

## The Growth Agenda and Development of the Local Plan

### **In recognition of the country's growing population there is a 'national growth agenda'.**

Government set out this position with the publication of the National Planning Policy Framework (NPPF) document which promotes sustainable growth.

Local Authorities are obligated to develop their Local Plans in accordance with its principles. In summary they are obligated to plan for:

- Homes and jobs to meet objectively-assessed need
- Have a minimum five-year land supply of developable land to build enough homes to meet the total homes needed in that period.

## The Local Plan – What is it?

**All Local Authorities are required to produce a Local Plan with information including the location of new homes, businesses, local services and transport as well as protecting heritage, open space and the countryside.**

All planning applications in the City of Lincoln, North Kesteven and West Lindsey will be determined against it.

Without an up-to-date and adopted Local Plan, or if an existing Local Plan is not in conformity with the NPPF planning applications are determined against the principles in the NPPF

## What area does it cover?

**The Central Lincolnshire Local Plan will cover all of North Kesteven District as well as the city of Lincoln and West Lindsey District – a total of 820 square miles (roughly the size of the whole of the county of Nottinghamshire).**

## Who will produce the Local Plan document?

**The Central Lincolnshire Joint Strategic Planning Committee partner councils of the City of Lincoln, North Kesteven, West Lindsey and Lincolnshire County.**

## When will it be produced?

**Between now and the end of 2016.**

## How and when will the document be adopted?

**The Local Plan has to be examined by an independently appointed inspector.** Key dates are:

- Submission to the Planning Inspectorate in Spring 2016
- Examination in Public in Summer 2016
- Adoption by the end of 2016.

## What will be in the Local Plan?

**A Joint Planning Vision for Central Lincolnshire. It will be a short, readable Plan which will tell the 'story' of what the policies within the Plan are trying to achieve.**

It will contain policies that are particularly important or sensitive to Central Lincolnshire. For example, it might contain policies on renewable energy, landscape, heritage and student housing.

These policies will be based on the evidence that is being collected at the moment and what is of great importance to communities in the area.

There will be chapters on:

- Sustainable Growth – how much growth there could be; where it will broadly be and which settlements are sustainable.
- Meeting people's essential needs – such as affordable, warm and adaptable homes; what schools, roads, health facilities and open space are required and at what stage of the development.

- Quality – to ensure that the communities of tomorrow will be something to be proud of; welcomed and desired by all and adapt to changing conditions. This also includes protecting the very things that make our area special, such as heritage, biodiversity and countryside.
- Enabling local communities to prepare their own local planning policies – Neighbourhood Plans.
- Allocation of sites and ensuring that they are deliverable. These will be highlighted on a map and where necessary, any policy requirements to ensure successful delivery such as what community facilities are needed and when.

## How much development and where will go?

**The objectively-assessed need and level of development we will need to deliver is currently being assessed by specialists and will be presented in a Strategic Housing Market Assessment (SHMA) by March 2015.**

This date reflects that fact that a number of population and household projections will be released during the summer/autumn by Government which are needed to inform the SHMA.

The Strategic Housing Market Assessment will:

- Assess the full extent of housing need for all tenures
- Identify the characteristics of housing markets ( what is being bought, sold and rented, by whom, how affordable it is and where they are working )
- Identify the mix of homes and where they should be provided, including market housing, affordable housing and homes for specific groups, such as older people, students etc.

The timescale for the delivery of the SHMA is:

- Interim findings by August 2014
- Formal consultation on the SHMA Oct–Nov 2014
- Report completed Feb/March 2015.

## Distribution of growth

**Subject to Sustainability Appraisals, the distribution of growth is likely to be focussed around our major settlements where infrastructure is better or could be made better.**

Limited growth will be identified for our smaller, more sustainable settlements.

If a small settlement wants greater growth, then the community can promote this by developing a Neighbourhood Plan.

## Allocation of sites

**The Plan will contain the allocation of sites for homes, businesses, local facilities and transport.**

It is likely that sites, once assessed as suitable, will be allocated in the plan for 25 homes or more.

Other policies in the Local Plan which will help determine planning applications below the threshold of 25 homes or 0.5 hectare sites.

This will include a settlement hierarchy, which is likely to say what level of growth/ site size is appropriate within named communities.

## Criteria-based allocations rather than settlement boundaries

**Part of the consultation process will include the proposal to move to a criteria-based allocation process rather than defined settlement boundaries.**

This would be less rigid in terms of where development could potentially take place, for example a village may prefer some development on the edge of the settlement rather than losing green space within the settlement curtilage.

However, using criteria-based policies which includes assessing the sustainability and appropriateness of any development, in relation to the type of settlement, would still provide a strong development management framework.

Delivering the necessary supporting infrastructure

**An Infrastructure Delivery Plan is being prepared alongside the Local Plan. This will identify and prioritise the infrastructure that will be delivered.** This includes:

- Affordable homes
- High quality open space and leisure facilities
- New schools
- Health facilities
- New road infrastructure, etc.

It is important to note that not all identified infrastructure can be afforded and provided, so the prioritisation process is vitally important, as will be ongoing joint working with Parish Councils and communities over the use of Community Infrastructure Levy funding.

When can you comment on the Local Plan development?

**The Local Plan has to go through three formal consultation periods where anyone can comment on it.**

Only at these times can comments be accepted, formally responded to and published.

These are scheduled to be in:

- Oct/ Nov 2014 The Draft Plan – main principles including settlement growth and strategic priorities
- Summer 2015 The Draft Plan – more detail including site allocations
- January /February 2016 Final Draft – pre-submission plan

Comments from each of these three stages cannot be carried forward from one formal consultation to the next. At each stage you must make your comments again if you consider they have not been addressed.

Any comments on the Core Strategy, can only be used to inform the scope of the Local Plan.

Other Information / Consultation

**In addition to the formal consultation process set out above, the Central Lincolnshire Core Local Plans Team is providing information on the development of the Local Plan.**

This can be found at:

- [www.central-lincs.org.uk](http://www.central-lincs.org.uk)
- [www.twitter.com/talkplanning](https://www.twitter.com/talkplanning)
- [www.facebook.com/centrallincolnshire](https://www.facebook.com/centrallincolnshire)
- [Talkplanning@central-lincs.org.uk](mailto:Talkplanning@central-lincs.org.uk)

Also, North Kesteven District Council officers will be attending Parish Council cluster meetings during 2014 to discuss growth and the development of the Local Plan.

For more information contact: Stephen Priestley Housing Strategy and Growth Manager, NKDC

- Call 01529 308295
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# Central Lincolnshire Growth Agenda and Local Plan Information Sheet



A short briefing note for North Kesteven communities about sustainable growth in Central Lincolnshire and the development of the Central Lincolnshire Local Plan

Reasons for Growth

**Growth builds new housing, opportunities for work and places to spend our leisure time; it helps to bring change and it also helps to keep the places we love and cherish alive – such as our village shops, post offices, pubs and schools.**

It also helps to deliver the things we need to keep our communities flourishing and functioning well, such as new roads, sewerage system upgrades, public transport and healthcare.

Growth has built what we enjoy about where we live today – it built your house, keeps your corner shop open, supports the survival of businesses and broadens our educational, professional, cultural and recreational outlook.

We are all part of that growth simply by getting older, moving around from place to place, having children and welcoming grandchildren into the world.

It is inevitable, it is happening now and needs to be responded to.

**There are a number of reasons why Central Lincolnshire and North Kesteven are growing.** In summary these are:

**Population changes**

- Ageing population – more people are living longer and stay in their own homes for longer
- Increasing population due to an increase in the birth rate
- Migration into Lincolnshire – the vast majority (77% between 2002 and 2012) from other parts of the UK.

**More homes are needed**

- To accommodate the increase in population
- To accommodate the change in household size – more single people living on their own (older, divorced) – households are smaller now
- Under-occupation of existing homes
- Balance of homes needed for families, older people, military personnel, students, young

people, people moving here to work – therefore a range is required.

**Jobs and Businesses**

- Employers in the area say that more growth is needed to:
- Stimulate interest and investment in Central Lincolnshire by a range of businesses
- Improve prosperity of existing businesses and services
- Stimulate other services such as retail and leisure to locate here
- Provide homes, facilities and the quality of life expected to attract highly skilled managers/ workforce to the area
- Provide jobs to retain/attract young people to the area.

Central Lincolnshire 2011  
**LOCAL PLAN** 2036



Central Lincolnshire 2011  
**LOCAL PLAN** 2036

