

**NORTH LINCOLNSHIRE COUNCIL HOUSING AND EMPLOYMENT  
LAND AREA DPD REVISED SUBMISSION APRIL 2014**

**STATEMENT OF COMMON GROUND**

Between  
NORTH LINCOLNSHIRE COUNCIL

And

LUCENT ADVISORS

In respect of: Chapter 3: Housing

**Representation Refs**

845291/01/356/3.161/2  
845291/02/357/SCUHC4/2  
845291/03/358/9AAP2/2  
845291/04/359/SCUH7/2  
845291/05/360/SCUH9/2  
845291/06/361/SCUH11/2  
845291/07/362/SCUH12/2  
845291/08/363/SCUH13/2  
845291/09/364/SCUH14/2  
845291/10/365/SCUH15/2  
845291/11/366/SCUH16/2  
845291/12/367/SCUH17/2  
845291/13/368/SCUHC1/2  
845291/14/369/SCUHC2/2  
845291/15/370/SCUHC3/2  
845291/16/371/SCUHC4/2  
845291/17/372/SCUHC6/2  
845291/18/373/SCUHC7/2  
845291/19/374/SCUHC8/2  
845291/20/375/CROH2/2  
845291/21/376/KIRH1/2  
845291/22/377/WINH2/2  
845291/23/378/WINH4/2

**Signatures**

Marcus Walker Assistant Director Planning and  
Regeneration North Lincolnshire Council

Anthony Brindley Head of Planning Lucent Group

This Statement of Common Ground has been prepared to identify areas of agreement between the Lucent Group and North Lincolnshire Council (NLC) on matters relating to the council's Housing and Employment Land Allocations Revised Submission Draft DPD (April 2014) and representations submitted by Lucent Group.

## **Introduction**

This Statement of Common Ground relates to 23 representations stated on the front page made by Lucent Group to the Council's proposed Housing and Employment Land Allocations DPD.

The Statement of Common Ground has been split into three sections to discuss the matters raised within the Lucent Groups representations.

## **Section 1: Housing Trajectory**

**Representations:** 845291/01/356/3.161/2, 845291/03/358/9AAP2/2

Lucent Group raised concerns regarding specific build rates within the Lincolnshire Lakes area. Paragraph 3.161 states "it is proposed that approximately 450 homes will be built a year starting in 2016. To ensure the scale of the house building is in line with housing allocation Lincolnshire Lakes will be phased to release land in such a way to allow for the control of the pattern and speed of growth, co-ordination of infrastructure and delivery of previously developed land target and other sustainability objectives."

## **Council Position**

As stated in the Adopted Core Strategy Policy CS8 Spatial Distribution of Housing Sites 6,000 new dwellings are to be provided in the Lincolnshire Lakes area through the Area Action Plan. Since the Core Strategy was adopted in 2011 the Council have been preparing the emerging Lincolnshire Lakes Area Action Plan which includes a detailed evidence base that looks at housing delivery in more detail. The evidence showed that 6,000 homes will be delivered by 2028 and this has been reflected in the Housing and Employment Land Allocations DPD Appendix 2 which states that 5,000 homes will be provided up to 2026. Therefore 1,000 dwellings within the Lincolnshire Lakes Area will be delivered post 2026. This is due to the slower housing delivery rates than anticipated in the Core Strategy (Due to the national economic downturn and delays with the Housing and Employment Land Allocation DPD and the Lincolnshire Lakes Area Action Plan.

The Housing and Employment Land Allocations DPD Appendix 2 shows indicative housing delivery figures for each of the allocations within the DPD and the Lincolnshire Lakes Area Action Plan. The Lincolnshire Lakes AAP will provide flexibility to ensure that the full 6,000 dwellings are delivered. The Council are working in partnership with land owners and developers to ensure that the vision and infrastructure requirements are delivered by securing public sector funding.

Since the Housing and Employment Land Allocations was submitted for examination the council have granted planning permission for the following planning applications that were submitted to North Lincolnshire Council in relation to the Lincolnshire Lakes:

PA/2013/1000= Outline application, with all matters reserved with the exception of access, for the development of up to 3,000 new homes including a care/retirement home (use class C3/C2), a 3 form of entry primary school (Use Class D1), a village centre (Use Class A1, A2, A3, A4, A5, B1), community facilities (D1), new roads and footpaths, informal areas of open space, play areas and sports pitches and new wildlife habitat, lakes and wetlands.

PA/2013/1001= Outline application, with all matters reserved with the exception of access, for the development of up to 500 new homes including a care/retirement home (Use Class C3/C2), a village centre (Use Class A1, A2, A3, A4, A5, B1, D1), a health care facility (Use Class D1), community facilities (Use Class D1), new roads and footpaths, informal areas of open space, play areas and sports pitches.

PA/2013/1002=Application in full for highway works to deliver the new terminating junction to the M181 motorway (due to the de-trunked section of the highway to the north of the terminating junction) and the development of the western section of the east west link road.

PA/2013/1003= Outline application for a commercial park comprising Use Class A1 (food and non-food), A2, A3, A4, A5, B1, C1 and D2.

The applications were presented at the 22nd October 2014 Planning Committee and were approved subject to Section 106 agreements.

The Council have also published Lincolnshire Lakes Submission Draft Area Action Plan which sets out planning policy framework for the Lincolnshire Lakes area. The vision is to create a major new sustainable waterside setting with a strong network of linked blue and green spaces, high quality social infrastructure and a new commercial and leisure park forming a national importance, providing a gateway to the town and a focus for sustainable development. The AAP identifies that land to deliver 6,077 homes within six villages and provides flexibility to ensure that these new homes can be delivered if the economic climate changes within the plan period.

## **Section 2: Scunthorpe Allocations and Contingency Sites**

**Representations:** 845291/04/359/SCUH7/2, 845291/05/360/SCUH9/2, 845291/06/361/SCUH11/2, 845291/07/362/SCUH12/2, 845291/08/363/SCUH13/2, 845291/09/364/SCUH14/2, 845291/10/365/SCUH15/2, 845291/11/366/SCUH16/2, 845291/12/367/SCUH17/2, 845291/13/368/SCUHC1/2, 845291/14/369/SCUHC2/2, 845291/15/370/SCUHC3/2, 845291/16/371/SCUHC4/2, 845291/17/372/SCUHC6/2, 845291/18/373/SCUHC7/2, 845291/19/374/SCUHC9/2

The sites listed below were not identified in the Housing and Employment Land Allocations Development Plan Document Submission Draft (2010). The focus should be on the delivery of the full 6,000 unit allocation for the Lincolnshire Lakes as set

out in the Adopted Core Strategy/ emerging Lincolnshire Lakes Area Action Plan in the plan period.

- SCUH-7 Advance Crosby Scheme Phase 2
- SCUH-9 Land at Church Square
- SCUH-11 Land at the Council Depot, Station Road
- SCUH-12 Land at 1-7 Cliff Gardens
- SCUH-13 Former Darby Glass Offices and Factory
- SCUH-14 Redevelopment of Westcliff Precinct
- SCUH-15 Former Kingsway House
- SCUH-16 Land at Ashby Decoy off Burringham Road
- SCUH-17 Land off Queensway and Dudley Road
- SCUH-C1 NSD Site, Land east of Scotter Road
- SCUH-C2 Brumby Resource Centre, East Common Land
- SCUH-C3 Former Tennis Court Rolland Road
- SCUH-C4 Hartwell Ford Garage Station Road
- SCUH-C5 Land at Hebden Road
- SCUH-C6 Former Telegraph Offices, Doncaster Road
- SCUH-C7 Land at former South Leys School, Enderby Road
- SCUH-C9 Land off Queensway and Dudley Road

### **Council Position**

The adopted Core Strategy Policy CS8 identifies that 82% of North Lincolnshire housing requirement will be located within Scunthorpe followed by a Greenfield urban extension to the west of the town also known as the Lincolnshire Lakes. A total of 6,000 new dwellings will be located within the Lincolnshire Lakes Area.

The Housing and Employment Land Allocations has been prepared in line with the Adopted Core Strategy (2011) and complement its approach to housing and employment growth in North Lincolnshire. The Scunthorpe housing sites identified within the DPD alongside the Lincolnshire Lakes AAP will ensure the housing requirement with Scunthorpe is delivered. During this consultation stage and through the production of the Strategic Housing Land Availability Assessment 2014 alternative site were submitted to the council to be considered. The land identified within with Policies SCUH-7, SCUH-9, SCUH-11, SCUH-12, SCUH-13, SCUH-14, SCUH-15, SCUH-16 and SCUH-17 area considered more suitable and deliverable than the sites proposed in 2010.

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.

All the contingency sites identified in the HELADPD will be brought forward if the deliveries of the Lincolnshire Lakes or any of the proposed allocations are not delivered within the timescales identified in Appendix 2.

### **Section 3 Market Town Allocations**

**Representations:** 845291/20/375/CROH2/2, 845291/21/376/KIRH1/2, 845291/22/377/WINH2/2, 845291/23/378/WINH4/2

Lucent have identified Policies CROH-2, KIRH-1, WINH-2 and WINH-4 were not identified in the Housing and Employment Land Allocation Development Plan Submission Draft (2010). The focus should be on the delivery of the full 6,000 units allocation for the Lincolnshire Lakes as set out in the Adopted Core Strategy DPD/ emerging Lincolnshire Lakes Area Action Plan

### **Council Position**

The adopted Core Strategy Policy CS8 identifies that 82% of North Lincolnshire housing requirement will be located within Scunthorpe followed by a Greenfield urban extension to the west of the town also known as the Lincolnshire Lakes. A total of 6,000 new dwellings will be located within the Lincolnshire Lakes Area. The Market Towns of Barton upon Humber, Brigg, Crowle, Kirton in Lindsey and Winterton will have approximately 18% of North Lincolnshire housing requirement. The overall provision will be divided as follows to enhance the level of services provided or meet the needs of the settlement and its immediate area:

- Barton upon Humber 6%
- Brigg 7%
- Crowle 1.2%
- Kirton in Lindsey 1.5%
- Winterton 2.3%

The land identified in Policies CROH-2, KIRH-1, WINH-2 and WINH-4 were not identified in the Housing and Employment Land Allocation DPD Submission Draft (2010). This was due to alternative sites being considered more suitable and deliverable in each of the Market Towns. During this consultation stage and through the production of the Strategic Land Availability Assessment 2014 alternative sites were submitted to the council to be considered. The land identified within Policies CROH-2, KIRH-1, WINH-2 and WINH-4 area considered more suitable and deliverable than the site proposed in 2010 and will help to deliver the housing requirement set out in the Core Strategy for the Market Towns.

The 6,000 homes identified within the Lincolnshire Lakes will still need to be delivered to support the housing requirement set out in the Core Strategy for Scunthorpe.