

North Lincolnshire Local Development Framework

Housing & Employment Land Allocations DPD – Revised Submission Draft 2014

Examination – Response to Inspector’s Preliminary Questions.

- 1) **Can the Council please indicate how it presently intends to address the provision of sites for Gypsies, Travellers and Travelling Showpeople in North Lincolnshire, following the publication of the Additional Site Paper in 2008 and the adoption of the Core Strategy in June 2011? If it is still the intention to proceed with bringing forward site allocations in the General Policies DPD, may I please have a position statement on the preparation of that document?**

North Lincolnshire Council previously intended to bring forward the allocation of sites for Gypsies, Travellers and Travelling Showpeople through the Housing and Employment Land Allocations Development Plan Document (HELADPD) and consulted on sites on a number of occasions, including the Additional Sites Paper in 2008. However at the Examination in Public for the LDF Core Strategy in early 2011, the formal process for the allocation of sites was discussed in detail and the outcome was that due to changes in national planning guidance on the subject that were occurring at that time, sites for Gypsies and Travellers should be allocated through the emerging General Policies Development Plan Document. This was then confirmed in the Inspectors Report.

It is still the Council’s intention to address the provision of sites for Gypsies, Travellers and Travelling Showpeople through the General Policies DPD. A provisional timetable is set out in the Local Development Scheme (April 2014). The DPD is currently scheduled for pre-submission consultation (Regulation 18) in September/October 2014, however it is likely that this will be delayed by two / three months due to the progression of the HELADPD Examination in Public and the Lincolnshire Lakes Area Action Plan (LLAAP) submission.

- 2) **Natural England raise concerns regarding Allocation SHBE-1 (South Humber Bank). May I have the Council’s comments and proposed responses to the points raised by Natural England (as set out in a letter dated 6 June, 2014)?**

The Council intends to write a Statement of Common Ground (SoCG) document to answer the concerns of Natural England (NE), Royal Society for the Protection of Birds (RSPB) and the Lincolnshire Trust for Wildlife (LTW) in relation to their comments on Allocation SHBE-1 (South Humber Bank). This statement is in draft format and has been sent out to the nature conservation organisations. This statement will contain reasons for proposed change and reasons where no change is considered appropriate. All concerns will be addressed, particularly NE’s concern about the introduction to Policy SHBE-1, the third bullet point of Policy SHBE-1, the question of partial re-screening under the HRA, the position of the SHB Mitigation Strategy and notation of current agreed waterbird mitigation sites on Inset 57. Once the draft SoCG is sent out the Council will assess whether a meeting with the nature conservation bodies will be necessary (this will depend on their response). E-mails have already been sent to NE (RSPB and LWT copied in) to suggest that the Council’s response may negate the need for a meeting but this point will be determined after the draft SCG is sent.

- 3) **Many representations state that the Council’s Housing Strategy is overreliant upon the Lincolnshire Lakes proposal (which is the subject of a separate Area Action Plan). To enable me to understand the effectiveness of Policy H1 (Phasing of Housing Land) and the accompanying Housing Delivery Framework (at Appendix 2), can the Council please provide me with the following information :-**

- i) **the latest available Housing Trajectory identifying projected housing completions on an annual basis from 2014 through to 2026 at all sites within the Council’s area – including the Lincolnshire Lakes scheme. (Where the sites identified fall within the scope of this DPD, can the appropriate Allocation reference no. be provided to aid cross-reference). This should also include sites identified in the DPD as Committed Sites, for example at paragraphs 3.159, 3.291 and 3.305, and other unspecified sites mentioned elsewhere in the DPD, for example at paragraph 3.307, which have planning permission or are under construction;**

A copy of the latest housing trajectory has been attached to this response in the form of an MS Excel spreadsheet. This trajectory states the site names and allocation references given in the Housing and Employment Land Allocations DPD to aid cross reference. It also states if the site is committed alongside a Planning Application reference where applicable and if a site is currently a local plan allocation with its reference number. It also states the projected housing completions on an annual basis for each site.

- ii) **a position statement on current progress with the preparation of the Lincolnshire Lakes AAP;**

Work is currently ongoing to finalise the Submission Draft version of the Lincolnshire Lakes AAP and its associated evidence base ahead of releasing publicly to allow representations to be made on its soundness. It is expected that the submission consultation period will commence in early October 2014.

It is anticipated that the Area Action Plan will be submitted to the Secretary of State for independent examination by the end of 2014, with public examination in early 2015.

iii) a position statement on the Council's progress with the assessment and determination of the two planning applications that have been submitted for the Lincolnshire Lakes scheme;

There are four planning applications that have been submitted to North Lincolnshire Council in relation to the Lincolnshire Lakes. The four Lincolnshire Lakes planning applications (ref: PA/2013/1000 - 1003) submitted by Lucent were validated on 19.08.13 and fall within the Planning Performance Agreement (PPA) which required determination of the applications at the earlier of either:

- 1) the date of adoption by the Council of the AAP; or
- 2) 30th June 2014.

An extension to the PPA has now been agreed. The applications have been amended following discussions between the LPA and applicants so that they align more closely to the forthcoming Action Area Plan (AAP). The applications are likely to be presented at the October 22nd 2014 Planning Committee.

4) The Housing Delivery Framework (Appendix 2, p172) identifies the dwelling capacity at Lincolnshire Lakes as being 5,000 dwellings up to 2026. Is the additional 1,000 dwellings (i.e. up to 6,000, c.f. paragraph 3.37) at Lincolnshire Lakes intended to be provided post-2026? If so, please indicate how the proposed overall housing supply pre-2026 differs, in any way, from the data contained in the adopted Core Strategy at CS7 and CS8?

As stated in Policy CS8 Spatial Distribution of Housing Sites 6,000 dwellings were to be provided in the Lincolnshire Lakes area through the Area Action Plan. In Appendix 2: The Housing Delivery Framework it states 5,000 dwellings will be provided up to 2026. Paragraph 3.37 states in the Core Strategy policy that 6,000 houses will be provided within the Lincolnshire Lakes area and that it is to be delivered through the development of a specific Area Action Plan which is currently been put together. Therefore 1,000 dwellings will now be provided in the Lincolnshire Lakes area post 2026. This is due to slower housing delivery rates than anticipated in the Core Strategy (due to the national economic downturn), and delays with the Housing and Employment Land Allocations Development Plan Document and the Lincolnshire Lakes Area Action Plan.

At the Core Strategy Examination in Public it was agreed and stated in Policy CS7 that in order to provide flexibility in the delivery of housing that the Council would allocate contingency sites through the Housing and Employment land Allocations DPD to deliver 1,300 additional dwellings within the Scunthorpe Urban Area. In order to cover this shortfall contingency sites have been allocated in case of any under delivery. Policy CS7 also states if over any continuous three year period the net additional housing requirement varies by more than 20% the allocated contingency sites will be brought forward.

Contingency sites SCUH-C2, SCUH-C5 and SCUH-C7 identified in the HELADPD will be brought forward as the Lincolnshire Lakes Project will not deliver the projected 6,000 dwellings as stated in Core Strategy Policy CS7 before 2026 as anticipated therefore the need for the contingency sites to be brought forward was required.

5) Can the Council please provide a statement, which amplifies the information at paragraphs 3.163/3.164 of the DPD, on the policy mechanisms that will be applied to determine the release of the Contingency Sites SCUH-C1-SCUH-C9? For example, I note that some of the Contingency Sites, e.g. SCUH-C5, are shown in the Housing Delivery Framework as being phased for delivery to commence in Phase 1 (2014-19). In the case of such sites, does the "continuous three year period" referred to in paragraph 3.164 mean, for example 2014-2016, or any preceding years before 2014?

Policy CS7 states that to provide flexibility in the delivery of housing the Council will allocate contingency sites through the Housing and Employment Land Allocations Development Plan Document to deliver 1,300 additional dwellings within the Scunthorpe Urban Area. The contingency sites will be brought forward if; over any continuous three year period the net additional housing requirement varies by more than 20%.

The Core Strategy identifies a requirement of 12,063 dwellings (at a rate of 754 dwellings per year) to be delivered during the plan period between 2010 and 2026. Adjustments were made to reflect the level of housing that has already been delivered within this period when allocating housing sites in the DPD. Therefore the continuous three

year period runs from 2010 as this was the start and remainder of the plan period when the overall housing requirement for North Lincolnshire was set in the North Lincolnshire Core Strategy.

Housing completions as of 2010 in North Lincolnshire were:-

2010/11 = 457 dwellings completed

2011/12 = 399 dwellings completed

2012/13 = 326 dwellings completed

2013/14 = 379 dwellings completed

Due to under delivery over previous years due to the slow housing market and recession and the Lincolnshire Lakes housing delivery projected beyond 2026 contingency sites had to be brought forward within the plan period to cover the shortfall. These sites are SCUH-C2 Brumby Resource Centre, SCUH-C5 Hebden Road and SCUH-C7 Land at the former South Leys School. The principal focus and first priority for housing is previously developed land and buildings within the development limits of Scunthorpe. The contingency sites brought forward in Phase 1 were the ones deemed most sustainable and deliverable due to the sites been available now, suitable sites for housing and there being a reasonable prospect that housing will be delivered on the site as projected; making the site achievable. The remaining contingency sites will be brought forward if needed to cover any shortfall. Some of the contingency sites are currently in use for other uses therefore these sites are identified later in the plan period.

6) Can the Council provide a position statement on the Highways Agency's proposed A160/A180 Improvement Scheme, and the current intended timetable for its construction?

The A160/A180 scheme is currently going through the National Infrastructure Directorate (NID) process for Nationally Significant Infrastructure Projects. The examination is ongoing. It is expected that construction should begin in April 2015 and take approximately 18 months. Details can be found on the [Planning Portal](#).

7) The Proposals Map Insets are preceded by a Notation Panel which identifies "Saved North Lincolnshire Local Plan 2003 Policies". Can the Council please indicate how these policies and the suite of Inset Maps will therefore be affected by the forthcoming General Policies DPD, and the status thereafter of the Inset Maps within this DPD, in particular relating to any new, amended or superseded Policy notations?

The General Policies DPD will set out detailed policies and designations for those matters not being considered in the Housing & Employment Land Allocations or Minerals & Waste Development Plan Documents. These will include environmental/landscape designations, areas of protected open space, historic environment/heritage designations. It will also contain more detailed policies for Development Management. In doing so, the DPD will replace the remaining saved policies from the North Lincolnshire Local Plan.

Following the adoption of the Housing & Employment Land Allocations DPD, the inset maps will be part of the development plan for North Lincolnshire and should be read alongside the saved policies and inset maps of the North Lincolnshire Local Plan.

As the General Policies DPD progresses, inset maps will be updated as appropriate.

8) In the light of the evidence contained in the North Lincolnshire Retail Study, can the Council indicate its intentions for addressing the need for additional retail floorspace in Scunthorpe, and the future status of Policy S1 (North Lincolnshire Local Plan 2003) for Scunthorpe Town Centre as shown on Inset Map No. 51?

In terms of providing additional retail floorspace in Scunthorpe, rather than identifying specific site allocations, it is anticipated that any further floorspace will form part of the wider regeneration of the Town and that proposals for out of centre retail developments will be considered under the requirements of Policy CS14 of the Adopted Core Strategy and the NPPF and NPPG. It is considered that sufficient land has been included within the designated Town Centre Area to accommodate retail growth for the needs of that area.

It is worthy to note that the nearly completed out of centre, North Lincolnshire Shopping Park situated on western approach to Scunthorpe has created an additional 115,000ft² (10,684m²) of floorspace. It consists of five new units housing amongst others Marks & Spencer, Debenhams & Boots, together with two smaller units housing a Costa Coffee and a Subway.

In relation to saved North Lincolnshire Local Plan Policy S1, it is proposed that this is superseded by Policy TC1 in the Housing & Employment Land Allocations DPD (refer to Page 184 of Appendix 4 Superseded Policies), and that both S1 allocations should be removed. The showing of the two S1 Proposed Town Centre Development Sites on Inset Plan No.51 is a drafting error. The allocation situated between John Street and Lindum Street and bounded by Manley

Street and Cole Street was developed in the early 2000's as the Parishes shopping centre. The allocation situated between West Street and Chapel Street and bounded by Gilliatt Street and Wells Street is currently a well used, popular car park serving the town centre shops and businesses. It is not expected to be released at any point in the near future.

It is also intended to delete Local Plan Policy S2 Development in Scunthorpe Town Centre and replace it with TC1 (refer to Page 184 of Appendix 4 Superseded Policies). Policy TC1 contains criterion that lists the acceptable uses within the Town Centre as well as a section on defined Primary Shopping Frontages which are annotated on Inset Plan No.51. The reference to S2 on Inset Plan No.51 is a further drafting error and it is intended to delete this reference.