meet priority	Actions to deliver objective	
Deliver housing to meet range of needs and circumstances	4.1 Meet a variety of housing needs across Central Lincolnshire	4.1.1	Influence developers to ensure the provision of an appropriate mix of tenures and housing types for a range of incomes and household sizes, in line with CLLP policy requirements and emerging evidence.
		4.1.2	Maintain liaison with the GLLEP and large employers regarding housing plans / requirements.
		4.1.3	Ongoing liaison with the MOD about their growth and rationalisation plans to understand implications and ensure that housing requirements can be met.
		4.1.4	Support delivery of more homelessness move on and temporary accommodation
	4.2 Deliver housing options for older people	4.2.1	Encourage market to provide older persons accommodation as part of market housing developments to meet evidenced need for housing
		4.2.2	Engage with developers, Lincolnshire County Council and specialist older persons housing providers to deliver a range of older persons market and affordable housing schemes.
		4.2.3	Work with delivery partners to increase older persons housing with care in Central Lincolnshire.

		4.2.4	Ensure opportunities to provide older persons affordable housing (such as shared ownership for the elderly) in line with identified needs when negotiating Section 106/ Planning obligations.
	4.3 Deliver housing options to meet specific needs	4.3.1	Work with partners to understand the needs of specific service user groups (e.g., learning disabilities, physical disabilities, mental health).
		4.3.2	Work with providers to deliver housing in line with the Health and Wellbeing Board, Joint Strategic Needs Assessment and the emerging Supported Housing Strategy.
	4.4 Provision of Gypsy and Traveller sites to meet identified need	4.4.1	Work with partners to deliver appropriate provision to meet the identified need for pitches.
		4.4.2	Maintain an evidence base on the supply and demand for pitches.
	4.5 Provision of Student Accommodation	4.5.1	Work with providers to deliver more student accommodation to meet demand.
	4.6 Support delivery of Custom and self-build	4.6.1	Promote raise awareness of each Council's custom and self-build registers and explore ways to increase delivery of Custom and self-build,
4.7 Provision of accommodation for migrants	4.7.1	Ensuring Central Lincs is aware of the need for properties available for resettlement and understand the impact this will have on the housing opportunities along with responding to funding sources available for this cohort.	
Housing Priority 5	Housing Objective to meet priority	Actions to deliver objective	
Regeneration and best use of the housing stock	5.1 Bring Empty Homes back into use	5.1.1	Explore funding opportunities to do bring empty homes back into use
		5.1.2	Provide advice, information and signposting services for empty property owners.
		5.1.3	Share best practice in the approach to empty homes across departments and undertake enforcement action as necessary.
		5.1.4	Work with community groups to identify problematic empties for targeted action.

	5.2 Investigate and pursue opportunities to deliver housing regeneration	5.2.1	Work with partners to identify accommodation / stock that requires upgrade or regeneration opportunities.
		5.2.2	Understand current opportunities being undertaken for regeneration through Levelling up, towns fund etc.
		5.2.3	Work with Homes England to understand regeneration parameters and availability of funding