



Central Lincolnshire 2011  
**LOCAL PLAN** 2036

Central Lincolnshire Local Plan  
Preliminary Draft for Consultation

October 2014

## Inside Cover

## Ensuring a flourishing future for Central Lincolnshire

Central Lincolnshire is characterised by its diverse and enticing landscape. The magnificent city of Lincoln is embedded within our beautiful landscape and is surrounded by a network of picturesque towns and villages: these places, along with the social and economic opportunities in the area, make Central Lincolnshire a fantastic place to live, work and visit.

But there is so much potential to make Central Lincolnshire an even better place.

- An even better place to live, with quality homes people can afford, easier access to shops, services and facilities, and new thriving communities, which are welcoming and safe.
- An even better place to work, where new facilities and infrastructure mean that businesses choose to expand or relocate here, bringing jobs and stimulating investment.
- An even better place to visit, a place where people choose to come to enjoy our nature, our history, our shops, our eateries and attractions, while at the same time significantly contributing to our rural and urban economies.

A new Local Plan for Central Lincolnshire can do this.

But we need your help to get it right.

Inside this preliminary draft Local Plan for Central Lincolnshire are the emerging planning policy proposals for the growth and regeneration of Central Lincolnshire over the next 25 years and beyond. Once finalised, the policies within the Local Plan will make sure that our settlements grow in the right way, ensure we have homes and employment where we need them, and ensure our new communities are sustainable, accessible and inclusive.

The plan will enable us, working with our partners and local communities, to realise Central Lincolnshire's true potential.

This is the first opportunity for you to comment on the emerging plan. We urge you to take this opportunity and let us know your views between 1 October and 11 November 2014.

[insert photo/name/title of Leader or relevant lead of each authority]

## Foreword

## Preface

### Status of this October 2014 Document for Decision Makers

This Preliminary Draft Local Plan was adopted by the Central Lincolnshire Joint Strategic Planning Committee on 1 September 2014 for the purposes of public consultation. It is therefore classified as an 'emerging' plan.

The National Planning Policy Framework (NPPF) clarifies the position on the status of emerging plans. It states:

*Para 216: From the day of publication, decision makers may also give weight to relevant policies in emerging plans according to:*

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that can be given)*
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to policies in this framework the greater the weight that may be given).*

This Preliminary Draft Local Plan (October 2014) is a draft new Local Plan to replace the current Local Plans of Lincoln, North Kesteven and West Lindsey. This is the first round of consultation on the new Local Plan, and further consultation will take place in the future.

In accordance with NPPF paragraph 216, the policies contained within this emerging plan will be used (alongside the current development plans and other material considerations) in determining planning applications, especially where it contains 'new' policy not currently found in either the current Local Plans or the NPPF. In helping determine proposals, the amount of 'weight' to be given to the content of this emerging plan in comparison with the amount of weight given to other plans, strategies and material considerations, will be a matter for the decision maker to decide and will vary depending on the specific elements of the proposal. However, at this early draft stage of plan preparation, the weight is likely to be very limited.

## Preface

## Main Content

<b>1</b>	<b>The Central Lincolnshire Local Plan</b>	<b>11</b>
1.1	Introduction	11
1.2	National Planning Policy Framework (NPPF) and the Central Lincolnshire Local Plan	11
1.3	How to Comment on this Draft Local Plan	11
1.4	What Stage are we at?	11
<b>2</b>	<b>Our Vision: A prosperous, stronger and sustainable Central Lincolnshire</b>	<b>13</b>
2.1	Central Lincolnshire – a shared approach	13
2.2	Central Lincolnshire in Context	13
2.3	Key Challenges	14
2.4	Our Vision	15
2.5	Our Objectives	16
<b>3</b>	<b>A Growing Central Lincolnshire</b>	<b>19</b>
3.1	A Presumption in Favour of Sustainable Development	19
3.2	Spatial Strategy and Settlement Hierarchy	19
3.3	Level and Distribution of Growth	23
3.4	Prosperity and Jobs	25
3.5	Retail and Town Centres	26
3.6	The Visitor Economy	29
<b>4</b>	<b>A Caring Central Lincolnshire: meeting needs and the provision of infrastructure</b>	<b>31</b>
4.1	Introduction	31
4.2	Health and Wellbeing	31
4.3	Community Facilities	32
4.4	Meeting Accommodation Need	34
4.5	Meeting Housing Needs	36
4.6	Providing Infrastructure	38
4.7	Accessibility and Transport	40
4.8	Managing Water Resources and Flooding	43
4.9	Development on Land affected by Contamination	46
<b>5</b>	<b>A Quality Central Lincolnshire</b>	<b>47</b>
5.1	Introduction	47

## Contents

5.2	Our Landscape .....	47
5.3	Climate Change and Low Carbon Living .....	48
5.4	Reducing Demand on the National Grid network .....	50
5.5	Green Infrastructure Network .....	51
5.6	Biodiversity and Geodiversity .....	52
5.7	The Historic Environment .....	54
5.8	Design Principles .....	55
5.9	Housing Standards Review .....	57
5.10	Open Spaces, Sports and Recreation Facilities .....	58
5.11	Shop Fronts and Advertisements .....	59
<b>6</b>	<b>Your Central Lincolnshire .....</b>	<b>61</b>
6.1	Introduction .....	61
6.2	Neighbourhood Planning .....	61
6.3	Local Green Spaces .....	62
<b>7</b>	<b>Delivering Locally .....</b>	<b>65</b>
7.1	Introduction .....	65
7.2	Sustainable Urban Extensions (SUEs) .....	66
7.3	Lincoln .....	69
7.4	Gainsborough .....	79
7.5	Sleaford .....	82
7.6	Development in Rural Areas .....	86
<b>8</b>	<b>Previous ‘Saved Policies’, Implementation and Monitoring .....</b>	<b>89</b>
8.1	Saved Policies and other planning policy documents .....	89

## Appendices

<b>Appendix A: Site Screening Methodology .....</b>	<b>91</b>
<b>Appendix B: Local Green Spaces .....</b>	<b>103</b>
<b>Appendix C: Open Space Standards .....</b>	<b>105</b>
<b>Appendix D: Parking Standards .....</b>	<b>107</b>
<b>Appendix E: Heritage Assets at Risk .....</b>	<b>109</b>
<b>Appendix F: Residential and visual impact of renewable energy schemes .....</b>	<b>111</b>
<b>Appendix G: Glossary .....</b>	<b>115</b>



## List of Policies

Policy LP 1 A Presumption in Favour of Sustainable Development .....	19
Policy LP 2 The Spatial Strategy and Settlement Hierarchy .....	20
Policy LP 3 Level and Distribution of Growth .....	24
Policy LP 4 Delivering Prosperity and Jobs .....	26
Policy LP 5 Retail and Town Centres in Central Lincolnshire .....	28
Policy LP 6 A Sustainable Visitor Economy .....	29
Policy LP 7 Health and Wellbeing .....	32
Policy LP 8 Community Facilities .....	33
Policy LP 9 Meeting Accommodation Need .....	35
Policy LP 10 Meeting Housing Needs .....	37
Policy LP 11 Infrastructure to Support Growth .....	39
Policy LP 12 Transport .....	41
Policy LP 13 Managing Water Resources & Flood Risk .....	45
Policy LP 14 Development on Land affected by Contamination .....	46
Policy LP 15 Our Landscape .....	47
Policy LP 16 Climate Change and Low Carbon Living .....	49
Policy LP 17 Stand-alone Renewable Energy Proposals .....	50
Policy LP 18 Green Infrastructure Network .....	52
Policy LP 19 Biodiversity and Geodiversity .....	53
Policy LP 20 The Historic Environment .....	55
Policy LP 21 Design Principles .....	56
Policy LP 22 Open Space, Sports and Recreation Facilities .....	58
Policy LP 23 Shop Fronts and Advertisements .....	59
Policy LP 24 Threshold Test for locally supported growth in Villages .....	62
Policy LP 25 Local Green Spaces .....	63
Policy LP 26 Sustainable Urban Extensions .....	67
Policy LP 27 A Growing Lincoln .....	70
Policy LP 28 Transport Priorities/Movement Strategy .....	73
Policy LP 29 Houses in Multiple Occupation including Student Housing .....	74
Policy LP 30 Protecting Lincoln's setting and character .....	75
Policy LP 31 Lincoln's Economy .....	77
Policy LP 32 Supporting the Natural Evolution of Lincoln .....	78
Policy LP 33 A Growing Gainsborough .....	79
Policy LP 34 Building a Better Gainsborough .....	81
Policy LP 35 Supporting the Natural Evolution of Gainsborough .....	81
Policy LP 36 A Growing Sleaford .....	82
Policy LP 37 Building a Better Sleaford .....	84
Policy LP 38 Supporting the Natural Evolution of Sleaford .....	85
Policy LP 39 Development in Rural Areas .....	86

# Contents

## The Central Lincolnshire Local Plan

### 1.1 Introduction

- 1.1.1** This is a draft Local Plan for Central Lincolnshire. It contains the emerging proposals for planning policies for the growth and regeneration of Central Lincolnshire over the next 20 years.
- 1.1.2** Within this document you will find a draft vision for what Central Lincolnshire could be like in 2036. There are also some objectives to explain what is trying to be achieved and proposed policies setting out what and how much development should take place.
- 1.1.3** You will see that this draft Local Plan:
- is underpinned by an aspiration for sustainable growth; growth in homes, jobs, services and facilities
  - is aiming to deliver many new homes between now and 2036
  - is seeking to attract new businesses and jobs
  - sets out draft policies to ensure development is of high quality, sustainable and meets the needs of everyone
  - sets out draft policies to ensure all the infrastructure, such as play areas, roads, new schools and upgraded sewerage disposal, are provided at the same time as the new homes.
- 1.1.4** However, you will also see that at this early draft stage we have a number of areas where there are different policy options, and ask you questions on these options.

### 1.2 National Planning Policy Framework (NPPF) and the Central Lincolnshire Local Plan

- 1.2.1** The NPPF was issued by Government in March 2012 and this draft Local Plan has been written to complement it. Should the NPPF be revised in the future then references to the NPPF in this document should be checked against the latest version of the NPPF in force at that point in time. This Local Plan does not repeat policies in the NPPF; it builds on them when necessary and ensures locally specific issues are covered.

### 1.3 How to Comment on this Draft Local Plan

- 1.3.1** [full details to be added here prior to consultation – see also covering agenda report]

### 1.4 What Stage are we at?

- 1.4.1** This is the first stage in a lengthy process of producing a new Local Plan. This Preliminary Draft captures the key issues that we already know about and sets a steer as to how we will tackle the gaps. It does not yet include specific allocations for new development. There are other policy areas which are yet to be firmed up (such as the precise housing growth target or the proportion of homes which should be 'affordable'). A full draft will then be completed (incorporating suggested sites for development, for example) for July 2015. Further stages are set out below, or in the Local Development Scheme available on our website:

First Draft of Local Plan for consultation (the 'Preliminary Draft Local Plan')	October 2014
Second Draft of Local Plan for consultation (the 'Further Draft Local Plan')	July 2015

## The Central Lincolnshire Local Plan

Final Draft Local Plan for consultation (the 'Proposed Submission' Draft Local Plan')	January 2016
Examination of Local Plan	April – September 2016
Adoption of Local Plan	November 2016

## Our Vision: A prosperous, stronger and sustainable Central Lincolnshire

### 2.1 Central Lincolnshire – a shared approach

- 2.1.1** Central Lincolnshire refers to the combined area covered by the City of Lincoln, North Kesteven and West Lindsey. These three councils have come together in a formal partnership with Lincolnshire County Council to prepare a joint Local Plan for the area.
- 2.1.2** Preparation of the joint Local Plan is being overseen by a Joint Committee established by Parliamentary Order in 2009. The Committee has representatives from each of the four partner Councils and has full decision-making powers on planning policy matters. The Joint Committee is supported by a team of planning staff called the Central Lincolnshire Local Plan Team. Further details are available at [www.lincolnshire.gov.uk/central-lincolnshire/](http://www.lincolnshire.gov.uk/central-lincolnshire/).
- 2.1.3** The responsibility for processing and decision-making on planning applications remains with the individual local authorities.

### 2.2 Central Lincolnshire in Context

- 2.2.1** Central Lincolnshire's population lives in a range of settlements that vary greatly in size and character. Lincoln is by far the largest settlement, with a population of around 100,000 living within the main built-up area including the settlement of North Hykeham. Lincoln acts as a service centre over a wide area, including settlements such as Welton, Saxilby, Skellingthorpe and Washingborough. These villages look to Lincoln for most of their service and employment needs, and effectively boost its population to around 165,000.
- 2.2.2** Beyond Lincoln, the main towns in the area are Gainsborough and Sleaford, serving the northern and southern parts of the area respectively. Gainsborough expanded rapidly as an industrial centre in the 19th century, and has an ongoing legacy of decline that is being tackled through urban regeneration and growth. Comparatively, Sleaford functions as a thriving market town which has experienced rapid housing growth and an expanding population over the last two decades.
- 2.2.3** The rest of Central Lincolnshire is predominantly rural, and is characterised by a scattered settlement pattern of villages plus the small towns of Market Rasen and Caistor in West Lindsey. Average population density is amongst the lowest in lowland England and most settlements do not exceed a few hundred people. Collectively, the rural area nevertheless accounts for over half of Central Lincolnshire's total population. Functionally, the rural villages often operate as clusters that share key services, with the larger villages acting as local service centres that communities rely on for basic facilities and as social hubs.
- 2.2.4** Central Lincolnshire has strong economic and service linkages with the surrounding areas, including Scunthorpe and Grimsby in the Humber area to the north, Doncaster to the north-west, Nottingham to the west, and the smaller nearby service centres including Grantham, Newark and Louth.
- 2.2.5** The area has experienced high levels of housing development over recent decades. Both Lincoln and Gainsborough have undergone major regeneration to tackle a legacy of physical decay, unemployment and social problems linked to economic restructuring and the closure of traditional engineering industries in the late 1970s and 1980s. The past two decades have seen a notable renaissance of the urban cores based on new investment, physical regeneration and, in Lincoln's case, the development of the University of Lincoln. However, major inequalities still exist in Central Lincolnshire's communities. Both Lincoln and Gainsborough have urban neighbourhoods that fall within the worst 10% nationally for deprivation, with problems of poor health, anti-social behaviour, crime and poor educational attainment. Pockets of deprivation also occur in the rural area, where housing affordability and access to services are key issues.

## Our Vision: A prosperous, stronger and sustainable Central Lincolnshire

- 2.2.6** The Ministry of Defence (MoD) continues to make a major contribution to Central Lincolnshire's population and economy, including the active Royal Air Force (RAF) bases at Waddington, Cranwell and Scampton. Some former bases have already had industrial or warehouse development and/or re-use of their housing, in some cases resulting in new communities with limited facilities and poor public transport links. Central Lincolnshire is home to the Red Arrows, and has an expanding tourism sector based on its RAF heritage, linked to Lincolnshire's wider role as the centre of Bomber Command and as the base for the Battle of Britain Memorial Flight.
- 2.2.7** The economy of Central Lincolnshire is traditionally rooted in engineering, agriculture and food processing, and these sectors remain significant alongside tourism, public administration, health and education. In recent decades, economic development, urban regeneration and business start-ups have contributed to a more diverse economy in Central Lincolnshire. However, there is still an over-reliance on unskilled and often low paid employment, and unemployment remains above the regional and national averages, with particular concentrations in certain wards in Lincoln and Gainsborough.
- 2.2.8** Central Lincolnshire has a varied and contrasting natural environment including gentle chalk and limestone uplands as well as low lying vales and fenland. The Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) falls partly within Central Lincolnshire and have a distinctive landscape of rolling hills and nestling villages. However, the wider rural landscape of Central Lincolnshire, with its sweeping character and famously big skies, is a highly valued asset throughout the area and contributes greatly to its local distinctiveness and attractiveness. The escarpment of the Jurassic Lincolnshire Limestone, known locally as the Lincoln Edge, runs for the full length of Central Lincolnshire and forms a unifying topographic feature for the area.
- 2.2.9** Outside of the urban areas, land use in Central Lincolnshire is predominantly agricultural, with intensive arable crops dominating. Soils are mostly fertile and of high quality for agriculture. Overall, Central Lincolnshire's biodiversity is under pressure from various factors including climate change, habitat fragmentation, development and large scale intensive agriculture, in response to which major landscape-scale initiatives are proposed to restore and enhance the area's ecological networks and corridors.
- 2.2.10** Water is an important aspect of Central Lincolnshire's environment. The area has a long history of land drainage and flood management, and significant areas of low-lying land are maintained for agriculture by pumped drainage, especially in the Fens. River flooding is closely controlled through embankments and washlands as part of wider management plans for the main river catchments. Conversely, Lincolnshire is already experiencing pressure on its water resources from increasing trends in consumer and commercial demand, coupled with predicted increases in the frequency and severity of drought due to climate change. Major new infrastructure to supply the Lincoln area with water abstracted from the Trent was completed in July 2014.
- 2.2.11** Central Lincolnshire has a rich built and cultural heritage. Lincoln itself has internationally important archaeology and an outstanding historic core centred on the medieval Cathedral, which is classed as one of only three tourist icons in the East Midlands region. More generally, the area's towns and villages offer attractive environments where the protection and enhancement of character is an important issue.

### 2.3 Key Challenges

- 2.3.1** Central Lincolnshire faces a range of challenges, notably the need to improve social and economic conditions, including health, housing, jobs and the range and quality of facilities whilst at the same time ensuring that the environment is improved and that growth does not erode the area's environmental and heritage assets or exacerbate pressure on natural resources.

## Our Vision: A prosperous, stronger and sustainable Central Lincolnshire

**2.3.2** Our Vision and Objectives have been drafted to meet these challenges.

### 2.4 Our Vision

**2.4.1** The following is our draft vision for Central Lincolnshire for the plan period to 2036 and beyond:

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 2011 and 2036, Central Lincolnshire will have 25,000 - 47,500 new homes (*figure to be confirmed in the next draft Local Plan*) meeting the housing needs of all our communities.

Echoing the vision of the Greater Lincolnshire Local Economic 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 agriculture 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, helping a shift towards a higher skilled, higher paid economic base.

Growth in homes and jobs will be closely linked to each other, 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 thriving local communities.

New development 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.

## Our Vision: A prosperous, stronger and sustainable Central Lincolnshire

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 found particularly in pockets of Lincoln, Gainsborough and some rural areas such as health inequalities, community deprivation, infrastructure deficit and low skills, will be tackled and addressed. Growth will attract investment, attract businesses and attract new residents to the district.

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

### 2.5 Our Objectives

**2.5.1** To achieve our vision and to help prepare detailed policies in the Local Plan, we have developed a set of overarching objectives. These objectives have been used in a consistent way in both this document and the parallel Sustainability Appraisal process.

**2.5.2** Our objectives, therefore, are:

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



## Our Vision: A prosperous, stronger and sustainable Central Lincolnshire

- 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.

**2.5.3** The Local Plan objectives have evolved from the review of relevant plans and programmes undertaken for the Sustainability Appraisal process. They reflect the aims and objectives of other important strategies that affect Central Lincolnshire's future. This is to ensure that the Local Plan and other plans are as closely aligned as possible and that strategies support each other. Examples include:

- Greater Lincolnshire Economic Partnership Strategic Economic Plan
- Lincolnshire Growth Strategy
- Lincolnshire Joint Health and Wellbeing Strategy
- Lincolnshire Joint Strategic Needs Assessment
- Corporate Plans for City of Lincoln, North Kesteven and West Lindsey
- Lincolnshire Biodiversity Action Plan
- Lincolnshire Local Transport Plan and local transport strategies

# **Our Vision: A prosperous, stronger and sustainable Central Lincolnshire**

## A Growing Central Lincolnshire

### 3.1 A Presumption in Favour of Sustainable Development

This section of the Local Plan sets out the overall Central Lincolnshire strategy for meeting the area's needs up to 2036. In doing so it sets out how much growth is needed and how it is to be distributed to ensure a sustainable future for all. It is based on a presumption in favour of sustainable development, in line with national policy.

#### Policy LP 1

##### A Presumption in Favour of Sustainable Development

At the heart of the strategy for Central Lincolnshire is a desire to deliver sustainable growth; growth that is not for its own sake, but growth that brings benefits for all sectors of the community - for existing residents as much as for new ones.

When considering development proposals, the Central Lincolnshire districts of West Lindsey, Lincoln City and North Kesteven will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The districts will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in Central Lincolnshire.

Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the appropriate Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

### 3.2 Spatial Strategy and Settlement Hierarchy

**3.2.1** The Central Lincolnshire spatial strategy seeks to concentrate growth on the main urban areas of Lincoln, Gainsborough and Sleaford with some growth elsewhere to support local needs. This strategy of urban concentration has been tested both through consultation during the preparation of the previously proposed (but subsequently withdrawn) Local Plan – Core Strategy document and also by the 2011/2012 'Delivering a Sustainable Future for Central Lincolnshire' project which concluded that this would be the most sustainable strategy for the growth of Central Lincolnshire. This approach also provides associated opportunities to regenerate urban areas, provide jobs and new homes in accessible locations, and focus infrastructure improvements where they will have the greatest effect in terms of improving and generating new residential and business environments and efficiently unlocking new development.

**3.2.2** Outside of the main urban areas of Lincoln, Gainsborough and Sleaford, Central Lincolnshire's smaller towns and villages vary in size, demography, accessibility, facilities, issues and opportunities. This Local Plan needs to consider how each community can contribute to the delivery of a sustainable Central Lincolnshire, which may include proportionate and appropriate development. To help establish the type and scale of contribution a 'settlement hierarchy' has been devised.

## A Growing Central Lincolnshire

- 3.2.3** The process for devising the settlement hierarchy is in two steps. First, a 'policy-off' hierarchy, which means it is devised purely on factual information. Thus, larger settlements with services in place are initially located higher up the hierarchy than smaller, less well serviced settlements.
- 3.2.4** The next step is to devise a 'policy-on' hierarchy, which means you take the base 'policy-off' hierarchy but adjust it if there are reasons for doing so. This results in some settlements being promoted up or some being moved down the hierarchy accordingly. At this preliminary draft Local Plan stage (2014) the hierarchy set out is a 'policy-off' version, with the exception of Scotter. The next draft local plan stage (2015) will incorporate a 'policy-on' version, taking account of the consultation responses received on this draft and detailed evidence gathering of available sites for development.
- 3.2.5** A separate report, the Central Lincolnshire Settlement Hierarchy Study, is available to explain this in more detail. If you have any comments on the separate report, please let us know.
- 3.2.6** Your views on the draft policy, below, are welcomed (noting that it is a 'policy-off' version at this stage, with the exception of Scotter).

### Policy LP 2

#### The Spatial Strategy and Settlement Hierarchy

The spatial strategy will focus on delivering sustainable growth for Central Lincolnshire that meets the needs for homes and jobs, regenerates places and communities, and supports necessary improvements to facilities, services and infrastructure.

Development should create strong, sustainable, cohesive and inclusive communities, making the most effective use of previously developed land (except where that land is of high environmental value), and enabling a larger number of people to access jobs, services and facilities locally.

Development should provide the scale and mix of housing types and a range of new job opportunities that will meet the identified needs of Central Lincolnshire in order to secure balanced communities.

Decisions on investment in services and facilities, and on the location and scale of new development, will be taken on the basis of a Central Lincolnshire Settlement Hierarchy.

The hierarchy is as follows:

#### 1. Lincoln Area

To significantly strengthen the role of Lincoln, both regionally and within Central Lincolnshire, and to meet Lincoln's growth objectives and regeneration needs, the Lincoln area, will be the principal focus for new development in Central Lincolnshire, including retail, leisure, cultural, office and other employment development.

## A Growing Central Lincolnshire

For development and investment purposes, the following locations within the Lincoln Area are identified as the principal locations for significant growth:

- City of Lincoln
- North Hykeham
- Waddington Lower Field
- South Hykeham Fosseway
- [other named villages, if any, around Lincoln will be listed here in the next version of the draft Local Plan in 2015 - Please see the Lincoln section of Chapter 7 for further details on the process for identifying such settlements, if any. Villages in the area of search are: Bracebridge Heath; Branston; Cherry Willingham; Dunholm; Heightonton; Nettleham; Saxilby; Skellingthorpe; Waddington (village); Washingborough; Welton; and Witham St Hughs. Settlements within the Lincoln Area which do not end up in the finalised list in this section will be allocated to one of the other categories of the hierarchy below – your views on which would be welcomed].

### 2. Main Towns

To maintain and enhance the roles of Sleaford and Gainsborough and to meet the objectives for regeneration, Sleaford and Gainsborough will be the focus for substantial housing development supported by appropriate levels of employment growth, retail growth and wider service provision.

### 3. Small Towns and Growth Villages

To maintain and enhance their role in providing employment, retail, and key services and facilities for the local area, the following settlements will be the focus for accommodating the new development identified for provision away from Lincoln, Sleaford and Gainsborough. Such development will be a mix of housing (on sites of up to 50 dwellings, unless an exceptional case can be made for a larger site) as well as appropriate levels of employment growth, retail growth and wider service provision.

Bardney	Billingham	Caistor
Heckington	Keelby	Market Rasen
Metheringham	Middle Rasen	Navenby
Ruskington		

### 4. Limited Growth Villages

These settlements are all identified to accommodate a small amount of development in order to support their function and/or sustainability but not of a scale to warrant an allocation in this Local Plan (minimum allocation size = 25 dwellings / 0.5 ha). Development proposals are expected to come forward exceptionally on sites up to 25 dwellings/0.5ha subject to, in particular, Policy LP39 Development in Rural Areas. Normally, sites of up to 9 dwellings / 0.25ha would be the anticipated maximum site size which could be accommodated in these settlements. Sites may be within or on the edge of these settlements.

Bassingham	Martin
Blyton	Morton
Fiskerton	RAF Scampton
Helpringham	Quarrington
Hemswell Cliff	Reepham
Ingham	Scotter
Leasingham	Scothern
	Sturton by Stow

## A Growing Central Lincolnshire

### 5. Small Villages

In these settlements development will be considered on its merits but will normally be of a very limited nature and normally be limited in scale to residential infilling on small sites or a small business opportunity. Proposals for 3 dwellings/0.1ha are anticipated to be the maximum acceptable for these settlements, often it will be limited to single dwelling infill sites situated within an otherwise built-up frontage. Proposals on the edges of these settlements are unlikely to be approved unless there are overriding reasons in the public interest for such proposals to be supported or that they come forward via a Neighbourhood Plan.

Aisthorpe	Great Limber	Rowston
Anwick	Greetwell	Scampton
Apley	Greylees	Scopwick
Ashby de la Launde	Hackthorn	Scotter Common
Aubourn	Harmston	Scotterthorpe
Aunsby	Harpwell	Scotton
Beckingham	Heapham	Scredington
Bigby	Heckington Fen	Searby
Bishop Norton	Hemswell	Silk Willoughby
Blankney	Holdingham	Snarford
Blankney Fen	Holton cum Beckering	Snelland
Bleasby Moor	Holton le Moor	Snitterby
Blyborough	Ingleby	Somerby
Blyton Carr	Kettlethorpe	South Carlton
Boothby Graffoe	Kexby	South Hykeham
Brampton	Kirkby	South Kelsey
Branston Booths	Kirkby Green	South Kyme
Brant Broughton	Kirkby La Thorpe	South Rauceby
Brattleby	Knaith	Southrey
Broadholme	Knaith Park	Spidlington
Brocklesby	Langworth	Springthorpe
Brookenby	Laughterton	Stainfield
Broxholme	Laughton	Stainton By Langworth
Burton	Lea	Stapleford
Burton Pedwardine	Leadenham	Stow
Burton Waters	Legsby	Stragglethorpe
Cabourne	Linwood	Sudbrooke
Caenby	Lissington	Susworth
Cammeringham	Little Hale	Swallow
Canwick	Martin Dales	Swarby
Carlton le Moorland	Marton	Swaton
Chapel Hill	Moortown	Swinderby
Claxby	Nettleton	Swinhope
Coleby	New Toft	Tattershall Bridge
Corringham	Newton	Tealby
Cranwell	Newton On Trent	The Elms
Culverthorpe	Nocton	Thoresway
Digby	Normanby By Spital	Thorpe On The Hill

## A Growing Central Lincolnshire

Doddington	Normanby Le Wold	Threekingham
Dorrington	North Carlton	Thurlby
Dunston	North Greetwell	Timberland
Eagle	North Kelsey	Torksey
Eagle Moor	North Kelsey Moor	Torksey Lock
East Ferry	North Kyme	Upton
East Heckington	North Owersby	Waddingham
East Stockwith	North Rauceby	Walcot
Evedon	North Scarle	Walcott
Ewerby	North Willingham	Walesby
Faldingworth	Northorpe	Walkerwith
Fenton	Norton Disney	Welbourn
Fillingham	Osbournby	Wellingore
Friesthorpe	Osgodby	West Rasen
Glentham	Owmbly	Whisby
Glentworth	Owmbly By Spital	Wickenby
Goltho	Potterhanworth	Wildsworth
Grasby	Riby	Willingham By Stow
Grayingham	Riseholme	Willoughton
Great Hale	Rothwell	Wilsford
		Wrawby

### 6. Countryside

Development elsewhere (i.e. in an area not falling into one of the above categories), will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services; and to minerals or waste development in accordance with separate Minerals and Waste Local Development Documents (LDDs). Any such development will be subject to a restrictive occupancy condition.

## 3.3 Level and Distribution of Growth

- 3.3.1** It is the role of the Local Plan to define the overall level of growth in Central Lincolnshire between 2011 and 2036, based on the need to meet the objectively assessed needs of Central Lincolnshire over the plan period, unless there is good reason to deviate from not meeting, or exceeding, such need.
- 3.3.2** The objectively assessed need for housing, both market and affordable, is being determined through the preparation of a Strategic Housing Market Assessment (SHMA) which will be based on the most up to date population and household projections available. An interim SHMA report is being consulted upon at the same time as this preliminary draft Local Plan. The final SHMA work will be incorporated into the next draft of the Local Plan (mid 2015).
- 3.3.3** At this interim SHMA stage, the findings identify three preliminary scenarios. Each scenario leads to a different possible level of what the objectively assessed need (OAN) for new dwellings might be for Central Lincolnshire, as set out below:

## A Growing Central Lincolnshire

Scenario		Possible OAN dwellings per year (to nearest 100)	Possible OAN total dwellings by 2036	Forecast jobs growth per year
<b>High</b>	Jobs led growth	1,900	47,500	1,150
<b>Medium</b>	10 year migration trends	1,300	32,500	450
<b>Low</b>	Official projections	1,000	25,000	110

**3.3.4** The above scenarios will be subject to further refinement throughout the SHMA process. The next version of the Local Plan will include what the authorities believe to be the final objectively assessed need for Central Lincolnshire.

**3.3.5** In addition to meeting the housing needs of Central Lincolnshire's growing population it is essential that jobs are created at the same time to meet its employment needs. The scale of employment growth to be delivered through the Local Plan is closely related to the housing growth target and vice versa. Evidence in support of the objectively assessed employment needs within Central Lincolnshire, and subsequent translation into employment land requirements, will be via economic development studies conducted over late 2014/early 2015.

**3.3.6** Meeting objectively assessed housing need is, according to national policy, the expected requirement. However, the Local Plan could set a higher or lower level of housing growth, but normally this is only if agreement had been reached with neighbouring authorities to give / receive the difference. At present, no such arrangements are in place or are being sought, therefore the current intention is for Central Lincolnshire to plan for meeting its own need, neither receiving nor giving any 'need' to a neighbouring authority. Provision of the infrastructure needed to support growth in Central Lincolnshire is addressed later in the Local Plan, under 'A Caring Central Lincolnshire'.

**3.3.7** Your views on this draft policy would be welcomed.

### Policy LP 3

#### Level and Distribution of Growth

This Local Plan, at this draft stage, is anticipating making provision for 25,000–47,500 new dwellings and an appropriate amount of employment land (to be determined through studies over late 2014) over the plan period 2011 – 2036, distributed as follows:

- a. Lincoln Area – around 50% of the total homes and employment land needed, delivered through a combined strategy of urban regeneration, sustainable urban extensions to Lincoln (and possibly significant growth at selected settlements which serve, and are serviced by, Lincoln – to be confirmed in the next draft Local Plan 2015).
- b. Gainsborough - around 15% of the total homes and employment land needed, delivered through a combined strategy of urban regeneration and sustainable urban extensions.



## A Growing Central Lincolnshire

- c. Sleaford – around 15% of the total homes and employment land needed, delivered through, primarily, a strategy of sustainable urban extensions.
- d. Elsewhere – around 20% of the total homes and employment land needed will come forward via all other settlements listed in, and in accordance with, the settlement hierarchy.

NOTE: The detailed allocation of sites for housing, employment and other uses will be determined and consulted upon at the next draft Local Plan stage in 2015, though see Chapter 7 for more details on the approach to be taken to allocating sites.

### 3.4 Prosperity and Jobs

- 3.4.1** A prosperous local economy will underpin the success of Central Lincolnshire as a place to live and work, reducing inequality and providing investment and support for people and places.
- 3.4.2** The main employment sectors across the area are ‘public administration, health and education’, comprising some 34% of total employment, and ‘distribution, restaurants and hotels’, which includes retail, comprising 22%. Compared to national figures, manufacturing and construction are each important to the local economy, as is agriculture, particularly outside of Lincoln. The RAF is also a significant employer within Central Lincolnshire with 5% of households reported to contain RAF personnel. The proportion of employment in knowledge-based industries is well below the national average although the University of Lincoln is contributing to some growth in these sectors.
- 3.4.3** An Economic Growth Strategy (2012) has been prepared to positively and proactively encourage sustainable economic growth across Central Lincolnshire. This identifies key strengths of the Central Lincolnshire economy, which include a vibrant micro-business sector with a track record of entrepreneurship, high-end engineering and good educational establishments, plus key challenges to be addressed:
- Underdeveloped and under resourced Small and Medium sized Enterprises (SME) sector – undercapitalized and under skilled
  - Inadequate infrastructure and utility provision
  - Relatively poor communications including broadband
  - Lack of high quality serviced employment land
  - Large but contracting public sector, including the RAF
  - ‘Brain drain’ (the departure of skilled/qualified individuals from the area) and out-commuting
- 3.4.4** The Local Plan, and with it the Infrastructure Delivery Plan, aims to support the Economic Growth Strategy in meeting these challenges.
- 3.4.5** In addition to setting out the strategic economic priorities Policy LP4 seeks to provide a positive framework for employment related development, identifying the provision of land for industrial, office and warehousing uses in sustainable locations which meet the needs of businesses. Your views on this draft policy are welcomed.

## A Growing Central Lincolnshire

### Policy LP 4

#### Delivering Prosperity and Jobs

This Local Plan seeks to maximise opportunities for jobs growth in Central Lincolnshire, with the aim of achieving a high level of new jobs over the period 2011-2036. To achieve this ambition the delivery of a significant amount of new employment land will be facilitated to provide for business, industrial and distribution uses [*note – the precise jobs and employment land targets will be determined over late 2014/early 2015 and will be consulted upon as part of the next draft Local Plan*).

This land will be delivered through sites with permission, appropriate intensification and extensions to established areas of employment, sites within sustainable urban extensions, together with other sites that support the aims of this policy. Chapter 7 will, at the next draft plan stage, set out detailed allocation of employment sites.

Development will be supported in principle if it assists in developing a high quality and sustainable economy for Central Lincolnshire. In particular, development will be supported which:

- Assists new and existing businesses to develop and grow sustainably, especially development which supports local employment, strengthens Central Lincolnshire's priority economic sectors and clusters and other developments which help diversify the economy into high skill, knowledge-based industries;
- Provides opportunities for local workforce training;
- Assists in raising the skills levels and employability of residents and/or meeting the needs of employers;
- Retains existing employment premises, sites and allocations for continued employment use if they are suitable to meet the needs of modern, economically viable business and/or contribute to the sustainability of local neighbourhoods (including rural based communities);
- Promotes a low carbon economy, such as investment in green technologies on or around business premises.

Planning obligations may be used to ensure delivery of some or all of the above matters.

### 3.5 Retail and Town Centres

**3.5.1** Town centres are at the heart of communities providing accessible shops and services, employment and leisure facilities. Vital and viable town centres not only provide economic and social benefits, but also help to foster civic pride, promote local identity and contribute towards the aims of sustainable development. However, town centres and high streets are facing challenges from the constantly evolving retail sector. As such many town centres need to reinvent themselves to compete and survive.

**3.5.2** The City and Town Centres Study (2012) shows that, overall, Central Lincolnshire has a healthy market share of convenience goods expenditure, and whilst significant variations occur across the area depending upon location and goods type, there is a reasonably good market share of comparison goods expenditure. There is, however, leakage from peripheral areas close to alternative centres outside of the area, particularly in the north and north-east.

- Lincoln is the principal centre and is a popular and well-performing retail and leisure destination, its historic core attracting considerable numbers of tourists and shoppers each year. It has a large amount of retail floorspace and a strong representation from national retailers, reflecting its role as an important sub-regional shopping centre.

## A Growing Central Lincolnshire

- Gainsborough provides an important role for the local area and its performance has improved since the opening of Marshall's Yard in 2007. There is, however, a distinct contrast between the new development and the older parts of the town centre in terms of vitality and viability.
- Sleaford is a popular local retail destination however its convenience goods offer is relatively weak for a town of its size and catchment and is subject to significant leakage in respect of comparison goods.
- Market Rasen has a more localised role than Gainsborough, Lincoln and Sleaford, and suffers from significant leakage to larger centres.
- Individual health checks of 23 additional centres across the area indicate that the vast majority are performing well, appear to be trading healthily and perform a key role serving the local population, including leisure services.

**3.5.3** In addition to these main centres, many urban neighbourhoods and villages have local shops and facilities which play an important role in meeting community needs and in reducing the need for travel to more distant facilities. The protection of such local facilities is addressed later in the Local Plan, under 'A Caring Central Lincolnshire'.

**3.5.4** The City and Town Centres Study 2012, provides evidence of a hierarchy of retail centres in Lincoln, Gainsborough, Sleaford and Market Rasen and this is defined within Policy LP5. Outside of these settlements, the retail hierarchy follows the settlement hierarchy set out in Policy LP2.

**3.5.5** The approach to provision of retailing and centres for the Sustainable Urban Extensions (SUEs) is supported by evidence in the Central Lincolnshire Sustainable Urban Extensions – Retail Provision Study 2013, and is set out in the Lincoln, Gainsborough and Sleaford area chapters.

**3.5.6** Turning to specific allocations, this Local Plan is proposing to delete 'shopping frontage' designations and policy, but retain city and town centre boundaries together with the introduction of Primary Shopping Areas within such areas. Views would be welcome on this approach.

**3.5.7** The NPPF requires applications for retail, leisure and office development outside of town centres which are not in accordance with an up-to-date Local Plan to be subject to an impact assessment. The default threshold whereby such assessments apply is set by the NPPF at 2,500 m<sup>2</sup>. The City and Town Centres Study advises against having a blanket threshold for all types of centre across Central Lincolnshire, as a store of 500 m<sup>2</sup> (e.g. a small, basket-based, supermarket) would be likely to have a greater impact on a lower tier centre than on, for example, Lincoln City Centre. It therefore advocates, and this Local Plan takes forward, a tiered approach to reflect the role and function of a centre within its sphere of influence, as set out in the policy.

**3.5.8** The City and Town Centres Study identifies the quantitative need for additional retail floorspace in each of the four main centres over the Plan period. This has been done for two population growth scenarios. The calculation of quantitative need takes into account per capita expenditure growth forecasts, though the Study expresses caution beyond the first ten years due to inherent economic and other uncertainties in making more long-term predictions.

**3.5.9** The Study also advises that the level of available expenditure identified is based on an assumption about growth in population and housing and will need regular review to ensure that it accords with housing completions and actual population growth. Due to these uncertainties, the Policy itself does not include floorspace need figures but instead refers to those included in the most up-to-date evidence base, which at the start of the Plan period is the Central Lincolnshire City and Town Centres Study 2012. The allocation of sites for town centre uses will also be informed by current and future masterplans for Lincoln City Centre, Gainsborough and Sleaford.

## A Growing Central Lincolnshire

### Policy LP 5

#### Retail and Town Centres in Central Lincolnshire

The following retail hierarchy will be used by the Central Lincolnshire authorities and their partners to guide investment and other activity to improve the vitality and viability of the identified centres, and in planning applications for retail and other town centre uses (as defined in the NPPF):

Tier	Type of Centre	Role and Function	Location
1	City Centre	Largest centre within Central Lincolnshire, having an extensive catchment and a sub-regional role, providing a wide range of town centre uses.	Lincoln
2	Town Centre	Centres providing a range of facilities and services for a wider catchment area	Gainsborough Sleaford Market Rasen
3	District Centre	Centres serving particular areas within the main settlements, typically including a range of services such as banks, building societies, restaurants, library, and usually with at least one supermarket	Existing locations are all within the Lincoln Area. The potential requirement for new District Centre development serving the proposed SUEs is covered in the individual SUE policies in the area chapters.
4	Local Centre	Centres within the main settlements that serve their locality, typically including a small supermarket and a limited range of other local shops and services such as a pharmacy, sub-Post Office, newsagent, hot food takeaway	Existing locations are all within the Lincoln Area. The potential requirement for new Local Centre development for proposed SUEs is covered in the policies for the individual SUEs in the area chapter.

#### Rural Settlements

Other than Market Rasen, the retail hierarchy will follow the settlement hierarchy set out in Policy LP2 The Spatial Strategy and Settlement Hierarchy.

The boundaries of Tier 1 to 4 centres referred to in this table, together with primary shopping areas will be defined on the Policies Map (to be included in the next version of the plan). In the next draft we will also clarify the roles of each of the centres.

Development proposals for retail and/or other town centre uses will be directed to the Tier 1 to 4 centres defined in this policy, and will be appropriate in scale and nature to the size and function of the relevant centre and to the maintenance of the retail hierarchy as a whole. Within the Rural

## A Growing Central Lincolnshire

Settlements, other than Market Rasen the scale of provision should be proportionate and strengthen their roles in providing mainly convenience shopping to meet local needs and local services.

Development proposals for retail and/or other town centre uses in out-of-centre and edge-of-centre locations will be required to demonstrate their suitability through a sequential site test in line with the NPPF. In addition, a robust assessment of impact on nearby centres will be required for any retail, leisure and/or office proposals that:

- a. Provides a floorspace that is greater than 500 m<sup>2</sup> gross unless it is within 1km of Lincoln city centre boundary whereby a 2,500m<sup>2</sup> threshold applies; or
- b. Is located within 500 m of the boundary of a District Centre and is greater than 300 m<sup>2</sup> gross; or
- c. Is located within 500 m of the boundary of a Neighbourhood Centre and is greater than 200 m<sup>2</sup> gross.

New centres will be required in relation to the proposed SUEs at Lincoln, Gainsborough and Sleaford, as set out in the individual SUE policies. Such provision must be appropriate in scale and location to the need of the areas they serve. The development of new centres will be required to consolidate and enhance the existing network and hierarchy of centres and not harm the vitality and viability of existing centres.

### 3.6 The Visitor Economy

**3.6.1** The visitor economy is one of the most important sectors of Central Lincolnshire's economy. Lincoln, the principal visitor destination in Central Lincolnshire, attracts over 3 million visitors a year, generating over £125 million and supporting 2,000 jobs. The Visit Lincoln Partnership considers that, by comparison with similar historic towns and cities, there is potential for the Lincoln's visitor economy to grow. The Central Lincolnshire Economic Growth Strategy also targets the visitor economy as a key sector in its action plan for achieving growth.

**3.6.2** The Lincoln Area section of this draft Local Plan sets out the context and policy linked to the Lincoln visitor economy.

**3.6.3** Your views on this Central Lincolnshire wide draft policy would be welcomed.

#### Policy LP 6

##### A Sustainable Visitor Economy

The Central Lincolnshire authorities and their partners will support development and activities that will deliver high quality sustainable tourism, culture and leisure facilities, including sporting attractions. Such development and activities should be designed so that they contribute to the local economy, benefit local communities and visitors, and respect the intrinsic natural and built environmental qualities of the area.

Development proposals should be appropriate for the character of the local environment in scale and nature, and should be located within existing settlements, or as part of planned urban extensions, unless it can be demonstrated that there is an overriding benefit to the local economy and/or community and/or environment.

## A Growing Central Lincolnshire

# A Caring Central Lincolnshire: meeting needs and the provision of infrastructure

## 4.1 Introduction

**4.1.1** This section of the Local Plan sets out how development proposals will contribute towards a Central Lincolnshire where all people can access the facilities, services and housing to enable them to have a good quality of life now and in the future. It sets out how all development will be supported by appropriate infrastructure to help create and maintain thriving caring communities.

## 4.2 Health and Wellbeing

**4.2.1** The World Health Organisation defines health as: "...a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity. The enjoyment of the highest attainable standard of health is one of the fundamental rights of every human being without distinction of race, religion, political belief, economic or social condition"<sup>(1)</sup>. Health therefore encompasses both physical and mental health. A wide range of social, economic and environmental factors influence our health and the ability of people to fulfil a healthy lifestyle. These are often referred to as the wider determinants of health and include the buildings and places where we live, work and visit and our local environment including wildlife and open spaces, air, water and land. Health is therefore a core component of sustainable development.

**4.2.2** As set out in the NPPF, the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Health and wellbeing is covered throughout National Planning Practice Guidance (NPPG) including the themes of transport, natural environment, climate change and design. Considering health at the design stage of a development proposal can therefore help to realise significant health benefits.

**4.2.3** Central Lincolnshire's health priorities and issues are set out in the latest Joint Health and Well Being Strategy for Lincolnshire, Joint Strategic Needs Assessment and NHS Health Profiles for Lincoln, North Kesteven and West Lindsey. The most significant issues include low levels of physical activity, rising levels of obesity (in both adults and children), mental health, high rates of road traffic injuries and deaths, excess winter deaths and poor access to primary care services in the rural areas, particularly for older people and those without access to a car.

**4.2.4** Development proposals in Central Lincolnshire will be considered in the context of the Lincolnshire Health and Care (LHAC) model. The model seeks to establish neighbourhood teams containing a range of health and social care professionals who will provide integrated services and urgent care for local people and thus reduce the pressure on emergency units in main hospitals. Commissioners and providers of healthcare services will work closely with the central Lincolnshire authorities to ensure that development proposals are planned for and neighbourhood teams are structured to meet the needs of the communities they serve.

**4.2.5** The impacts of proposed developments on health should be assessed and considered at the earliest stage of the design process to avoid negative health impacts and ensure positive health outcomes for the community as a whole. In keeping with the NPPG, the relevant Local Planning Authority (LPA) will request a Health Impact Assessment (HIA) to be undertaken for planning applications for major developments.

**4.2.6** Your views on this draft policy, including at what threshold we ask for HIAs, would be welcomed.

1 Extract of the Constitution of the World Health Organisation – see: <http://apps.who.int/gb/bd/PDF/bd47/EN/constitution-en.pdf>

## A Caring Central Lincolnshire: meeting needs and the provision of infrastructure

### Policy LP 7

#### Health and Wellbeing

Development proposals should, where possible, make positive contributions to the following contributors of health and well-being:

- a. Good quality, accessible green spaces, public realm, sports and recreational facilities close to where people live and work, to encourage greater participation in play, sport, walking and cycling and to maximise opportunities for social interaction;
- b. Safe, convenient and attractive network of streets, paths and cycleways integrated with public transport which connect homes, workplaces, shops, schools, healthcare, leisure and other services and facilities to encourage active travel and prevents social isolation;
- c. High quality local food growing spaces, including green roofs, edible landscaping, garden plots, community gardens, allotments and local markets, in order to provide access to fresh, healthy and affordable food;
- d. 'Healthy homes' that are affordable, easy to warm, have good natural light, decent space (internal and external), exploit views, safe from flooding and overheating, and are adaptable to people's changing circumstances that can occur over a lifetime;
- e. High quality residential amenity;
- f. A range of employment opportunities in accessible locations;
- g. The avoidance of over concentration or clustering of any use type that could detract from people's ability to adopt healthy lifestyles (including hot food takeaways, payday lenders and betting shops);
- h. Good local air quality, with new development in an Air Quality Management Area to be consistent with the aims and objectives of the Air Quality Action Plan, providing an air quality assessment where appropriate.

Proposals for new health care facilities should relate well to public transport services, walking and cycling routes and be accessible to all sectors of the community. Opportunities for the multi-use and co-location of health facilities with other services and facilities should be considered to provide co-ordinated care and a community focus.

Health impacts of major development proposals should be considered early in the planning process through the submission of a Health Impact Assessment (HIA) with a planning application. The HIA will enable the applicant to demonstrate how this policy has been met and should be commensurate with the size of the development.

### 4.3 Community Facilities

- 4.3.1** Certain types of services and facilities help create supportive communities by meeting the day-to-day needs of residents and businesses. Known as 'Community Facilities' they are essential to the delivery of integrated, inclusive and sustainable development because they:
- Encourage community cohesion and social interaction;
  - Improve the 'liveability' of places;
  - Encourage healthy lifestyles;
  - Make a positive contribution to social wellbeing;
  - Can provide employment opportunities.



## A Caring Central Lincolnshire: meeting needs and the provision of infrastructure

**4.3.2** There are many existing community facilities embedded within our settlements. Some of these serve a local community, for example a children's play area within a housing estate, while some serve a wider catchment area, for example a leisure centre with a swimming pool. It is important to seek to preserve these existing community facilities. However, it is recognised that there may be instances where facilities become unviable or need to be replaced, either in situ or elsewhere, to appropriately serve existing and future communities.

### Policy LP 8

#### Community Facilities

All development proposals should recognise that community facilities such as open spaces, play areas, recreational and leisure facilities and community halls, or registered assets of community value, are an integral component in achieving and maintaining sustainable, well integrated and inclusive development.

#### Existing facilities

The redevelopment or expansion of an existing facility to extend or diversify the level of service provided will be supported.

In most instances, the loss of an existing community facility will not be supported.

The loss, via redevelopment, of an existing community facility to provide an alternative land use which is not that of a community facility will only be permitted if it is demonstrated that:

- a. The facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or
- b. The service provided by the facility is met by alternative provision that exists within reasonable proximity: what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or
- c. The proposal includes the provision of a new community facility of similar nature and of a similar or greater size in a suitable on or offsite location.

#### New stand-alone facilities

Proposals for new community facilities will be supported in principle, and should:

- d. Prioritise and promote access by walking, cycling and public transport. Community facilities may have a local or wider catchment area: access should be considered proportionately relative to their purpose, scale and catchment area;
- e. Be accessible for all members of society;
- f. Be designed so that they are adaptable and can be easily altered to respond to future demands if necessary;
- g. Where applicable, be managed without added detriment to local residents: this especially applies to facilities which are open in the evening, such as leisure and recreation facilities.

## A Caring Central Lincolnshire: meeting needs and the provision of infrastructure

### New facilities as part of wider development proposals

Where new community facilities are deemed necessary as part of a wider development proposal (such as a residential development scheme which generates demand for new facilities), and provided such facilities are not to be delivered via a Community Infrastructure Levy payment (as determined by the infrastructure items listed on a Reg.123 List), then developers will be expected to provide such relevant facilities either directly on-site and/or off site, through a financial contribution, either alone or cumulatively with other developments.

Opportunities to incorporate community facilities within or adjacent to the development site should be sought in the first instance. Offsite provision may be acceptable as an alternative if:

- There is insufficient space available onsite/ adjacent to the site;
- Incorporation of the facility onsite/ adjacent would not be financially viable;
- It would be more appropriate to contribute (in whole or part) to the establishment or expansion of a facility elsewhere in order to meet wider demand or combine facilities.

Whether on or off-site, community facilities required as part of wider development proposals should, in addition to criteria (d) – (g) above:

- h. Be implemented, as appropriate, at an early stage of the phasing of development;
- i. Have a robust business plan and governance arrangements in place, including any funding arrangement, to ensure the facility is financially sustainable in the longer term.

Provision and maintenance of new community facilities is likely to be secured through a combination of Community Infrastructure Levy (if introduced), planning obligations and/or planning conditions, as appropriate.

## 4.4 Meeting Accommodation Need

**4.4.1** A variety of housing types, sizes and densities are required in Central Lincolnshire so that people can access a home that they can afford and that meets their needs. Regard should be had to evidence of need contained within the latest SHMA, the Central Lincolnshire Housing Growth Strategy and other appropriate evidence, such as the Joint Strategic Needs Assessment and the Lincolnshire Extra Care Strategy.

**4.4.2** The accommodation needs of other groups in the community also need to be considered – for example, pitches and plots for gypsy and travellers and travelling showpeople, and housing for older people and people. Student accommodation needs are considered in further detail in policy LP29.

**4.4.3** To meet accommodation needs there will also need to be a wide range of housing options in Central Lincolnshire, catering for people who wish to build their own home through the provision of custom build plots, or by ensuring that there is top-of-the range houses that will enable business leaders to live locally, and thus help attract new and expanding companies.

**4.4.4** Your views on this draft policy would be welcomed.

# A Caring Central Lincolnshire: meeting needs and the provision of infrastructure

## Policy LP 9

### Meeting Accommodation Need

#### Wider Housing Need

Working in partnership with developers, housebuilders, registered social landlords and other stakeholders, the Central Lincolnshire authorities will seek, and developers are expected to provide, in appropriate circumstances, housing solutions that meet market expectations as well as meeting the particular needs of all sectors of the community

#### Executive Homes

The Central Lincolnshire authorities will support an appropriate proportion of 'executive homes' on housing sites, in order to facilitate the attraction of major business expansion/relocations into the area, especially national or international headquarters of such businesses. Exceptionally, where the circumstances and setting justify it, small, entirely executive home schemes may be supported.

#### Custom Build

The Central Lincolnshire authorities will seek, where appropriate, housing development schemes of 100 or more homes to supply dwelling plots for sale to custom builders, typically of around 5% of net developable land of such sites.

#### Single Storey Dwellings

The Central Lincolnshire authorities will seek, where appropriate, housing development schemes of 100 or more homes to provide single storey dwellings, typically of around 5% of net developable land of such sites. This provision will not be sought where high density schemes are the appropriate design solution for the area (such as central urban areas and around transport nodes).

#### Adaptable Dwellings: Homes for changing needs

Developers will be expected, through the design of developments, to contribute to Central Lincolnshire's aim of enabling people to live in their own homes as a viable alternative to residential care. In this regard, the Central Lincolnshire authorities will seek housing development schemes which meet lifetime homes standards.

#### Gypsies and Travellers and Travelling Showpeople

A local assessment has identified an annual need of 3.6 new permanent Gypsies and Traveller pitches from 2013 to 2033, or for the full plan period around 83 new pitches for the period 2013 to 2036, to meet needs arising from overcrowding and newly forming families on authorised sites.

The assessment also identified the need for four Emergency Stopping Places, and an additional Travelling Showpeople plot.

This need will be met through the determination of planning applications using the criteria below and through the sites identified on the Policies Map [at this draft plan stage, such sites are not identified, but is likely to be 16 new sites and/or extensions to existing sites accommodating an average 5 pitches per site].

## A Caring Central Lincolnshire: meeting needs and the provision of infrastructure

The following criteria will be used to assist the determination of planning applications. For both allocated sites and non-allocated sites, development proposals:

- a. should not conflict with other development plan policies or national planning policy relating to issues such as flood risk, contamination, landscape character, protection of the natural and built environment, heritage assets or agricultural land quality; and
- b. should have safe vehicular access and should be capable of allowing large vehicles and caravans to be manoeuvred and parked safely within it; and
- c. should provide an acceptable standard of amenity for the site's occupants, and will not have an unacceptable impact on the amenity of nearby residents, including visual and acoustic privacy; and
- d. should be adequately serviced, preferably by mains connections, and would not place undue pressure on local infrastructure; and
- e. for non-allocated sites, should be located to enable its occupants to access both primary health care facilities and schools within reasonable travelling distances, preferably by walking, cycling or public transport.

In addition to the above criteria, in the case of sites for Travelling Showpeople there must be sufficient space for storage and maintenance of equipment associated with the occupiers. Additional screening may be required having regard to the nature of the equipment that is being stored.

### 4.5 Meeting Housing Needs

- 4.5.1** The NPPF paragraph 50 highlights the need for Local Plans “to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities”.
- 4.5.2** The level of need for affordable housing is evidenced through the emerging Strategic Housing Market Assessment (SHMA). The preliminary findings suggest that across Central Lincolnshire, there is a need for [to be inserted once final SHMA is published] affordable homes between 2011 and 2036. To help meet this need it is therefore important that a high, but viable, proportion of all new developments are affordable.
- 4.5.3** Affordable housing will be delivered by: contributions from developers, securing funding from the Central Lincolnshire authorities’ resources, the Homes and Communities Agency and other external agencies, and maximising the take up of Government initiatives for intermediate or assisted home ownership.
- 4.5.4** For developer contributions, national guidance is clear that the viability considerations of the policy requirement for affordable housing should be considered as a whole with other policy requirements such as infrastructure contributions and any other policy requirements. This means that it is important that we get the right balance between meeting affordable housing and infrastructure (in the form of S106 and CIL) whilst ensuring that Central Lincolnshire continues to be an attractive and viable place to build and invest.
- 4.5.5** To help inform this balance, an evidence report covering affordable housing, CIL and whole plan viability will be prepared over 2014/15 to support the Local Plan consultation in summer 2015. For the purposes of this consultation draft, Policy LP10 below sets out a range of requirements for affordable housing that we would like your comments on to help inform this evidence. Specifically, we would appreciate your views on:

## A Caring Central Lincolnshire: meeting needs and the provision of infrastructure

- 4.5.6** Subject to evidence on the local housing market, need, viability and delivery, national guidance currently allows flexibility to set a threshold for affordable housing that meets local requirements. Across Central Lincolnshire, these thresholds, as set out in adopted local plans, range from: 15 dwellings or more in the City of Lincoln; 15 dwellings in larger settlements<sup>(2)</sup> or 2 or more in smaller settlements in West Lindsey; and 5 dwellings or more in North Kesteven. For this new Local Plan one approach may be to require all developments to provide some contribution. Whilst this would increase affordable housing supply, it may lead to some schemes being unviable and potentially deter smaller scale housebuilders. However, in contrast, if a high threshold is used it may result in lower levels of affordable housing being delivered and housing need not being met.
- 4.5.7** The recent Planning Performance and Planning Contributions consultation issued by DCLG (23<sup>rd</sup> March to 4<sup>th</sup> May 2014), sought views on nationally designating a 10 unit threshold for section 106 affordable housing contributions. At the time of writing, this threshold requirement has not been implemented.
- 4.5.8** For all dwelling proposals, policy LP10 below will set out what percentage of the development will be required to be affordable housing. This percentage has a large bearing on the costs of a development. Previous evidence suggests that this could be as high as 35 - 40% in some areas. However, when considering the overall balance, as explained above, the higher the affordable housing requirement, the lower the infrastructure contribution will likely be.
- 4.5.9** We know from existing evidence that viability varies across Central Lincolnshire. One approach could therefore be to introduce a differential rate, meaning that a lower level of affordable housing would be required in areas of challenging viability such as Gainsborough. However, whilst such an approach could aid overall delivery, it would add complexity to the policy.
- 4.5.10** The policy below is drafted to be as close to the final policy as possible but includes gaps for you to consider in line with the comments in the above paragraphs.
- 4.5.11** Your views at this draft policy stage are welcomed.

### Policy LP 10

#### Meeting Housing Needs

#### Affordable Housing

The strategic aim will be to deliver the [to be inserted once final SHMA is published] affordable dwellings that are needed to meet the needs of residents unable to compete on the open market. To help achieve this:

Affordable housing will be sought on all qualifying housing development sites of xxx [*to be consulted upon at the next draft plan stage*] dwellings.

Where a site qualifies for affordable housing, the percentage sought will be xxx [*to be consulted upon at the next draft plan stage*].

Of the affordable dwellings provided, the exact tenure mix should be informed by and be compatible with the latest government guidance and an up-to-date local Strategic Housing Market Assessment (SHMA). This should form the basis of a S106 Agreement to accompany the planning application.

2 Larger settlements with a population of over 3,000

## A Caring Central Lincolnshire: meeting needs and the provision of infrastructure

The Central Lincolnshire authorities will seek the level of affordable housing on the basis of the targets to be established in this Policy, but will negotiate with developers if an accurate viability assessment demonstrates these cannot be met in full.

Affordable housing shall be provided on-site, unless it can be demonstrated that exceptional circumstances exist which necessitate provision on another site, or the payment of a financial contribution to the relevant local planning authority, to enable some housing need to be met elsewhere.

**4.5.12** There may be exceptional circumstances, including development viability, where the affordable housing requirements as specified in Policy LP10 are not achievable. In such circumstances the Council may consider a reduction in the affordable housing target where robust justification is provided.

**4.5.13** In a later version of this plan, or in a separate note on the website, we will set out a simplified appraisal based on the cost of delivering on site affordable housing.

### 4.6 Providing Infrastructure

**4.6.1** Growth in Central Lincolnshire will be supported by the necessary infrastructure; be that the roads we use to travel, schools to teach our children or the health facilities to support good health. All forms of infrastructure have an important impact on people's daily lives, their social well-being and the creation of jobs.

**4.6.2 What do we need?** To set out what, where and how infrastructure will be needed and delivered an Infrastructure Delivery Plan (IDP) has been prepared alongside this Local Plan. It sets out the main items of infrastructure, when they are likely to be provided and who will pay for them. The broad categories of infrastructure covered will include:

- Water and Drainage – water supply, waste water and flood risk management
- Energy – electricity, gas and district heating systems
- Flood resilience and flood protection measures
- Leisure and green infrastructure – sport, open space and community facilities
- Education – nursery and pre-school, primary, secondary, further education and higher education.
- Health – hospitals, health centres, GP surgeries, public health and preventative health care.
- Transport – highways, cycle and pedestrian facilities, rail, bus, travel management, waterways and car parking.

**4.6.3** Communications infrastructure such as broadband has evolved and expanded rapidly in recent years and now forms an important part of successful business and individual lifestyles for both urban and rural communities. The Central Lincolnshire authorities are keen to facilitate this expansion, whilst at the same time minimising any environmental impacts.

**4.6.4** Infrastructure required as part of specific sites will be set out in the relevant site allocation policies, to be completed in more detail at the next consultation stage in 2015.

**4.6.5 Who provides it?** Infrastructure and community facilities are mainly provided by partner agencies and service providers such as water and energy provision by the utility companies; education, highways and social services by Lincolnshire County Council; and healthcare services and facilities by the local Clinical Commissioning Groups (CCGs) and National Health Service (NHS) England. With a wide range of infrastructure providers, it is unlikely that all their

## A Caring Central Lincolnshire: meeting needs and the provision of infrastructure

investment cycle will be perfectly synchronised at any one time. A further role of the IDP and other supporting documents is therefore to help co-ordinate with these providers to ensure that the requirements of growth are fully understood, recognised and timely investment made. The authorities will work with partners, such as the Local Enterprise Partnership (LEP) and Homes and Communities Agency (HCA), to secure both direct funding and recoverable finance for infrastructure projects.

- 4.6.6 Developer Contributions** – as new developments give rise to the need for many new or improved services, facilities and other infrastructure, it is reasonable to require the developers to contribute towards meeting this provision.
- 4.6.7** When infrastructure cannot be provided within, or is not appropriate to be located on the development site itself, developers will be expected to make a contribution to the cost to provide what is necessary to support new development. Contributions will be in the form of planning obligations, also known as developer contributions, secured under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 4.6.8** Community Infrastructure Levy (CIL) and/or Section 106 payments will be a source of funding payable by developers as a contribution to off-site infrastructure provision. Working closely with partners, such as developers, utility companies and health care providers, the Central Lincolnshire authorities will seek to identify and maximise a range of funding sources to deliver infrastructure as identified in the IDP or identified in more current evidence at the time of application. Contributions payable by CIL and/or S106 payment will be in addition to any normally required by a developer to any utility company, internal drainage board or other statutory authority or organisation.
- 4.6.9** Whilst every effort has and will continue to be made to ensure the timely provision of infrastructure, the following policy will also be used to restrict development from being commenced or, in certain cases, from being permitted, in the absence of proven infrastructure capacity.
- 4.6.10** Your views at this draft policy stage are welcome.

### Policy LP 11

#### Infrastructure to Support Growth

All new development should be supported by, and have good access to, infrastructure.

#### Infrastructure

Planning Permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the requirements arising from the proposed development. Development proposals must consider all of the infrastructure implications of a scheme; not just those on the site or its immediate vicinity. Conditions or planning obligations, as part of a package or combination of infrastructure delivery measures, are likely to be required for many proposals to ensure that new development meets this principle.

Consideration must be given to the likely timing of infrastructure provision. As such, development may need to be phased either spatially or in time to ensure the provision of infrastructure in a timely manner. Conditions or a planning obligation may be used to secure this phasing arrangement.

## A Caring Central Lincolnshire: meeting needs and the provision of infrastructure

### Developer Contributions

Developers will be expected to contribute towards the delivery of relevant infrastructure. They will either make direct provision or will contribute towards the provision of local and strategic infrastructure required by the development either alone or cumulatively with other developments.

Further guidance on how this policy will be implemented will be set out in a separate documents. Such documents, including a Developer Contributions Supplementary Planning Document (SPD), an Infrastructure Delivery Plan (IDP), Community Infrastructure Levy (CIL) charging schedule and CIL related policies, will cover items such as:

- The infrastructure themes where contributions will be sought;
- How, when and who will collect contributions; and
- How contributions are intended to be spent.

### 4.7 Accessibility and Transport

**4.7.1** The NPPF sets out the importance of sustainability in relation to transport and giving people a real choice about how they travel.

**4.7.2** As a predominantly rural area, it is not surprising that there is a heavy reliance on car use in Central Lincolnshire. This can have a significant impact on the elderly, children and young people who can become isolated and find it difficult to access health, social and educational facilities.

**4.7.3** Across Lincolnshire as a whole there are no motorways and approximately 40 miles of dual carriageway. The key roads in Central Lincolnshire, including the A15, A158, A17 and A46 Trunk Road, are essential for connecting communities and important routes for businesses, particularly local agricultural and food industries that use the network to move goods and freight.

**4.7.4** Within the Lincoln area, the bus network is relatively good with most services operating commercially, whilst fully accessible “Into Town” services operate in Gainsborough and Sleaford. Across the rural areas, “InterConnect” services run on the key inter-urban corridors (e.g Lincoln – Gainsborough – Scunthorpe), with demand responsive “CallConnect” services providing pre-bookable, flexible feeder services to local centres and to onward connections to the larger urban centres. Although progress has been made in expanding the bus network in recent years, outside of Lincoln services typically remain very limited in the evenings and at weekends.

**4.7.5** The Great Northern Great Eastern Rail (GNGE) line runs through Central Lincolnshire, with stations at: Gainsborough, Saxilby, Lincoln, Metheringham, Ruskington and Sleaford. Lincoln and Sleaford are the principal rail hubs, providing connections to the East Coast Main line and destinations beyond. There is a daily direct service from Lincoln to London but there are aspirations to increase this further. Rail freight capacity has recently been upgraded across the GNGE line, providing an important link between Doncaster and Peterborough. There are a large number of level crossings in Central Lincolnshire that have an impact on rail capacity and waiting times for cars and pedestrians.

**4.7.6** The Local Transport Plan (LTP), sets out the overall strategy and delivery arrangements for transport across the whole of Lincolnshire, including supporting growth, tackling congestion, improving accessibility, creating safer roads and supporting the larger settlements. The objectives contained within the strategy support the development of a sustainable, efficient and safe transport system, increasing the use of sustainable travel modes, protecting the environment, and improving access to key services.



## A Caring Central Lincolnshire: meeting needs and the provision of infrastructure

**4.7.7** The 4th Lincolnshire Local Transport Plan (LTP4) covering the period 2013/14- 2022/23 sets out the following objectives for Lincolnshire:

- assist the sustainable economic growth of Lincolnshire, and the wider region, through improvements to the transport network.
- improve access to employment and key services by widening travel choices, especially for those without access to a car.
- make travel for all modes safer and, in particular, reduce the number and severity of road casualties.
- maintain the transport system to standards which allow safe and efficient movement of people and goods.
- protect and enhance the built and natural environment of the county by reducing the adverse impacts of traffic, including HGVs.
- improve the quality of public spaces for residents, workers and visitors by creating a safe, attractive and accessible environment.
- improve the quality of life and health of residents and visitors by encouraging active travel and tackling air quality and noise problems.
- minimise carbon emissions from transport across the county.

**4.7.8** Transport Strategies for Lincoln, Gainsborough and Sleaford set out a range of local proposals to help tackle congestion and improve transport options in the main urban areas.

**4.7.9** Parking standards can be used as part of a package of measures to promote sustainable transport choices as well as ensuring that local amenity is protected. The NPPF suggests setting local standards that take account of the accessibility of the development, the type, mix and use of development, local car ownership, and an overall need to reduce the use of high emission vehicles.

**4.7.10** The Local Plan can contribute to achieving all of the above through:

- promoting patterns of development that encourage the use of sustainable modes of transport; and
- Helping to deliver the right transport related infrastructure in the right place, at the right time.

**4.7.11** Your views at this draft policy stage are welcomed.

### Policy LP 12

#### Transport

Development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported.

#### Delivering Transport Related Infrastructure

All development proposals should contribute to the delivery of the following transport objectives, either directly where appropriate (such as the provision of infrastructure or through the contribution of land to enable a scheme to occur) or indirectly (such as through some form of developer contributions or CIL financial payment).

## A Caring Central Lincolnshire: meeting needs and the provision of infrastructure

### For Strategic Transport Infrastructure:

- a. Improve and manage the strategic highway infrastructure to allow for a range of users and increased capacity where appropriate and viable;
- b. Improve and manage the wider road infrastructure to benefit local communities including rural roads, and key transport links in the towns and villages;
- c. Improve and manage strategic cycling network to allow for a range of users.

### For Public and Community Transport Infrastructure and Services:

- d. Assist in the implementation of infrastructure which will help all communities in Central Lincolnshire, including people living in the villages and small settlements, to have opportunities to travel without a car for essential journeys;
- e. Improve the integration, efficiency, accessibility, safety, convenience and comfort of public transport stations, including both rail and buses;
- f. Deliver flexible transport services that combine public and community transport, ensuring that locally based approaches are delivered to meet the needs of communities.

### For Walking and Cycling Infrastructure:

- g. Deliver schemes that complement the aims of the Public Rights of Way Improvement Plan and the Green Infrastructure Study for Central Lincolnshire, where possible enhance linkages between settlements and to areas of natural greenspace and to the surrounding countryside;
- h. Prioritise schemes that complete gaps in the network, especially those that will encourage more local walking and cycling journeys;
- i. Deliver networks and facilities for walking and cycling, which are appropriately linked and integrated into the wider transport network, are well maintained and promoted, and which help facilitate schemes, such as 'Bikeability', to encourage people to walk or cycle.

### Design Criteria:

All new developments should demonstrate, where appropriate, that they have had regard to the following criteria:

- j. Located where travel can be minimised and the use of sustainable transport modes maximised;
- k. Minimise additional travel demand through the use of measures such as travel planning, safe and convenient public transport, walking and cycling links and integration with existing infrastructure;
- l. Should provide well designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport by providing a network of pedestrian and cycle routes and green corridors including habitat connectivity (linking to existing routes where opportunities exist) that give easy access and permeability to adjacent areas;
- m. Support the enhancement of existing or proposed transport interchanges;
- n. Provide well designed car and cycle parking appropriate to the amount of development proposed, ensuring that all new development meets the defined parking standards as set out in Appendix D (note: Appendix D sets out the standards in the current adopted Local Plans. New standards are not yet available but will be consulted upon at the next draft plan stage. If you have any suggestions at this current stage, please let us know).
- o. Explore opportunities to utilise waterways for public transport and/or freight transport;
- p. Proposals of one dwelling or more should be accompanied by a Transport Statement, or, if the proposal is likely to result in significant transport implications, by a Transport Assessment and Travel Plan.

## A Caring Central Lincolnshire: meeting needs and the provision of infrastructure

Any development that has adverse transport implications will not be granted planning permission unless deliverable mitigation measures have been identified, and arrangements secured for their implementation, which will make the development acceptable in transport terms.

### 4.8 Managing Water Resources and Flooding

- 4.8.1** Central Lincolnshire's rivers and water resources are a valuable asset, supporting wildlife, recreation and tourism, as well as providing water for businesses, households and agriculture. Inland waterways are a multifunctional asset that can contribute towards many Local Plan objectives, including important opportunities for regeneration, tourism, and sustainable transport. Water resources require careful management to conserve their quality and value and to address drainage and flooding issues.
- 4.8.2 Flood Risk:** In accordance with the NPPF and supporting technical guidance, policy LP13 seeks to ensure that development does not place itself or others at increased risk of flooding. All development will be required to demonstrate that regard has been given to existing and future flood patterns from all flooding sources and that the need for effective protection and flood risk management measures, where appropriate, have been considered as early on in the development process as possible.
- 4.8.3** A sequential risk based approach to the location of development, known as a 'sequential test,' will be applied to steer new development to areas with the lowest probability of flooding. If, following the application of sequential test, it is not possible, consistent with wider sustainability objectives, for development to be located in areas with a lower probability of flooding, the Exception Test may be applied. The Exception Test, in line with NPPF, requires development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it would be safe for its lifetime and would not increase risk elsewhere.
- 4.8.4** Central Lincolnshire contains significant areas of low lying land for which a number of organisations are responsible for managing flood risk and drainage, including the Environment Agency (EA), Lincolnshire County Council as Lead Local Flood Authority, Anglian Water and Severn Trent Water Companies, the Canal and River Trust and a number of Internal Drainage Boards (IDBs). Flood defences protect many of the existing built-up areas from river flooding to a currently acceptable standard, but it is anticipated that the threat of flooding will increase in the future as a result of climate change predictions. These include predicted sea level rise, more intense rainfall and increased river flows.
- 4.8.5** Many of Central Lincolnshire's settlements were originally established adjacent to rivers or other water bodies. Over time these same settlements have grown into the main centres of population in Central Lincolnshire and now represent, in terms of wider sustainability criteria, the most sustainable locations for future development. A careful balance therefore needs to be struck between further growth in these areas and the risk of flooding.
- 4.8.6** To support the planning process and provide a better understanding of flood risk in the area Strategic Flood Risk Assessments (SFRAs) have been prepared for Central Lincolnshire. SFRAs have been produced for West Lindsey, North Kesteven and the wider Lincoln area, supplemented by additional flood risk information data from the EA, Lead Local Flood Authority and IDBs. Other documents that inform the Local Plan include:
- Catchment Flood Management Plans for the River Witham, River Trent and Grimsby and Ancholme;
  - Anglian and Humber River Basin Management Plans;

## A Caring Central Lincolnshire: meeting needs and the provision of infrastructure

- The Local Flood Risk Management Strategy; and
- Water Cycle Studies for Central Lincolnshire and the Gainsborough area.

**4.8.7** As the major settlement and main area for growth in Central Lincolnshire, Lincoln has been a particular focus when considering flood risk. It has a thriving city centre, including the retail core and University campus, together with areas of social deprivation and former industrial sites in need of regeneration, many of which are located in areas at risk of flooding. To assist in balancing the need for growth and regeneration with the need to avoid putting people and property at risk of flooding, a strategic level sequential assessment has been developed for the wider Lincoln area, in association with the EA, taking all available flood risk information into consideration.

**4.8.8** With the increased likelihood of more intense rainfall combined with further development in Central Lincolnshire, there will be an increase in the incidence of surface water runoff, placing greater pressure on existing drainage infrastructure. The discharge of surface water to combined sewer systems should be exceptional. This will ensure that capacity constraints of existing systems are not put under severe pressure by placing unnecessary demands on existing sewage works and sewage systems which in turn could compromise the requirements of the Water Framework Directive. The discharge of surface water to combined sewer systems can also contribute to surface water flooding elsewhere.

**4.8.9** Sustainable Drainage Systems (SuDS) are used to replicate, as closely as possible, the natural drainage from a site before development without transferring pollution to groundwater. Developers should ensure that good SuDS principles consistent with national standards are considered and incorporated into schemes as early on in the development process as possible.

**4.8.10 Protecting the water environment:** The Central Lincolnshire authorities work closely with water companies, Environment Agency and other relevant bodies to ensure that infrastructure improvements to manage increased waste water and sewage effluent produced by new development are delivered in a timely manner, and to ensure that, as required by the Water Framework Directive, there is no deterioration to water quality and the environment.

**4.8.11** Parts of Central Lincolnshire are currently constrained by the capacity of water recycling infrastructure, and will require coordinated timing between development and new or improved infrastructure provision. The predominantly rural nature of the area means that there are developments without mains drainage connection that will require careful design and management.

**4.8.12** Central Lincolnshire lies within the East Midlands area of serious water stress where drought is a cause for concern. This is a major challenge in the context of Central Lincolnshire's planned growth, and will require careful conservation and management of water resources to ensure that demand for water can be achieved in a sustainable manner.

**4.8.13** The River Trent as it skirts the edge of Central Lincolnshire and runs adjacent to the main town of Gainsborough, from Cromwell Weir to the River Humber, is tidal. As such, any proposals that affect or might affect the marine area should make reference to and be guided by the Marine Policy Statement or any subsequent replacement. The Marine Policy Statement provides a shared UK vision for clean, healthy, safe, productive and biologically diverse oceans and seas by ensuring a consistent approach to marine planning across UK waters.

**4.8.14** All relevant development proposals, where appropriate, should be discussed with the Local Planning Authority in liaison with the EA, Water Services Provider, IDBs and the Lead Local Flood Authority at the earliest opportunity, preferably at the pre-application stage. This should ensure flood risk and drainage solutions, particularly where required on site, can be factored into the development process as early as possible.

# A Caring Central Lincolnshire: meeting needs and the provision of infrastructure

4.8.15 Your views at this draft policy stage are welcomed.

## Policy LP 13

### Managing Water Resources & Flood Risk

All development proposals will be considered against paragraph 100 of the NPPF, including application of the sequential and, if necessary, the exception test.

#### Flood Risk

Through appropriate consultation and option appraisal, development proposals should demonstrate:

- a. that they are informed by and take account of the best available information from all sources of flood risk and by site specific flood risk assessments where appropriate;
- b. that there is no unacceptable increased risk of flooding to the development site or to existing properties;
- c. that the development will be safe during its lifetime, does not affect the integrity of existing flood defences and any necessary flood mitigation measures have been agreed with the relevant body;
- d. that the adoption, ongoing maintenance and management of any mitigation measures have been considered and any necessary agreements are in place;
- e. how proposals have taken a positive approach to reducing overall flood risk and have considered the potential to contribute towards solutions for the wider area; and
- f. that they have incorporated Sustainable Drainage Systems (SuDS) in to the proposals unless they can be shown to be impractical.

#### Protecting the Water Environment

Development proposals should demonstrate:

- g. That water is available to support the development proposed;
- h. That development contributes positively to the water environment and its ecology where possible and does not adversely affect surface and ground water quality;
- i. That development with the potential to pose a risk to groundwater resources is not located in sensitive locations to meet the requirements of the Water Framework Directive;
- j. How efforts have been made to maximise the efficient use of water, including water storage and harvesting wherever practical;
- k. How Sustainable Drainage Systems (SuDS) to deliver improvements to water quality, the water environment and where possible to improve amenity and biodiversity have been incorporated into the proposal unless they can be shown to be impractical;
- l. That relevant site investigations, risk assessments and necessary mitigation measures for source protection zones around boreholes, wells, springs and water courses have been agreed with the relevant bodies (e.g. the Environment Agency and relevant water companies);
- m. That adequate foul water treatment and disposal already exists or can be provided in time to serve the development;
- n. That no surface water connections are made to combined or foul systems unless in exceptional circumstances where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments);
- o. That no combined sewer overflows are created in areas served by combined sewers, and that foul and surface water flows are separated where possible;

## A Caring Central Lincolnshire: meeting needs and the provision of infrastructure

- p. That suitable access is safeguarded for the maintenance of water resources, flood defences and drainage infrastructure.
- q. That adequate provision is made to safeguard the future maintenance of water bodies to which surface water is discharged, preferably by an appropriate authority (e.g. Environment Agency, Internal Drainage Board, Water Company, the Canal and River Trust or local council);

### 4.9 Development on Land affected by Contamination

- 4.9.1 Contamination in or on land can present risks to human health and the wider environment. Contamination can originate from polluting industrial processes, landfill, agricultural activities or naturally occurring sources (e.g radon gas from underlying rock).
- 4.9.2 Where pollution issues or risks from landfill gas are likely to arise or where land contamination may be reasonably suspected, developers should hold pre-application discussions with the appropriate Central Lincolnshire Authority, the relevant pollution control authority and stakeholders with a legitimate interest.
- 4.9.3 All investigations should be carried out in accordance with CLR11 'Model Procedures for the Management of Land Contamination'<sup>(3)</sup>, or any updated advice.
- 4.9.4 Your views at this draft policy stage are welcomed.

### Policy LP 14

#### Development on Land affected by Contamination

Proposals for all new development must take into account the potential environmental impacts on people, biodiversity, buildings, land, air and water arising from the development itself and any former use of the site, including, in particular, adverse effects arising from pollution.

Where development is proposed on a site which is known or has the potential to be affected by contamination, a preliminary risk assessment should be undertaken by the developer and submitted to the relevant Central Lincolnshire Authority as the first stage in assessing the risk of contamination.

Proposals for all new development will only be permitted if it can be demonstrated that the site is suitable for its proposed use, with layout and drainage taking account of ground conditions, contamination and gas risks arising from previous uses and any proposals for land remediation, with no significant impacts on future users, groundwater or surface waters.

3 <https://www.gov.uk/government/publications/managing-land-contamination>

## A Quality Central Lincolnshire

### 5.1 Introduction

- 5.1.1** Central Lincolnshire has a rich and distinctive environment that is valued and enjoyed by those who live, work, visit and invest here. Its largely rural countryside and historic towns and villages are attractive aspects of Central Lincolnshire as a whole, while the landscape of the Lincolnshire Wolds and Lincoln's historic core are assets of national or wider importance. It is crucial that the significant growth planned over the next 20 years is delivered carefully to ensure that environmental quality, character and diversity are protected and, where possible, enhanced. Natural resources including biodiversity, water, soils, air, tranquillity and unpolluted skies also need to be protected and managed as part of sustainable development.
- 5.1.2** The Local Plan seeks a positive and proactive approach to the environment in Central Lincolnshire, with the emphasis on achieving quality places that are attractive and sustainable, and which contribute to quality of life, community wellbeing and local character.

### 5.2 Our Landscape

- 5.2.1** Central Lincolnshire is a predominantly rural landscape interspersed by the city of Lincoln and smaller settlements and characterised by its contrasting chalk and limestone uplands, low lying vales and fenland landscapes.
- 5.2.2** As an irreplaceable resource, the characterful Central Lincolnshire landscape needs to be protected and enhanced, while providing for the rural economy and not unduly preventing strategic and sustainable growth.
- 5.2.3** The rural nature of Central Lincolnshire and the significant role that agriculture plays in the economy of this area means that agricultural land has a notable presence in the landscape and forms an attractive backdrop to the existing settlements. The best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) should be protected from unacceptable development for various reasons, notably: in recognition of the need to produce food locally due to climate change (specifically, the anticipated reduction in the ability of countries continuing to export food to the UK due to increased flooding, erosion or drought); the desire of people to source local food as a result of greater awareness of food supply and recent food scandals; and the important role agriculture plays in the local and national economy.
- 5.2.4** The Local Plan therefore seeks to protect and enhance the diverse landscape features of our Central Lincolnshire landscape, and recognises the importance of protecting the best and most versatile agricultural land.
- 5.2.5** Your views at this draft policy stage are welcomed.

#### Policy LP 15

##### Our Landscape

The valuable attributes of our landscape include heritage assets, areas of ecological and biodiversity interest, as well as the elements within the landscape which contribute to its character, such as building styles and massing.

## A Quality Central Lincolnshire

The Central Lincolnshire authorities are committed to ensuring that the valuable attributes of our landscape are protected and, where possible, enhanced whilst enabling strategic, sustainable growth which is necessary for Central Lincolnshire's communities and economies to thrive.

To deliver this, proposals:

- a. Must respect the local context and character of the different parts of the Central Lincolnshire landscape, for example through careful consideration of design and finishes, scale and micro siting.
- b. Which prioritise the use of brownfield land will be particularly supported, provided that any risk of contamination is identified and will be adequately managed.
- c. Must ensure that adequate protection is given to distinctive local features which characterise the landscape and to heritage assets (refer also to the Historic Environment policy LP20). Opportunities to enhance such distinctive local features and heritage assets should be sought.
- d. Should aim to protect the best and most versatile agricultural land (as defined by the Agricultural Land Classification) so as to protect opportunities for local food production and the continuance of the agricultural economy. Development affecting the best and most versatile agricultural land will be permitted only if:
  - i. There is insufficient lower grade land available or available lower grade land is environmentally significant and development of the land would be inconsistent with other sustainability considerations; and
  - ii. The impact of the proposal upon ongoing agricultural operations has been minimised; and
  - iii. Where applicable, once permission for the development has ceased, the land will be restored to its former use.
- e. Involving farm based diversification will be permitted if the proposal will directly support farm enterprises and providing that the development:
  - i. Is in an appropriate location;
  - ii. Is of a scale appropriate to its location;
  - iii. Of a scale appropriate to the business need; and
  - iv. Does not conflict with any other Local Plan policies.

### 5.3 Climate Change and Low Carbon Living

- 5.3.1** It is widely recognised that mankind's use of fossil fuels is contributing to climate change. Reducing greenhouse gas emissions is a key part of limiting climate change, and will require concerted action at all levels, from international to local.
- 5.3.2** In 2008, the UK became the first country to introduce a long-term legally binding framework to reduce its impact on climate change. The Climate Change Act 2008 sets targets that require greenhouse gas emissions to be reduced by at least 80% by 2050 compared to 1990 levels, with a reduction of at least 34% by 2020 as an interim step.
- 5.3.3** 'Low carbon living' means that we need to greatly reduce the amount of carbon emitted by our lifestyles, both directly (for example, by not travelling to work by car) and indirectly (for example, by purchasing food which has been sourced locally). It will require wide ranging changes across society and the economy, with the planning system having a key role in its delivery.



## A Quality Central Lincolnshire

**5.3.4** The approach that the Central Lincolnshire authorities take to contribute to this international agenda is to cut carbon emissions locally by (in priority order):

- Reducing demand for energy;
- Improving resource efficiency (sustainable design and construction);
- Increasing the amount of energy, heat and power generation from decentralised, renewable and low carbon sources (rather than from non-renewable sources).
- Carbon off-setting

**5.3.5** Policy LP16 outlines how proposals will be expected to reduce carbon emission in order to limit climate change. Your views at this stage would be welcomed.

### Policy LP 16

#### Climate Change and Low Carbon Living

##### Development linked proposals

All development proposals of one dwelling or more, and non-residential developments of 100sq m or more, should demonstrably contribute to combatting climate change and minimising the resource use of future occupants.

To achieve this requirement, the Central Lincolnshire authorities expect proposals to demonstrate how the development scheme will make a positive and significant contribution towards one or more of the following (which are listed in order of preference):

Reducing demand: by taking account of landform, layout, building orientation, design, massing and landscaping, development should enable occupants to minimise their energy and water consumption, minimise their need to travel and, where travel is necessary, to maximise opportunities for sustainable modes of travel;

Resource efficiency: development could (a) take opportunities to use sustainable materials in the construction process, avoiding products with a high embodied energy content; and (b) minimise construction waste;

Energy production: development could provide site based decentralised or renewable energy infrastructure provided it is inconspicuous within the finished development scheme, yet maximises individual and/or community benefits;

Carbon off-setting: development could provide extensive, well designed, multi-functional woodland (and, if possible, include a management plan for the long term management of the wood resource which is produced).

In principle, proposals will be supported where occupiers of existing developments (whether that be a dwelling(s) or business(es)) are seeking to reduce their resource use. However, the authority's preference, if options exist, is also as set out above.

Resource minimising proposals (whether a proposal for an existing development or as part of a wider new development scheme) which are poorly designed and/or located and which, for example, have a detrimental impact on the landscape, the amenity of residents or the built environment will be refused.

## A Quality Central Lincolnshire

**5.3.6** In addition to proposals linked to wider new build development, or retro-fit schemes in ‘back gardens’, on roofs or similar, proposals for commercial scale schemes may also come forward in the Central Lincolnshire area during the lifetime of this plan. The following policy deals with this matter, and your comments at this draft stage are welcomed.

### Policy LP 17

#### Stand-alone Renewable Energy Proposals

Proposals for stand-alone, non-wider development linked, renewable energy schemes (i.e. proposals which provide energy to the electricity network rather than directly to a nearby home or business) will be approved if their impacts are (or can be made) acceptable. As such, it is expected that proposals will:

- a. Not result in unacceptably adverse impacts (individual or cumulatively) upon the landscape (see Policy LP15 Our Landscape) and townscape (see in particular Policy LP21: Design Principles);
- b. Be safe, including (i) appropriate falling distance to buildings and highways (if relevant to the proposal), (ii) no other adverse highway impact, and (iii) good access, especially at construction stage;
- c. Not result in unacceptably adverse impacts on any heritage or natural asset;
- d. Not result in unacceptable impacts on residential and visual amenity (including, if a proposal is considered acceptable in principle in a broad location, meeting all of the principles set out in Appendix F, where applicable);
- e. Not result in unacceptable noise impact (based on the applicable current legislation) and shadow flicker;
- f. Have no unacceptable impact on the operation of aircraft movement and operational radar; and
- g. Where significant loss of agricultural land is proposed, avoid the best and most versatile agricultural land where possible, in accordance with other relevant policies.

## 5.4 Reducing Demand on the National Grid network

**5.4.1** An issue has been raised regarding whether or not Central Lincolnshire, in whole or in part, is reaching its capacity in terms of demand on the electricity network. This matter is to be investigated as part of preparing this local plan, to determine:

- a. if the capacity is close to being reached, and if so, where;
- b. whether the growth planned for Central Lincolnshire may be constrained by any capacity issues on the network; and
- c. if growth is constrained, whether practical and affordable solutions exist to overcome capacity issues.

**5.4.2** Such solutions may include upgrading the network and/or reducing demand on the network, the latter being achieved through investment in energy efficiency and renewable energy infrastructure. If it is determined that there are capacity constraints on the network, then the next draft version of this Local Plan may have a policy which requires future developments with high electricity demands (such as some business types, office buildings, schools, hospitals and similar) to incorporate particularly high standards of energy efficiency or on-site renewable energy in order to minimise impact (demand) on the electricity network.

## A Quality Central Lincolnshire

**5.4.3** If you have any views on this matter, or evidence to assist us in determining what, where and when capacity issues may arise on the network, then please let us know.

### 5.5 Green Infrastructure Network

**5.5.1** Green Infrastructure (GI) is defined by national policy as a network of multifunctional network of green spaces and water in both urban and rural areas which is capable of delivering a range of environmental and quality of life benefits for local communities. GI may comprise of public or private spaces, with or without public access.

**5.5.2** GI offers a range of direct and indirect benefits, including addressing climate change adaptation and mitigation, improving quality of place, improving physical and mental health and social wellbeing, sustaining economic growth and investment, protecting and enhancing biodiversity, providing opportunities for local food production and protecting and enhancing landscape character and the setting of heritage assets. Individual elements of GI can serve a useful purpose without being connected however, connectivity between different GI assets can help maximise the benefits that they generate. Well-connected GI assets create infrastructure that is adaptive and resilient to changes in climate, such as dramatic increases in rainfall. Physical connections make the most impact, often by creating ecological 'stepping stones' that encourage biodiversity migration and connect places with sustainable walking or cycling routes.

**5.5.3** The Central Lincolnshire Green Infrastructure Study (2011) identified the types of GI assets to be found in Central Lincolnshire:

- Allotments, community gardens and urban farms;
- Amenity greenspaces - including play areas, urban commons, communal spaces within housing areas, green roofs and village greens;
- Cemeteries, churchyards and disused burial grounds;
- Green and blue corridors – including rivers and canals, main drains, rail corridors, hedgerows, ditches, cycle routes, pedestrian paths and rights of way;
- Natural and semi-natural greenspaces – woodland and scrub, grassland, wetlands, open water, bare rock habitats, existing sites of national and local biodiversity importance;
- Parks and gardens – including urban parks and gardens and country parks;
- Domestic gardens and street trees;
- Agricultural land;
- Historic environmental assets – including listed buildings, conservation areas, scheduled monuments and historic parks and gardens; and
- Predominantly undeveloped natural floodplains and fens.

**5.5.4** The Green Infrastructure Network Concept Plan (see website) presents the existing Green Infrastructure Network for Central Lincolnshire and should be viewed alongside Policy LP18 and other relevant Local Plan policies to identify opportunities for protecting, enhancing and connecting GI assets as part of new development.

**5.5.5** The Green Infrastructure Network is likely to come under increasing pressure from new development, particularly within and around the main urban settlements, but development also brings opportunities to enhance the network. New development should contribute to the extension of the Green Infrastructure Network helping to address deficiencies in provision and should provide good quality connections to the network and throughout the development where possible.

**5.5.6** Your views at this draft policy stage are welcomed.

## A Quality Central Lincolnshire

### Policy LP 18

#### Green Infrastructure Network

Development proposals should ensure that existing Green Infrastructure in Central Lincolnshire is protected and, where appropriate, improved and enhanced to provide a high quality, safe and accessible network of well connected, multifunctional spaces for the benefit of residents, visitors and wildlife.

Development proposals should take account of the opportunities, priorities and initiatives identified in the Central Lincolnshire Green Infrastructure Study (2011) as follows:

<b>Strategic Green Corridors</b>	priority landscape areas for enhancement, linkage and creation;
<b>Strategic Green Access Links</b>	priority opportunities for multi-user, predominantly off road access routes;
<b>Urban Green Grids</b>	priority areas with key opportunities for greening the built environment for Lincoln, Gainsborough and Sleaford;
<b>Green Infrastructure Zones</b>	opportunities for targeted improvements in the wider countryside.

Development proposals will be supported where it can be demonstrate that the following criteria have been met. Proposals should:

- a. maintain the integrity of the GI network and, where appropriate, enhance, restore or create areas that contribute to the GI network. Where new GI is proposed, the design should reflect and enhance the area's local character, including landscapes and habitats;
- b. where appropriate, enhance, restore or create groupings of trees, areas of woodland and hedge rows;
- c. protect the linear features of the GI network that provide connectivity between GI assets, such as public rights of way, bridleways and cycleways and take opportunities to improve such features where possible.

## 5.6 Biodiversity and Geodiversity

**5.6.1** Central Lincolnshire has many areas which are noted for their natural beauty and biodiversity value. These areas also support a wide variety of species and habitats, and form an important part of the network of biodiversity sites within the wider environment. Wildlife sites and habitats that are of national, regional and local importance within or partly within Central Lincolnshire include Bardney Limewoods National Nature Reserve, Humberland Levels Nature Improvement Area, 23 Sites of Special Scientific Interest, 6 Regionally Important Geological Sites and 7 Local Nature Reserves. These sites support important natural assets, such as ancient woodland, heathland and acid grassland and wetland.

**5.6.2** Sites that lie outside designated areas are not statutorily protected but can also provide valuable spaces and corridors for protected habitats and species. These include 18 Local Geological Sites and 354 Local Wildlife Sites. Maintaining and enhancing a network of habitats, species and wildlife sites, and linkages between them, is important to achieving the vision and aims of the Lincolnshire Biodiversity Action Plan (2011).

## A Quality Central Lincolnshire

- 5.6.3** A Biodiversity Opportunity Mapping Study<sup>(4)</sup> has been prepared for Central Lincolnshire. The maps illustrate the most important areas within Central Lincolnshire for biodiversity. They indicate where it is considered most important and feasible to target habitat protection, restoration and creation. Large scale major development schemes, such as urban extensions, should adopt a landscape scale approach in any masterplanning work that reflects the opportunities identified in the Biodiversity Opportunity Mapping Study (or any subsequent replacement). Taking a landscape-scale approach to the planning, design and management of connected Green Infrastructure assets provides the framework within which species migration can more readily occur in response to environmental pressures such as climate change. The baseline data behind the maps will be kept up to date by the Greater Lincolnshire Nature Partnership and hosted on their website<sup>(5)</sup>.
- 5.6.4** Applicants are encouraged to contact the relevant Local Planning Authority prior to submitting a planning application if it is suspected the proposals may have an impact on priority habitats and protected species. To protect Central Lincolnshire's natural environment and biodiversity, developers will be expected to submit an ecological survey where there is a reasonable likelihood of the presence of important habitats or wildlife.
- 5.6.5** Your views at this draft policy stage are welcomed.

### Policy LP 19

#### Biodiversity and Geodiversity

All development should protect, manage and enhance as appropriate the network of habitats, species and sites of international, national and local importance (statutory and non-statutory), avoid inappropriate development and seek to deliver a net biodiversity and geodiversity gains where possible.

Development proposals should create new habitats and links between habitats in line with Biodiversity Opportunity Mapping evidence to maintain a network of local wildlife sites and corridors to minimise habitat fragmentation and provide opportunities for species to respond and adapt to climate change. Development should seek to contribute to the targets for priority habitats and species set out in the Lincolnshire Local Biodiversity Action Plan and Local Geodiversity Action Plan.

#### Biodiversity by Design

Development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity from the outset through site layout, design of new buildings and proposals for existing buildings. Proposals should adopt a landscape scale approach where appropriate that reflects the opportunities identified in the Central Lincolnshire Biodiversity Opportunity Mapping Study.

#### Mitigation

Any development which could have an adverse effect on sites with designated features and / or protected species, either individually or cumulatively, will require an assessment as required by the relevant legislation or national planning guidance.

4 <http://www.glnp.org.uk/lincolnshire-landscapes/central-lincolnshire-biodiversity-opportunity-mapping.php>

5 <http://www.glnp.org.uk>

## A Quality Central Lincolnshire

Where any potential adverse effects to the conservation value or biodiversity value of designated sites are identified, the proposal will not normally be permitted. Development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species.

In exceptional circumstances, where adverse impacts are demonstrated to be unavoidable, developers will be required to ensure that impacts are appropriately mitigated, with compensation measures towards loss of habitat used only as a last resort where there is no alternative. Where any mitigation and compensation measures are required, they should be in place before development activities that may disturb protected species start.

### 5.7 The Historic Environment

- 5.7.1** Central Lincolnshire has a rich historic environment that contributes strongly to its character and quality of life. Its largely rural countryside and historic towns and villages are attractive aspects of Central Lincolnshire as a whole, while within Lincoln's historic core are assets of national or wider importance. There are over 2,300 listed buildings, 73 conservation areas, 210 scheduled ancient monuments, 12 national registered parks and gardens of special historic interest and a wealth of nationally and locally significant archaeological remains. In addition there are numerous other heritage assets that, whilst not listed, are considered to be nationally, regionally and locally significant.
- 5.7.2** Central Lincolnshire's local character is based, in part, upon its roots in agriculture with the development of Market Towns and a world class Cathedral City at its heart. The landscape character forms an intrinsic part of the area's development, from the Wolds and the Fen's to the development of settlements along the Lincolnshire Edge (and Lincoln Cliff). Transport infrastructure, both natural and man-made also provides an important legacy. This includes transport infrastructure dating from Roman times through to the 18th and 19th century roads and railways associated with the development of industry within the more major settlements. A more recent influence on Central Lincolnshire's character has been the 20th century development of the area for military operations.
- 5.7.3** Central Lincolnshire's heritage assets, including its significant historic building stock and archaeological resource are irreplaceable and require careful management as part of the social, environmental and economic change in the area. Such change includes new development and regeneration as well as other pressures such as those caused by climate change.
- 5.7.4** Our strategy for the historic environment will be achieved through the implementation of Policy LP20 and through:
- the consideration of applications for planning permission and listed building consent where they impact on the historic environment;
  - the use of planning obligations to secure the enhancement of any heritage asset, including its setting;
  - keeping up-to-date conservation area appraisals and management plans, and using such up to date information in the determination of planning applications;
  - making use of Article 4 Directions, where appropriate, to prevent unsympathetic alterations to buildings;
  - the preparation and maintenance of a list of buildings and other heritage assets of local importance;
  - taking steps to reduce the number of heritage assets in Central Lincolnshire on the Lincolnshire Heritage at Risk Register;

## A Quality Central Lincolnshire

- safeguarding heritage assets at risk and encourage sympathetic maintenance and restoration of listed buildings, historic shop fronts and historic parks and gardens, based on thorough historical research;
- supporting proposals for heritage led regeneration, ensuring that heritage assets are conserved, enhanced and their future secured;
- strengthening the distinctive character of Central Lincolnshire's settlements, through the application of high quality design and architecture that responds to this character and the setting of heritage assets;
- considering improvements to public realm and the setting of heritage assets within it; and;
- initiating appropriate statutory intervention where heritage assets are harmed.

**5.7.5** Your views on the above strategy and on this draft policy are welcomed.

### Policy LP 20

#### The Historic Environment

Development proposals will aim to protect, conserve and, wherever possible, seek opportunities to enhance the historic environment of Central Lincolnshire recognising its own intrinsic value and its contribution to Central Lincolnshire's quality of life.

All development proposals that would affect any designated or undesignated heritage asset or their setting will be required to:

- a. explain and demonstrate an understanding of the heritage asset's history, character, architectural style, past development and any archaeology, to establish its significance; and
- b. identify the impact of works on the special character of the asset; and
- c. provide clear justification for any harm or loss.

Any development proposal that would be harmful to, or lead to the total loss of, the significance of a heritage asset or its setting will be refused permission, unless the tests set out in section 12 of the NPPF are met.

Where permission is granted, appropriate conditions and/or a section 106 agreement may be negotiated to ensure that all heritage assets are appropriately managed and conserved.

## 5.8 Design Principles

**5.8.1** To design successful places, all new development should meet the aspiration for quality and sustainability in their design and layout. In short, good design is inseparable from good planning.

**5.8.2** A fundamental part of achieving high quality, sustainable places is the need to develop a thorough understanding of the local character and the qualities which contribute to local distinctiveness. Central Lincolnshire is made up of many locally distinctive places including high streets, market squares, industrial estates, urban neighbourhoods, rural villages and landscapes. A variety of built and natural forms and features contribute to the character of Central Lincolnshire which will alter over time as new development and environmental changes occur. New development should always make a positive contribution to the character and appearance of the environment within which it is located, having regard to its local context.

**5.8.3** Your views at this draft policy stage are welcomed.

## A Quality Central Lincolnshire

### Policy LP 21

#### Design Principles

All new development, including extensions and alterations to existing buildings should achieve high quality sustainable design that contributes positively to local character, landscape and townscape and supports diversity, equality and access for all.

Development proposals will be assessed against the following relevant design criteria:

#### Local Context

All development must respect and enhance the character and local distinctiveness of the area and create a sense of place. Proposals should:

- a. Respect the existing topography and landscape character and identity, and incorporate natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;
- b. Relate well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials;
- c. Ensure places and buildings are accessible to all;
- d. Protect important local and long views into, out of or through the site;
- e. Embraces innovative design, original architecture and new technologies;
- f. Use materials of a high quality with consideration given to texture, colour, pattern and durability and how they relate to the local context to reinforce local distinctiveness;
- g. Provide well designed boundary treatments, hard and soft landscaping that reflect the function and character of the development and its surroundings.

#### Amenity

Development should seek to protect and where possible improve the amenity of existing and future residents. Proposals should demonstrate, where appropriate, consideration of the following, both during the construction and life of the development:

- h. Protection of the amenity of visual privacy and overlooking;
- i. Prevention of overshadowing;
- j. Outlook of proposal and impact of development on outlook of neighbouring buildings;
- k. Sunlight, daylight and artificial light levels;
- l. Impact of noise and vibration, with consideration to insulation, site layout and landscaping;
- m. Impact of odour, fumes, smoke and dust;
- n. Measures for the adequate storage, sorting and collection of household and commercial waste, including provision for increasing recyclable waste;
- o. Measures to reduce the speed and volume of traffic and prioritise pedestrians and cyclists;
- p. Creation of safe, attractive and welcoming public realm, open spaces and routes for pedestrians and cyclists through design measures that reduce the risk of crime and the fear of crime.

- 5.8.4** Developers will be expected to explain how the above issues have been addressed within their development proposals, where appropriate, in the Design and Access Statement submitted with their planning application.



## A Quality Central Lincolnshire

**5.8.5** To provide assessment and support to ensure high standards of design are achieved, the Central Lincolnshire authorities will use the design review services offered by Opun, the regional Design Review Panel, and, when appropriate, refer major projects for national design review by Cabe at the Design Council.

### 5.9 Housing Standards Review

**5.9.1** The Central Lincolnshire authorities are keen to ensure that new homes built in the future are of a high standard in terms of the technical functioning of the home. For example, the authorities are seeking homes with decent sized rooms, gardens, energy and water efficiency measures and accessibility.

**5.9.2** In the past, Local Plans could attempt to set such standards, though some have argued that to do so required considerable evidence, led to inconsistencies between different districts, and generally caused confusion and expense for some builders.

**5.9.3** As such, Government undertook a 'Housing Standards Review' over 2013/14. At the time of writing, the final proposals have not been announced by Government (due in Summer 2014), but it has indicated that, broadly speaking, it prefers such standards to be applied through Building Regulations rather than through Local Plans/planning applications. Thus, this Central Lincolnshire Local Plan is not proposing to introduce any of the following standards through the planning system, though it does support their implementation via other mechanisms or voluntary arrangements:

- Code for Sustainable Homes
- BREEAM
- Lifetime Homes
- Secure by Design
- Building for Life
- Homes and Communities Agency based standards

**5.9.4** However, Government has indicated it will give some flexibility for Local Plans to set standards on the following matters:

- Space standards for new homes (though Government intends to set the options as to what those standards could be, rather than letting a local authority determine the standard)
- Accessible Homes (such as Wheelchair Homes)
- Higher Water Efficiency measures, in areas of water stress

**5.9.5** If a Local Plan is to set a standard on one or more of these optional areas, then it must have the evidence to justify introducing them and must test the viability implications of doing so.

**5.9.6** At this stage we are seeking your views whether or not we should introduce any of the above optional standards, and if so why. In making your views known, you should balance the undoubted benefits of introducing such standards alongside the likely higher build costs, which may lead to lower developer margins and a lower developer contribution for wider infrastructure needs, such as play areas, schools and other community facilities.

**5.9.7** Finally, an area not covered by the national Housing Standards Review was the provision of minimum outdoor amenity spaces (such as patios and/or gardens). Your views would be welcome on whether this Local Plan should introduce a policy requiring houses (and possibly even flats, in the form of a balcony or shared outdoor space) to be accompanied by an outdoor private amenity area. As a guide, a recent nearby adopted Local Plan (2014) has a policy seeking 'a minimum of a third of the plot curtilage should be set aside as private amenity space'.

## A Quality Central Lincolnshire

### 5.10 Open Spaces, Sports and Recreation Facilities

- 5.10.1** Open spaces, sport and recreation facilities offer a range of benefits to Central Lincolnshire's residents, particularly when they are multifunctional. Open spaces help improve physical health by encouraging exercise and impact positively on mental health through contact with nature or offering a tranquil place to rest. In parks, families, friends and neighbours can come together to have fun, celebrate important occasions or just relax and take time out. Open spaces can make an important contribution to biodiversity, providing habitats and helping wildlife to adapt to our changing climate, as part of wildlife corridors. Open spaces also play a key role in flood risk management. There are economic benefits too; open spaces can contribute to recreation and tourism industries, offer a source of employment and contribute to the perception of an area as an attractive place to live, work or visit.
- 5.10.2** Sport and recreation facilities such as all-weather pitches, courts and leisure centres provide opportunities for formal and informal sport and recreation, both indoor and outdoor. These opportunities can increase physical activity and social interaction, and thus help people live healthy, active lifestyles and reduce social isolation.
- 5.10.3** With so many benefits, it is therefore crucial that new developments protect and, where appropriate, contribute towards open space, sport and recreation provision. Open spaces, sport and recreation facilities are protected within Policy LP8 – Community Facilities. Policy LP22 sets out how new provision will be sought from new developments. The preference will be for provision of open space on site. However, in some cases, a contribution to secure improvements in existing open space rather than provision of new open space will be appropriate.
- 5.10.4** National planning policy recommends policies should be based on robust and up to date assessments of the needs for open space, sport and recreation facilities and opportunities for new provision, including identification of quantitative or qualitative deficiencies or surpluses. The development of a new set of open space standards for open spaces, sports and recreational provision in Central Lincolnshire must therefore be supported by robust and reliable evidence. An Open Space Study will be prepared to provide the assessments required to support the standards and more detail will be provided in next draft of the Local Plan. The Central Lincolnshire Authorities are currently minded to develop requirements for the provision of open space in the form of quantity, quality and accessibility standards, supported by settlement or neighbourhood descriptions setting out open space priorities at the local level.
- 5.10.5** Your views at this draft policy stage are welcomed.

#### Policy LP 22

##### Open Space, Sports and Recreation Facilities

The Central Lincolnshire Authorities will seek to reduce public open space deficiency and to improve the quality of, and access to, existing open spaces.

New development will be required to provide new or enhanced provision of public open space, sports and recreation facilities in accordance with the standards set out in Appendix C (note: Appendix C sets out the standards in the current adopted Local Plans. New standards are not yet available but will be consulted upon at the next draft plan stage. If you have suggestions at this current stage, please let us know).

## A Quality Central Lincolnshire

The preference is for open space, sports and recreation facilities to be secured on site. Where achievement of the standards set out in Appendix C is unrealistic or inappropriate within the boundaries of the development site, a financial contribution of equivalent value will be sought in lieu of on-site provision. When new provision is provided, appropriate measures will be sought to ensure the future satisfactory maintenance and management of the open space, sports and recreational facilities.

Public open spaces should be accessible to all sections of the community (including people of all ages and those with a disability and their parents or carers) and be located within easy reach by walking, cycling and public transport. They should be designed so that they are multifunctional and offer a range of leisure and recreation opportunities for users of all ages, including play and outdoor gym equipment.

### 5.11 Shop Fronts and Advertisements

**5.11.1** Shop fronts make an important contribution to the character of shopping streets. Great care is necessary to ensure that the alteration and replacement of shop fronts not only adds visual interest to shopping and to the street scene, but also reflects the architectural style of the buildings to which they relate.

**5.11.2** Whilst the security of shops and other commercial premises is important, shuttering of display windows can produce an intimidating street scene and can detract from the vitality of a shopping street or centre. The preference will normally be for transparent shutters or perforated see through grilles rather than solid shutters, as they allow visibility into the premises, are less visually intrusive and create a more welcoming environment.

**5.11.3** The display of advertisements is subject to a separate consent within the planning system under the Advertisement Regulations<sup>(6)</sup>. External advertising plays an important role in the built environment and for commercial activity, helping to identify uses and occupiers within a building or area and to advertise the goods and services they provide. However, advertising can look unattractive if poorly sited and designed. It can also clutter the street scene and detract from the character and local distinctiveness of an area. A balance needs to be met between commercial requirements and the impact on the environment, public safety and amenity. The amenity impacts and safety implications of advertisements requiring consent will be carefully considered, taking into account any cumulative impact on a specific area.

**5.11.4** Your views at this draft policy stage are welcomed.

#### Policy LP 23

##### Shop Fronts and Advertisements

##### Shop Fronts

Permission will be granted for new shop fronts or alterations to existing shop fronts which comply with the following criteria:

- a. Are of a high quality design and sympathetic in relation to the scale, proportion and appearance of the building of which it forms part, and to the character of the surrounding street scene;

<sup>6</sup> Town and Country Planning (Control of Advertisements) (England) Regulations 2007

## A Quality Central Lincolnshire

- b. Protect traditional or original shop fronts or features that are of architectural or historic interest;
- c. Designed to allow equal access for all users;
- d. Internal security shutters and grilles will be supported where they are transparent or perforated to an extent that the area behind the shutter/ grille is highly visible;
- e. Transparent or heavily perforated (to an extent that the area behind is highly visible) external security shutters or grilles will only be supported where they are in keeping with the character and appearance of the building and its surroundings and internal shutters/ grilles would not be appropriate;
- f. Solid or perforated shutters or grilles (both internal and external) that provide no or a very limited view of the area behind will not be supported.

### Advertisements

All proposals for the display of advertisements will have to comply with relevant national legislation and guidance. Where advertisement consent is required, such consent will be permitted if the proposals respect the interests of public safety and amenity, subject to the following criteria:

- g. The design (including any associated lighting and illumination), materials, size and location of the advertisement respects the scale and character of the building on which it is situated and the surrounding area, especially in the case of a Listed Building or within a Conservation Area;
- h. They do not result in a cluttered street scene, excessive signage, or a proliferation of signs advertising a single site or enterprise;
- i. They do not cause a hazard to pedestrians or road users;
- j. They do not impede on any existing or proposed surveillance equipment and contribute positively to public perceptions of security.

## 6.1 Introduction

- 6.1.1** We will be holding consultations at key stages in the preparation of the Local Plan so that you can give us your views and get involved (see the introductory pages of this Local Plan). We have also set out in a separate document how you can get involved in planning more generally, including how to comment on specific applications, through the document entitled Statement of Community Involvement (SCI), available on our website.
- 6.1.2** However, we want to go further. We want this plan to be one that people can use to directly influence their communities and have greater control of what happens where they live. The following draft policies show how people in Central Lincolnshire can have this influence. Your views at this stage would be welcomed.

## 6.2 Neighbourhood Planning

- 6.2.1** One of the formal mechanisms for greater influence over the places that people live is through Neighbourhood Planning, introduced through the Localism Act. It allows Parish Councils, or Neighbourhood Forums where Parish Councils do not exist, to prepare a plan that set policies for the use of land in their area. Such policies could include:
- The allocation of sites;
  - Other allocations (such as protecting things which are important to you); and
  - Design matters, such as the types of materials you would like to see used in new developments.
- 6.2.2** Some parishes in Central Lincolnshire are already preparing Neighbourhood Plans, and there is no need for this Local Plan to give you permission to proceed.
- 6.2.3** The Central Lincolnshire authorities support the production of Neighbourhood Plans and are happy to assist in their production (though the lead and effort must come from the community themselves, as required by law). We would be particularly supportive of Neighbourhood Plans which cover one or more of the following topics (with their inclusion being proportionate to the community which is to be covered by the Neighbourhood Plan):
- Site Allocations (provided they are in line with the thrust of policies in this plan, such as the settlement hierarchy)
  - Scale and massing of buildings
  - Local character considerations
  - Local design and building materials
  - Boundary fences/walls design criteria
  - Support for community facilities and services to ensure a thriving settlement
  - Policies to support sustainable lifestyles
  - Affordable housing sites
  - Housing type/size (eg small/large dwellings, bungalows)
- 6.2.4** However, we can also set policies in this plan which can help raise the profile and importance of such Neighbourhood Plans or, at the very least, give communities a greater say over the development in their area. As such, your views on the following two draft policies would be welcomed.

## Your Central Lincolnshire

### Policy LP 24

#### Threshold Test for locally supported growth in Villages

If a proposal within or on the edge of a village in categories 3-5 of the settlement hierarchy would, in combination with other development built since April 2011 and committed to be built (i.e. with planning permission), increase the number of dwellings in a village by 10% or more; or for non-dwellings, have a floorspace of 1,000 sqm or more or have an operational area (including, for example, parking and storage spaces) of 0.5ha or more then the proposal should have demonstrable evidence of clear local community support for the scheme (with such support generated via a thorough and proportionate pre-application community consultation exercise or a Neighbourhood Plan exercise).

If, despite a thorough and proportionate pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council.

## 6.3 Local Green Spaces

**6.3.1** Local Green Space is a national designation that aims to protect green areas or spaces which are demonstrably special to a local community and hold a particular local significance. Local Green Space Designation can be used where the green space is:

- reasonably close proximity to the community it serves; and
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including playing fields), tranquility or richness of its wildlife; and
- local in character and is not an extensive tract of land.

**6.3.2** Local communities have the opportunity through the development of the Local Plan and Neighbourhood Plans in the Central Lincolnshire area to identify Local Green Spaces for designation.

We are therefore asking you to submit sites that you think are important and that should be considered for designation. To do so, please set out alongside your comments on the plan the following:

- A map of the space; and
- How you believe it meets the criteria (as set out in Appendix B); and
- Any further comments

Please note that before the next round of consultation we will prepare evidence to allocate areas of important open space in Central Lincolnshire. Therefore, Green Spaces should only be submitted if they meet the relevant criteria.

**6.3.3** Once identified these spaces as nominated by you will be subject to the following policy.

**Policy LP 25**

**Local Green Spaces**

Areas allocated on the Policies Map as Local Green Spaces will be protected from development in line with NPPF, which gives Local Green Spaces the same status as Green Belt land. Proposals will only be supported if they enhance the Local Green Space and are demonstrably supported by the local community.

## Your Central Lincolnshire



## 7.1 Introduction

- 7.1.1** This section of the Local Plan is primarily about allocating sites for development, from large urban extensions to our towns or smaller allocations in our villages. Whilst all the policies in this Local Plan will be used to determine proposals, the policies and allocations in this Chapter, once finalised, will help in that determination by setting out the precise locations for development and some detailed policy requirements for some sites.
- 7.1.2** This preliminary draft Local Plan **does not** set out the proposed allocations yet; the next draft will do so. The aim of this Chapter, at this current draft stage, is to set out:
- the principles we will use to find sites for allocation
  - a draft policy which all major urban extensions will have to adhere to
  - draft policies which are specific to Lincoln, Gainsborough and Sleaford
  - a draft policy which proposals in rural areas will have to adhere to, whether large or small sites, allocated or not allocated
- 7.1.3** To tackle the first of the above, we are consulting at this stage on the following approach to allocating sites. Your views on any of these principles are welcomed:
- 7.1.4 Principle A - Housing Allocations:** We will only allocate a housing site if the site is likely to accommodate 25 or more homes. Any site less than 25 homes will not be allocated, and instead will be determined via planning applications on a case-by-case basis, using the generic criteria based policies found in this plan.
- 7.1.5 Principle B – Settlement Boundaries:** There will be no settlement boundaries around each of our settlements. Instead, a more flexible approach will be taken to enable the organic natural growth of our settlements, especially more rural settlements. Proposals will be determined on a case-by-case basis, using generic criteria based policies in this plan
- 7.1.6 Principle C – Other Allocations:** We will only allocate land for new development for other non-residential types of use (eg employment use), if such a site would be 0.5ha or greater. Any smaller sites, will be determined via planning applications on a case-by-case basis, using the generic criteria based policies found in this plan.
- 7.1.7 Principle D – Locational Spread of Sites:** Sites will be allocated on the basis of national policy and the spatial strategy of this plan (as set out in Chapter 3). This means the majority of sites, and the larger sites, will be directed to the Lincoln area, Gainsborough and Sleaford, with other sites allocated in line with the principles set out in the Settlement Hierarchy Policy. However, just because a settlement is listed relatively high up in the Settlement Hierarchy, does not guarantee a site(s) will be allocated there; only sites which, following sustainability appraisal, merit inclusion in the Local Plan will be allocated.
- 7.1.8 Principle E – Phasing:** Sites will not be restricted to delivery within a specific part of the Plan period, unless it can be demonstrated that a site cannot practically come forward at an early stage (eg due to a lack of infrastructure that will not be rectified until later in the plan period).
- 7.1.9** At this stage, we have a wealth of evidence of potential sites as submitted by landowners over the past few years. The vast majority of these sites can be found in the latest Strategic Housing Land Availability Assessment (SHLAA). However, it is important to note that these sites are not in any way 'approved' or supported by the Central Lincolnshire authorities; they are merely a collection of sites as submitted by developers. Nevertheless, they act as a starting point for finding sites to allocate in the plan.
- 7.1.10** We are seeking views from everyone at this stage on the following:

## Delivering Locally

- a. do you have a site you wish to promote for development? If so, for what use e.g housing, employment or a gypsy and traveller site? You do not need to be the land owner to do this. If you wish to promote a site, please complete the appropriate pro-forma and send it to us (note: like all representations we receive, what you send will not be confidential)
- b. are there any sites in the SHLAA you do not like, and if so why?
- c. would you like an allocation in your village or community, but are not sure where it could be located? If so, let us know what sort of development you would like to see come forward and we can see if it is appropriate to find a site to accommodate it (though note the minimum site size 'principles' above)

**7.1.11** In addition, we are also asking your views on the draft Site Screening Methodology as set out in Appendix A. Following this consultation we will be using this proposed methodology to assess sites. If you have any comments on the methodology, or specific site criteria, please let us know.

**7.1.12** Away from development sites, we also intend to allocate on the official Policies Map items such as:

- Conservation Areas
- Sites protected for their nature conservation
- The Lincolnshire Wolds AONB
- A 'mixed use' zone for central Lincoln (in line with the current zone in the Lincoln Local Plan)
- City/town centre boundaries
- Public Open Spaces (whether for play, pitches, allotments, country parks or commons)
- Education needs, if a need is identified
- Any major transport infrastructure (such as a new bypass or major road upgrade)
- All Minerals and Waste allocations, provided such allocations are adopted in official minerals and waste plans (such plans being the responsibility of Lincolnshire County Council)
- Local Green Space

**7.1.13** If you do not think we need to allocate some of the above, or you think we are missing a category which we should be allocating, then please let us know.

## 7.2 Sustainable Urban Extensions (SUEs)

**7.2.1** Policy LP26, 'Sustainable Urban Extensions', is the overarching policy for all urban extensions: all proposals for urban extensions will have to meet the criteria outlined within this policy, as well as the criteria detailed in the applicable site-specific SUE policy.

**7.2.2** Urban extensions must be developed as sustainable places: they must provide a range of residential opportunities in order to create balanced and mixed communities and they must provide employment opportunities and the services and facilities that will enable residents to meet their day to day needs locally. They must be designed to integrate with the existing built environment and existing communities, so that they do not result in a physically and socially segregated community.

**7.2.3** The locations of the Central Lincolnshire urban extensions will be selected as locations that can be aligned with the capacity of existing infrastructure, or locations which can be planned at a scale that is viable to include new or improved infrastructure.

**7.2.4** New urban extensions present significant opportunity to implement a wide range of sustainable development principles. Your views of the draft policy below would be welcomed.

## Policy LP 26

### Sustainable Urban Extensions

The spatial strategy for Central Lincolnshire includes the allocation of sustainable urban extensions at Lincoln, Gainsborough and Sleaford.

Development of an urban extension (not included in this draft plan but to be identified in Policies LP27, LP33 and LP36 of the next version) must be planned and implemented in a coordinated way, through an agreed overarching master plan that is linked to the timely delivery of key infrastructure. With the exception of inconsequential very minor development, proposals for development within the identified extensions which come forward prior to the production of, and agreement on, a broad overarching master plan will be refused.

The master plans for the urban extensions will be expected to cover the areas shown on the Policies Map. Working with the Central Lincolnshire authorities and other relevant stakeholders, a master plan should be prepared for each urban extension (in its entirety), should clearly evidence the support of all significant landowners: the master plan should be submitted to the Council for approval. If one or more landowners are not supportive of the master plan, it will need to be demonstrated that the development of the considerable majority of the urban extension can be delivered without their involvement.

If requested by the proponents, the approval process for the master plan will be via Supplementary Planning Document (SPD) legislation. If an SPD is not requested, the proponents will be asked whether they would welcome the broad concept plan to be approved by Planning Committee as an informal 'in principle' approval to which both parties would expect subsequent planning applications to adhere to. If neither of the above options are taken up by the proponents, then the master plan will be approved alongside consideration of the first planning application for the urban extension.

Whilst phasing may be agreed, the local planning authority will need to be satisfied that the key aspects of the master plan will be delivered. Therefore, prior to any planning permission being granted, appropriate safeguards must be demonstrably in place to prevent cherry-picking of profitable elements of the urban extension being built first and the provision of appropriate infrastructure either delayed or never materialising.

In addition to the above, each new urban extension proposal must:

### Overarching criteria

- a. demonstrate availability and deliverability of the proposed scheme;
- b. make efficient use of land;
- c. be compatible with neighbouring land uses. The layout of the scheme must demonstrate due consideration of the interrelationship with adjoining and neighbouring land uses. Factors such as noise and pollution should be considered, ensuring that vulnerable land uses are sufficiently separated from noise and pollution generating land uses;
- d. provide a broad range of housing choice, in terms of size, tenure (including market and affordable housing) and housing to cater for people with specific housing needs (for example housing accessible for wheelchair users);
- e. integrate affordable housing seamlessly into the layout and design of the residential areas, through 'pepper-potting' within private housing areas;
- f. if there is identified need, set aside an area of land which is suitable for the provision of gypsy and traveller pitches, with the size of the site informed by an assessment of local need and agreed through negotiation, unless it would be demonstrably inappropriate to do

## Delivering Locally

so (for example in a wholly employment urban extension). Such set aside land should be on site unless the developer can demonstrate exceptional circumstances which necessitate provision on an alternative site or the payment of a financial contribution to the council to enable the need for pitches to be met elsewhere. Such set aside land should be provided to the local planning authority at nil cost and be secured through an appropriate legal agreement;

- g. incorporate an appropriate flood risk management strategy and measures for its implementation;

### Design and energy criteria

- h. include high-quality and imaginative building designs;
- i. incorporate design solutions to maximise energy efficiency (for example, design building orientation to maximise passive solar gain);
- j. maximise the use of energy from onsite renewable and/ or decentralised renewable or low carbon energy sources;
- k. Incorporate design solutions which contribute to creating safe environments: this includes measures to assist in reducing crime, the fear of crime and anti-social behaviour, for example by ensuring that walkways, public spaces and parking spaces are well lit and overlooked;

### Infrastructure and employment criteria

- l. promote more sustainable travel patterns by offering a range of opportunities for people to walk, cycle and access public transport as alternative means of travel to private car use;
- m. ensure Rights of Way are protected, and where possible enhanced;
- n. contribute to the provision of a wide range of local employment opportunities that offer a range of jobs in different sectors of the economy;
- o. incorporate pre-school(s), primary school(s), and a secondary school, if the scale of the urban extension justifies any of these on-site, or, if not, contribute to provision offsite in order to meet the needs generated by the urban extension (subject to national regulations governing such contributions);
- p. provide an appropriate level of leisure, community, cultural and health facilities to meet the need generated by the development;
- q. make provision for an appropriate level of retail without having an unacceptable impact on the vitality and viability of existing retail centres;
- r. contribute to enabling healthy lifestyles through the provision of a network of public open spaces for play, sport and recreation, which is commensurate to the scale of the urban extension and responds to the wider area by enhancing linkages with the existing open space network;
- s. Incorporate productive landscaping, such as community orchards and allotments which enable communities to produce their own food locally. Where provision includes allotments, these should be provided on the best quality soils;
- t. protect existing public assets (for example open space and leisure facilities): where the loss of such assets is unavoidable, the asset/s should be replaced onsite or in a suitable location elsewhere within the catchment area, prior to the loss of the existing facility. This provision should be in addition to the provision ordinarily expected as part of the urban extension;

### Landscape criteria

- u. protect, and where possible enhance, any features of biodiversity value which may be affected by the proposed development, including those offsite;
- v. incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area.

## 7.3 Lincoln

### Introduction

- 7.3.1** Lincoln is a relatively compact but growing City located at the very centre of Central Lincolnshire. As Lincolnshire's county town and Central Lincolnshire's principal settlement, it contains by far the largest single concentration of jobs, housing and services, serving both its own residents and a large part of Lincolnshire beyond. It also has an internationally important tourist industry and an increasingly extensive educational and cultural role. The City, together with North Hykeham, forms a central settlement of about 110,000 people, but is also the nucleus of a wider area that encompasses a ring of "satellite" villages which look to Lincoln for many of their services and employment needs.
- 7.3.2** The regional role of Lincoln has been strengthened with significant projects already implemented or programmed, for example: the dualling of the A46 from Lincoln to Newark; the development of a new Cultural Quarter for Lincoln centred on the Brayford Pool; the University; the opening of a new centrally located museum (the Collection); and Lincoln Castle Revealed project. Lincoln's rural hinterland also contains a number of key facilities which contribute significantly to its regional role. These include the EPIC exhibition and function centre at the Lincolnshire Showground, a sub-regional country park focussed on Whisby Nature Park (incorporating the Natural World Centre) and Chambers Wood Nature Reserve which is part of the Lincolnshire Limewoods National Nature Reserve.
- 7.3.3** However, despite this growth, and the accompanying national recognition, significant hidden problems remain. For example, the Lincoln area is characterised by large variations in health, education and living environments with some concentrated pockets of multiple deprivation. Its social mix is also changing due to rising levels of students and migrant workers, and infrastructure provision is struggling to keep pace with the City's rapid growth. As with other parts of Central Lincolnshire, targeted growth with the provision of additional services, facilities, affordable housing and employment, re-using derelict and vacant land and creating or improving quality environments are seen as means to address Lincoln's regeneration needs and meeting the overall aim of achieving balanced, inclusive and sustainable communities.
- 7.3.4** This section of the Local Plan focuses on the planning issues for the Lincoln area, covering both the City and its relationship to the satellite villages and the adjoining countryside. It aims to address and sustainably manage both the positive and potentially negative aspects of growth, so that all existing and future residents of the Lincoln area can benefit from the area's development over time.

### A Growing Lincoln:

- 7.3.5** The Lincoln Area is identified to accommodate, at this draft Local Plan stage, around 50% of Central Lincolnshire's growth in new homes and employment land. This is a significant amount of growth and this Local Plan needs to create a long term framework to accommodate that growth and achieve a prosperous Lincoln.
- 7.3.6** Lincoln has a significant amount of previously developed or "brownfield" land within its existing built up area that is vacant or underused. Reusing this land to meet Lincoln's needs would help to regenerate run down and derelict areas, reduce pressure for development in the surrounding countryside and on much needed farmland and result in development that is much more likely to have good access to existing services and facilities including public transport. However, existing vacant and underused sites will not be able to accommodate all of Lincoln's identified needs and if too much development is focussed within the urban area, there is a danger of "town cramming" and placing pressure on existing facilities such as doctors, dentists, schools and roads and the risk of losing green spaces and adversely affecting the character of the area. Some development outside of the existing built up area will therefore be needed.

## Delivering Locally

**7.3.7** The preferred approach is to seek a balance between focussing growth within the Lincoln area whilst protecting its character and setting and those of its surrounding villages. To achieve this in an integrated and sustainable manner, the Local Plan promotes a sustainable pattern of future development, focussing development either in or closely related to the existing built up area and re-using previously developed land wherever practical and appropriate. This will reduce pressure for extensive new development in the wider Lincoln area, facilitate infrastructure provision, help protect the surrounding countryside and lessen the need to travel in and out of the City. This approach seeks a balance between focussing growth within the Lincoln area whilst protecting its character and setting and those of its surrounding villages.

**7.3.8** A key tool in meeting the future needs of the Lincoln area is the development of sustainable urban extensions, as outlined in policy LP26. Focussing on large scale SUEs ensures that a sizable percentage of the development needs for the area are met whilst allowing for masterplanning to ensure that appropriate infrastructure and range of facilities are also provided.

**7.3.9** Your comments on this draft Policy would be welcomed.

### Policy LP 27

#### A Growing Lincoln

Known candidate sites for SUES are being investigated at the following locations. These sites, alongside any others proposed, will be assessed and included for your comment in the next version of the plan.

- Lincoln Western Growth Corridor (Land to the west of Lincoln between the City Centre and A46 bypass)
- Lincoln North East Quadrant (Land to the north east of Lincoln between Bunkers Hill and Allenby Road, within the line of the proposed Lincoln Eastern bypass)
- Lincoln South East Quadrant (Land to the south east of Lincoln between Canwick and Bracebridge Heath, within the line of the proposed Lincoln Eastern bypass)

Further site detail and specific policy requirements will be included in this policy in the next version of the plan.

**7.3.10** In addition to the above SUEs, significant numbers of additional sites will need to be identified in the next draft of this Local Plan. However, the location of such additional sites will depend on the strategy this plan adopts for the growth of Lincoln. We would therefore welcome your views on a number of options.

**7.3.11** We would particularly welcome your views on the following options and ask for your specific thoughts in relation to:

- Option 1 – if your preference is for option 1, are there particular directions that Lincoln should grow, or perhaps any villages that could be absorbed? How far out should it extend and why?
- Option 2 – If your preference is for option 2, which villages should be identified as suitable for growth and why?
- Option 3 – If your preference is for option 3, are there some villages that could absorb more growth and some that should take less and why?

## Delivering Locally

- Option 4 – If your preference is for option 4, where should a new settlement be located and why and how does it relate to the development needs of Lincoln?
- The Options are not necessarily exclusive to each other and some elements from different options could be combined. Do you think that a combination of options is preferable? If so please state which and why.

**Option 1 - Expanding Lincoln** Focus all of Lincoln's future needs on an expanded Lincoln City extending beyond its current boundaries via a collection of sustainable urban extensions, with limited development in surrounding villages.

**7.3.12** Some implications of this option:

- focusing development on an expanding Lincoln where there are the most services and facilities (though this could lead to pressure on such services);
- improvements would be required to transport and other infrastructure but there could be the critical mass to deliver it;
- green spaces/ agricultural land would not be developed in and around the outer villages but there would be pressure to build on open spaces and Green Wedges in and around the City and the closest villages;
- Lincoln would extend beyond its current boundaries, and probably extend beyond the bypass, potentially having a detrimental effect on the setting of the City and views of the cathedral;
- extending beyond the existing and proposed bypasses would change, in part, their role to that of distributor roads within an expanded City;

**Option 2 - Contained Lincoln expansion with major growth in a few identified villages** Focus meeting Lincoln's future needs in and around Lincoln via some sustainable urban extensions, up to but not beyond the existing and proposed bypasses. Additional major development focussed on a few identified surrounding villages.

**7.3.13** Some implications of this option

- focusing the majority of development on Lincoln where there are the most services and facilities;
- restricting development to within the existing and proposed bypasses would protect Lincoln's setting and separation between the City and surrounding villages;
- development in larger villages that already have most services and facilities could ensure their retention, improvement or enhancement;
- development in or to merge some smaller villages/ hamlets could provide services and facilities, if sufficient development is planned;
- development in surrounding villages would increase commuting, but if focussed on a few villages could be linked to improved transport links and choices;
- focussing large amounts of development in a few villages risks affecting their character.

**Option 3 - Contained Lincoln expansion with proportionate village growth** Focus meeting Lincoln's future needs in and around Lincoln up to but not beyond the existing and proposed bypasses. Unlike option 2, additional development distributed proportionately between lots of surrounding villages depending on existing services, facilities and capacity.

**7.3.14** Some implications of this option

- focusing the majority of development on Lincoln where there are the most services and facilities;
- restricting development to within the existing and proposed bypasses would protect Lincoln's setting and separation between the City and surrounding villages;

## Delivering Locally

- development in all but the least sustainable surrounding villages would increase commuting, and if scattered throughout all villages will be unlikely to provide enough focus to improve transport links and choices;
- division of housing requirements throughout all villages proportionate to their current size and capacity would allow their future needs to be met over the plan period and would be less likely to adversely affect their character;
- division of housing requirements throughout all villages would be unlikely to provide other services and facilities other than perhaps in the largest of the villages.

**Option 4 - contained Lincoln expansion with additional new settlement(s)** Focus meeting Lincoln's future needs in and around Lincoln up to but not beyond the existing and proposed bypasses with additional development located in one or more new, self-contained settlement identified close enough to the City to be accessible by cycle or public transport.

### 7.3.15 Some implications of this option

- focusing the majority of development on Lincoln where there are the most services and facilities;
- restricting development to within the existing and proposed bypasses would protect Lincoln's setting and separation between the City and surrounding villages;
- a new settlement would enable master planning and can build in high quality design;
- to ensure that it would have the majority of necessary 'day to day' services and facilities and does not become a commuter village, a new settlement would have to be very large;
- a new settlement would result in the loss of countryside, may merge with existing villages or hamlets or may affect their character and setting;
- focussing sufficient growth on a new settlement to make it sustainable and viable may adversely affect other regeneration and growth aspirations;
- focussing most additional growth on a new settlement may direct development away from surrounding villages which would preserve their character, but would not provide for their future needs and may only direct development away from the less attractive settlements and/or those requiring regeneration or investment.

### Building a Better Lincoln:

**7.3.16** As Lincoln is the key urban area within Central Lincolnshire serving a wide catchment, an effective approach to **transport and movement** is required to ensure the City continues to thrive now and in the future. With the planned levels of significant growth earmarked for the Lincoln area, the promotion of a sustainable transport strategy will be even more important to ensure that Lincoln is able to maintain its role as the main service centre for Central Lincolnshire.

**7.3.17** The Lincoln Integrated Transport Strategy produced by Lincolnshire County Council (2013) along with Central Lincolnshire partners, outlines the long term transport investment in the City and surrounding area and provides details of the key transport schemes for the Lincoln area. In general terms the transport strategy for the Lincoln area is one that seeks to ensure that access and movement are addressed alongside growth to minimise congestion and cut greenhouse gas emissions.

**7.3.18** Your comments on this draft policy are welcomed.



## Policy LP 28

### Transport Priorities/Movement Strategy

Development proposals which contribute towards the sustainable transport strategy for the Lincoln area will be supported. All new developments should demonstrate, where appropriate, that they have had regard to the following schemes:

#### Lincoln Eastern Bypass and East West Link

These two schemes will make a significant difference to the city centre, with through traffic, particularly HGVs, being moved away from the city centre, or indeed out of the urban area altogether. Both these major highways schemes are due to be open within the first 5 years of this plan.

#### Lincoln Transport Hub

The Lincoln Transport Hub will provide a modern inter-modal facility for the city centre that will substantially improve the integration of public transport, make bus and rail more accessible for all as well as attracting inward investment for mixed-use development in the area.

#### Park and Ride

Opportunities to establish a Park & Ride to the west of the City Centre within the next 2 years are being actively explored with further sites being considered in the longer term.

#### Quality Bus Corridors

Electronic technology has enabled buses to be given priority at a number of signalised junctions, saving between 30 to 60 seconds per location. This will be further rolled out as more buses are fitted with the equipment and further quality bus corridors created and potential Park & Ride corridor improvements are implemented.

#### Rail Service Improvements

Central Lincolnshire Partners are working with rail industry partners and other stakeholders to secure:

- Lincoln to London service improvements
- Nottingham-Newark-Lincoln service improvements
- Lincoln-Gainsborough-Doncaster service improvements
- Level Crossing Safety Improvements

#### Parking Strategy

The development of a new Parking Strategy for the city which is currently ongoing will provide the opportunity to support the local economy of Lincoln while delivering reductions in carbon emissions.

#### Sustainable Travel Initiatives including walking and cycling

Including the following initiatives:

- Provision of support for schools, businesses and community groups to develop Travel Plans
- Lincs2Work Car Share Scheme
- Lincoln BIG Car Share Scheme

## Delivering Locally

- Monitoring of travel to work trends
- Cycle training – Bikeability and adult cycle training ‘Bikeable’
- Cycle hire/cycle loan scheme
- Cycle Lockers – a series of secure cycle lockers are located throughout the city centre
- Access Group – formed to monitor and improve access for all using Lincoln City Centre

**7.3.19** Lincoln’s population has grown considerably in recent decades including inflows of **students** and migrant workers. It is important that the housing needs generated by these persons are met, with **houses in multiple occupation (HMO)** often being a preferred choice for many, for a variety of reasons. Whilst such accommodation does meet a particular housing need, it does cause difficulties where there is an over concentration in a particular area. Problems mainly occur where there is a concentration of dwellings with a rapid turnover of residents or a concentration of converted dwellings in an established residential area causing an imbalance in those communities which can have negative effects. These can include an increase in parking pressures and a decreased demand for local shops and services which can lead to their closure. It can also lead to a rise in anti-social behaviour and crime levels and put pressure on family housing as owner occupiers and buy to let landlords compete for similar properties and inflate rental prices. The insensitive conversion of dwellings can also have a negative effect on the occupiers of the dwellings and their neighbours with communal rooms and bedrooms sharing party walls. It is therefore felt necessary to control the location, design and management of houses in multiple occupation in order to ensure that communities do not become imbalanced and that residential amenity is protected.

**7.3.20** Your comments on this draft policy are welcomed.

### Policy LP 29

#### Houses in Multiple Occupation including Student Housing

The conversion of property to houses in multiple occupation including student accommodation will be granted where:

- a. the development or maintenance of balanced communities is not prejudiced;
- b. there is no need to extend the property in order to achieve satisfactory conversion;
- c. the living conditions of the proposed residents and neighbouring residents will be safeguarded;
- d. the Council is satisfied that, where necessary, there will be management arrangements sufficient to integrate the scheme into the existing community;
- e. the Council is satisfied that any car parking arrangements do not affect the ability of local residents to park their own cars; and
- f. for student accommodation, university facilities are readily accessible to the development by walking, cycling and public transport.

#### Setting and Character:

**7.3.21** Lincoln Cathedral is one of the most important medieval buildings in Europe and its prominent, visually dominating position on the edge of the Witham Gap along the Lincoln Cliff makes it one of the country’s finest sights. Lincoln’s major tourist attractions are almost exclusively related to its historic heritage, and the Cathedral towering over the City is an important symbol for this role. The Cathedral is visible from most parts of the City as well as from a wide surrounding area including along approach roads and railway lines. In this context, it is important

## Delivering Locally

that any new development either within or beyond the City boundary should not adversely affect the dominance or approach views of the Cathedral on the skyline, but should incorporate new publicly accessible view where possible.

**7.3.22** There are also important views out of the City, principally from the Lincoln Ridge, which contribute towards the City's setting and character. These views are due in part to the alignment of roman roads, location and nature of common land and physical restrictions of flood risk and ground conditions. Potential impacts can include views being blocked by development, poor design and insensitive positioning. Views across and along open spaces are closely linked to the Green Wedges around the City and will be an important consideration particularly for development around the edge of Lincoln. It is expected that substantial linear open spaces will be retained to safeguard views of the Lincoln Edge and the historic City, providing land for formal and casual recreation as well as maintaining linkages between sites of known nature conservation interest. The Lincoln Townscape Assessment (2012) will help to provide the local context for defining distinctiveness and as a means of assessing the impact of proposals on Lincoln's setting and character.

**7.3.23** To help protect the setting and character of Lincoln, the Central Lincolnshire authorities are proposing to maintain the principle of Green Wedges on the edge of the City. However, your views on the current Green Wedges (as set out in the current adopted Local Plans) would be welcomed, as well as suggestions for new or amended Green Wedges.

**7.3.24** Your comments on this draft policy would be welcomed.

### Policy LP 30

#### Protecting Lincoln's setting and character

The boundaries of Green Wedges around Lincoln will be identified on the Policies map. Their purpose is to prevent unrestricted sprawl into the adjoining countryside, preserve the setting and special character of Lincoln, views into and out of the City and prevent the built up Lincoln area from merging with peripheral villages.

Within the Green Wedges, planning permission will not be granted except in very special circumstances such as for:

- a. agriculture and forestry;
- b. outdoor sport and recreation, including allotments;
- c. the creation of nature conservation areas;
- d. cemeteries;
- e. essential buildings and activities ancillary to existing educational establishments within the Green Wedge;
- f. public utilities and transport infrastructure where it can be shown that a suitable site outside of the Green Wedge is not suitable or available; and
- g. the extension or alteration of existing dwellings and the erection of ancillary buildings.

Provided that any development protects the long term open character of the Green Wedge and does not reduce or have a harmful effect on:

- i. the dominance of Lincoln Cathedral on the skyline;

## Delivering Locally

- ii. the setting of the City of Lincoln, views out from it and its “green character”;
- iii. the openness of the Green Wedge and the purpose of including land within it;
- iv. the important open spaces between distinct communities within the existing and proposed bypasses and maintain the physical identity of adjacent settlements;
- v. the continuous and closely linked open spaces that extend out from Lincoln into the surrounding countryside and connectivity to the Witham Valley Country Park; and the wildlife value of the Green Wedge.

### Lincoln’s Economy:

**7.3.25** The Lincoln area has a need for continued and varied employment development opportunities to enhance competitiveness, prosperity and attractiveness to increase investment. As such, both regeneration initiatives and appropriate and selective strategic new site development are promoted. The important role of tourism, education and cultural development to Lincoln’s economy is also fully recognised and promoted.

**7.3.26** The location of employment uses, particularly higher density employment generating development within or close to central Lincoln and its built up area will ensure that the significant number of new jobs created are readily accessible to the greatest number of new people and that maximum use is made of public transport, cycling and walking for journeys to/ from work. Such new development will also help to reinforce the focal role of these more central areas contributing to their continued vitality and vibrancy, for example, workers will tend to regularly use and support existing shops and associated services and facilities already located in these areas. However, within central Lincoln, the amount of land suitable for potential employment development is limited, and it is important that this should not be used for inappropriate, land intensive, low density employment generating development. Whilst each case must be treated on its merits, it would normally be more appropriate for such development to have a less immediately central location.

**7.3.27** Lincoln’s major tourist attractions are almost exclusively related to its historic heritage, and the Cathedral towering over the City is an important symbol for this role and is its architectural set piece. Lincoln’s national and international reputation as a major tourist attraction has a considerable beneficial and growing impact on the local economy but the potential for further marketing and development clearly exists. Although successful, there is considerable scope for the further expansion and diversification of this role, not only in relation to the traditional ‘uphill’ tourist area centred on the Cathedral and castle, but also in relation to other less well known and publicised areas of the City, for example, the Brayford Pool with its emerging Cultural Quarter. To be consistent with the social, economic and environmental aims of this plan, tourist development should support the local economy without alienating the local community or harming the City’s fabric. Whilst the ‘uphill’ Cathedral/Castle/Lawn area is expected to remain the prime focus for tourism development, the area could be harmed by an over-concentration of activity in a relatively small area. New development should not be limited only to new attractions alone, but should also include ancillary services such as visitor reception areas, hotels, cafes and restaurants.

**7.3.28** The Brayford Pool and the waterways around Lincoln have been an important feature of the City for centuries. In recent years the Brayford Pool has grown in importance as the focus for boating and boating activities, with direct waterway connections to the River Trent to the west and to the sea at Boston. The Brayford Pool and the banks of Lincoln’s waterways have also recently provided the focus for cultural, leisure and educational development. The revival of the area is to be welcomed, but unchecked over-development spilling out from the banks into

## Delivering Locally

the Pool and waterways is in danger of causing them to lose their essential open character. It is therefore proposed to protect the openness of the Pool and waterways as valuable public ecological and townscape assets for the City.

**7.3.29** The important role that Lincoln's universities and colleges play in Lincoln's economy and in raising skills levels is acknowledged and supported. The higher education student population contributes to the social vibrancy of the City and to the local economy. The role and further development of the University of Lincoln, Lincoln College as the largest educational institution in the county Bishop Grosseteste which has recently been granted university status and the new Lincoln University Technical College are pivotal. Already an important driver of the local economy, it is important that their growth is supported and appropriately managed in order that they can fulfil their full potential and thereby help the City to grow and prosper.

**7.3.30** Whilst policies seek to facilitate this future development, it should not be at the expense of either local amenity or the City's unique heritage and environment which should continue to be protected and enhanced as an integral part of the Lincoln experience. Similarly, new development should not exacerbate the City's traffic problems and as such should be accessible by a range of transport modes. The sequential approach outlined earlier in this strategy should ensure that any new developments related to the City are normally located within or adjacent to its centre.

**7.3.31** Your comments on this draft policy would be welcomed.

### Policy LP 31

#### Lincoln's Economy

Development proposals for Lincoln should support the actions as set out in the Lincoln Growth Strategy and Lincoln Townscape Assessment.

Development proposals will be supported where they:

- seek to enhance the overall offer that the Lincoln Area provides in terms of the range and quality of employment uses,
- provides services and facilities for residents and visitors;
- protect and enhance the quality, attractiveness, character and assets of the Lincoln area and the city centre in particular as a place to visit, work and live;
- avoid attracting excessive numbers and concentrations of visitors within the uphill 'historic core' (except for occasional special events) in order to protect the character of the area and the amenities which both residents and visitors may reasonably expect to enjoy;
- maintain the ability of Bailgate to serve its dual functions as both a local shopping area and a visitor shopping area;
- do not detract from the open character of Lincoln's Brayford Pool and waterways;
- where they support the ongoing development of higher and further education establishments in the City and ensure that these are well integrated with and contribute positively to their surroundings physically, socially and economically.

#### Supporting the Natural Evolution of Lincoln:

**7.3.32** This section will identify any locally specific designations and allocations, including policy requirements where relevant, such as smaller (non-SUE) housing sites and employment areas that are specific to Lincoln. At this draft Local Plan stage, your views are welcomed on what and where these allocations should be, and whether any changes are required to existing boundaries.

## Delivering Locally

### Policy LP 32

#### Supporting the Natural Evolution of Lincoln

In addition to the strategic policies and allocations already described for Lincoln, a number of other allocations will be needed in future drafts of this Local Plan, including:

- Any other sites allocated for housing (25+ homes), employment (0.5ha+) or other uses;
- Areas protected from development, such as open space;
- Possible Green Wedges;
- Opportunity sites/areas for redevelopment
- City Centre, Neighbourhood and Service Centres Boundaries (Please see the City of Lincoln Local Plan (1998) for the existing boundaries)

## 7.4 Gainsborough

### Introduction:

With a population of around 19,000, Gainsborough is the second largest settlement in Central Lincolnshire, providing employment, services and facilities for the surrounding villages both in Lincolnshire and across the River Trent in Nottinghamshire. Past development has extended the built-up area of Gainsborough northwards to the built edge of the village of Morton (population 1,325) without a discernible break. The town is also linked to the village of Lea (population 1,009) by past development extending southwards to the village.

An important inland port and agricultural market centre during the 19<sup>th</sup> century, the town grew steadily until World War II as heavy engineering industries prospered. The closure of large employers brought about by the decline of manufacturing in the mid twentieth century has, however, led to a whole range of economic and social issues and left Gainsborough with a legacy of decay and deprivation. Since the mid-1990s a programme of initiatives has been pursued to tackle the range of regeneration needs and deprivation issues experienced by the town and its residents.

### A Growing Gainsborough:

The Spatial Strategy identifies Gainsborough as a main urban area, with the current proposal to accommodate around 15% of Central Lincolnshire's new growth. Most of the growth is, subject to further appraisal, proposed to be focussed in urban expansion in large-scale sustainable urban extensions (SUEs) that can be masterplanned with appropriate infrastructure and a range of facilities and that can be integrated with Gainsborough. Whilst we seek views on the urban extensions, there are currently three candidate urban extensions that, subject to sustainability appraisal and further evidence testing and consideration of any new SUEs proposed by landowners, could be proposed in the next draft of the Local Plan. These are:

- Gainsborough Southern Neighbourhood - land south of Foxby Lane;
- Gainsborough Northern Neighbourhood - land north of Corringham Road and the A631;
- Gainsborough Eastern Neighbourhood - land south of the A631 and north of Heapham Road.

A key question the Central Lincolnshire authorities have, in respect of the above and any other candidate urban extensions to Gainsborough, is the ability for the site to be delivered in full or part within the Plan period (i.e. by 2036). Your views on this point would be welcomed.

The Gainsborough Southern Neighbourhood SUE benefits from outline planning permission following a period of extensive consultation and a masterplanning exercise.

Your comments on this draft policy would be welcomed.

### Policy LP 33

#### A Growing Gainsborough

Known candidate sites for SUES are being investigated at the following locations. These sites, alongside any others proposed, will be assessed and included for comment in the next version of the plan.

- Gainsborough Southern Neighbourhood (Land south of Foxby Lane)

*The above site has outline permission for 2,500 dwellings and associated infrastructure. It is therefore highly likely to be included as an allocation in the next draft Local Plan.*

## Delivering Locally

- Gainsborough Northern Neighbourhood (Land north of Corringham Road and the A631)
- Gainsborough Eastern Neighbourhood (Land south of the A631 and north of Heapham Road)

Further site detail and specific policy requirements will also be included in this policy in the next version of the plan.

### Building a Better Gainsborough:

It is recognised that parts of Gainsborough are in need of regeneration. However, there is limited scope for a Local Plan to address such challenges directly and as such detailed proposals to tackle such issues are set out in the Gainsborough Masterplan.

Nevertheless, a high level policy to support regeneration is included in this Local Plan in order to assist the regeneration of the town.

### The Setting of Gainsborough:

The provision and maintenance of a high quality Green Infrastructure Network is a key component of the Growth Strategy for Central Lincolnshire and is fundamental for ensuring the level of growth proposed for the Gainsborough Urban Area is accommodated in a sustainable manner. The Masterplan has further details on this matter and should be referred to when development proposals are being considered.

### Gainsborough's Town Centre and other Centres:

Gainsborough provides an important role as a retail and service destination for the local area and is identified as a 'Town Centre' in Central Lincolnshire's retail hierarchy set out in Policy LP5. The opening of Marshall's Yard in 2007 has provided a significant step change in the appeal of the town as a shopping and leisure centre, attracting several national retailers into the site. The scheme has also strengthened the profile of Gainsborough in national town centre rankings<sup>(7)</sup>, advancing 257 places from 611<sup>th</sup> in 2007 to 354<sup>th</sup> in 2010.

The Central Lincolnshire City and Town Centres Study advises that there are no existing concentrations of shops in the Gainsborough Urban Area that meet the definition of District or Neighbourhood Centres.

The Central Lincolnshire authorities will pursue the regeneration of the Gainsborough area economically, socially and environmentally, and will seek to address multiple deprivation through new housing, employment, social, environmental and public realm development and other improvements.

Your comments on this draft policy would be welcomed.



## Policy LP 34

### Building a Better Gainsborough

Development proposals should assist, where possible, in meeting wider objectives in respect of Gainsborough, including, where appropriate, the actions and opportunities outlined in the latest Gainsborough Masterplan. In this regard, development proposals will be supported if:

- a. It assists neighbourhood renewal in areas of high deprivation and, in particular, the Gainsborough South West Ward;
- b. It helps improve education and skills provision;
- c. It helps improve connectivity to and within the Gainsborough Urban Area including by foot, cycle and public transport;
- d. It redevelops key sites for uses that will contribute to the environmental enhancement and overall prosperity of the town;
- e. It delivers new employment opportunities;
- f. Development proposals should make a positive contribution to the setting of Gainsborough, and take opportunities to deliver green infrastructure improvements as set out in various supporting documents;
- g. Development proposals for the undeveloped land between Gainsborough and Morton to the north and Gainsborough and Lea to the south will be particularly resisted, other than proposals to create natural greenspace accessible to all in these areas;
- h. Development proposals should also aim to protect the landscape character and setting of Gainsborough, including views east – west across the Trent Valley from the Gainsborough escarpment.

**Supporting the Natural Evolution of Gainsborough:** This section will identify any locally specific designations and allocations including policy requirements where relevant, such as smaller (non-SUE) housing sites and employment areas that are specific to Gainsborough. At this draft Local Plan stage, your views are welcomed on what and where these allocations should be, and whether any changes are required to existing boundaries (such as the town centre boundary).

## Policy LP 35

### Supporting the Natural Evolution of Gainsborough

In addition to the strategic policies and allocations already described for Gainsborough, a number of other allocations will be needed in future drafts of this Local Plan, including:

- Any other sites allocated for housing (25+ homes), employment (0.5ha+) or other uses;
- Areas protected from development, such as open space;
- Possible Green Wedges;
- Opportunity sites/areas for redevelopment
- Town Centre Boundaries (please see the West Lindsey Local Plan (2006) for the existing Town Centre boundary Gainsborough).

## Delivering Locally

### 7.5 Sleaford

#### Introduction:

- 7.5.1** Sleaford is a historic market town situated on the River Slea in the heart of Lincolnshire. It is the main retail, service and employment centre for people living in the town and in the surrounding villages.
- 7.5.2** Sleaford has experienced rapid population growth over the past 30 years rising from 8,000 in 1981 to around 18,000 today with a further 30,000 people living within 10 miles of the town. Growth has largely been the result of people moving to the area attracted by the quality of life, low crime rates, relatively low house prices, good-quality education and its central location with good road and rail links to national employment centres including London. The quality of life Sleaford offers means that the town will continue to experience pressure for further growth.
- 7.5.3** The public sector is the main employment sector alongside agriculture and manufacturing. The town has lower unemployment rates than the national average but is an area of relatively low wages largely due to significant levels of employment in the agriculture and food processing sectors.
- 7.5.4** Sleaford hosts the National Centre for Craft and Design, a major tourist attraction located in the town centre. The town has a strong heritage, an attractive market place and a tight urban grain. The River Slea runs through the Town Centre assisting to provide a pleasant environment. Parts of the town are in need of regeneration, including the approach to the Town Centre from the railway station and the former Bass Maltings which is a Grade II\* Listed Building. Regeneration, infrastructure investment, and a full realisation of the benefits offered by Sleaford's assets and location could really unlock the town's potential as an exemplar living, working, shopping and recreational environment and to enhance Sleaford role within Central Lincolnshire and beyond.

#### A Growing Sleaford:

- 7.5.5** The Sleaford Area is identified to accommodate, at this draft Local Plan stage, around 15% of Central Lincolnshire's growth in new homes and employment land. Most of the growth is, subject to further appraisal, proposed to be focused in large scale urban extensions that can be masterplanned with appropriate infrastructure and a range of facilities and that can be integrated with Sleaford. Whilst we seek views on the urban extensions there are currently two candidate urban extensions that, subject to sustainability appraisal, further evidence testing and consideration of any new SUEs proposed by landowners, could be proposed in the next draft of the Local Plan. These are:
- Sleaford South (Land at Stump Cross Hill and land to the south-east of London Road)
  - Sleaford West Quadrant (Land to the west of Drove Lane and to the east of the A15)

### Policy LP 36

#### A Growing Sleaford

Known candidate sites for SUES are being investigated at the following locations. These sites, alongside any others proposed, will be assessed and included for comment in the next version of the plan.

## Delivering Locally

- Sleaford South (Land at Stump Cross Hill and land to the south-east of London Road)

*This site has outline permission for 1,450 dwellings and associated infrastructure, including a primary school and local centre. It is therefore highly likely to be included as an allocation in the next draft Local Plan.*

- Sleaford West Quadrant (Land to the west of Drove Lane and to the east of the A15)

Further site detail and specific policy requirements will also be included in this policy in the next version of the plan.

### Building a Better Sleaford:

- 7.5.6** Movement in and around the town centre is one of the main issues restricting its ability to regenerate. Private vehicles are encouraged into the town centre through the nature of the existing road network and the presence of car parking. Cycle routes run along the arterial routes into the town but terminate in advance of the town centre and pedestrian routes tend to be narrow and obstructed by street furniture. There is a need to improve the efficiency and movement of vehicles throughout the centre of town and promote a shift from private vehicles to walking, cycling and public transport options. The enhancement of public transport infrastructure and services and walking and cycling routes within the town centre will improve its accessibility and encourage an increase in its use.
- 7.5.7** Sleaford Southgate, including the railway station, is a major gateway into the town but is in need of regeneration to create a more welcoming and attractive entrance into the town centre. Southgate and the area around the railway station has been the subject of a detailed urban design study which resulted in the adoption of a Supplementary Planning Document (SPD) in 2010. This SPD seeks to guide the regeneration of this key part of the town.
- 7.5.8** Sleaford's historic core and land alongside the River Sleas are covered by a Conservation Area. The town centre has many examples of high quality heritage and townscape assets and visitor attractions, particularly evident on Northgate and in the Market place. However, in some cases these are hidden and difficult to access, including the river, Money's Mill, Castlefield and National Centre for Craft and Design and in others their settings are undervalued. Generally there are few trees in the town centre. High quality public realm is largely absent from the town centre and this impacts on overall townscape quality and character.
- 7.5.9** The Central Lincolnshire Green Infrastructure Study identifies a deficiency in natural green space sites in the Sleaford area, particularly to the east and west of the town. The Sleaford Masterplan proposes an East West Leisure Link running east to west along the River Sleas through the town centre and connecting the urban area to the countryside and surrounding villages. This provides a range of opportunities to improve the Green Infrastructure network, leisure and tourism offer, including improved pedestrian and cycle movement and access and habitat creation.
- 7.5.10** Your comments on this draft policy would be welcomed.

## Delivering Locally

### Policy LP 37

#### Building a Better Sleaford

Development proposals which contribute towards the regeneration of Sleaford Town Centre and which seek to achieve improvements to the built and natural environment and quality of life of the wider Sleaford area will be supported. All development proposals should contribute to the realisation of the following principles, taking into account the Sleaford Masterplan, Sleaford Town Centre Regeneration SPD and any subsequent guidance:

- a. Improve traffic circulation and reduce the number of vehicle movements in and around the Town Centre, including supporting the delivery of the Sleaford South East Regeneration Route (SERR), closure of the level crossing at the entrance to Southgate and the delivery of a pedestrian footbridge. Development proposals should ensure that they do not prejudice the delivery of the SERR;
- b. Support projects associated with the delivery of the Sleaford Transport Strategy and the Sleaford Masterplan. Enhancements to connections for pedestrians and cyclists between the town centre and surrounding residential communities are particularly important, as well as through the town centre;
- c. Improve and create a more accessible, welcoming and safe public realm to enhance Sleaford's attractiveness as a destination;
- d. Support the regeneration of Southern Southgate in providing a range of additional services and facilities and improving the southern gateway into Sleaford Town Centre to enhance the experience of arrival and entering the town;
- e. Protect, enhance and maximise the benefit of the Sleaford Conservation Area, heritage assets, other key landmarks and their settings, including the Castle Site, Market Place, the Corn Exchange, the Bass Maltings, Money's Mill and Yard, Handley Monument and Northgate, through sensitive development and environmental improvement;
- f. Protect and enhance the River Sleas Navigation Corridor, optimising its use and value for recreation, tourism and biodiversity;
- g. Support the development of cultural assets and improve access to existing cultural facilities such as the National Centre for Craft and Design;
- h. Improve and protect the landscape setting of the Sleaford Urban Area and the surrounding villages by ensuring key gateways are landscaped to enhance the setting of the town, minimise impact upon the open character of the countryside and to maintain the setting and integrity of surrounding villages;
- i. Support the development of the Sleaford East West Leisure Link as the key component of the Sleaford Urban Green Grid in accordance with the Sleaford Masterplan and Central Lincolnshire Green Infrastructure Study.

#### Supporting the Natural Evolution of Sleaford:

**7.5.11** This section will identify any locally specific designations and allocations including policy requirements where relevant, such as smaller (non-SUE) housing sites and employment areas that are specific to the Sleaford area. At this draft Local Plan stage, your views are welcomed on what and where these allocations should be, and whether any changes are required to existing boundaries (such as the town centre boundary).

## Policy LP 38

### Supporting the Natural Evolution of Sleaford

#### Allocations

In addition to the strategic policies and allocations already described for Sleaford, a number of other allocations will be needed in future drafts of this Local Plan, including:

- Any other sites allocated for housing (25+ homes), employment (0.5ha+) or other uses;
- Areas protected from development, such as open space;
- Possible Green Wedges;
- Opportunity sites/areas for redevelopment
- Town Centre Boundaries (Please see the adopted North Kesteven Local Plan (2007) for the existing Town Centre boundary for Sleaford.

## Delivering Locally

### 7.6 Development in Rural Areas

- 7.6.1** A large proportion of Central Lincolnshire's population lives in rural areas. The 2011 Census revealed the total population of Central Lincolnshire as approximately 300,000, with around 158,000 of these residents living in Lincoln, Gainsborough and Sleaford and the remaining 142,000 residents residing in the smaller settlements. This significant rural population means that it is important to maintain and enhance the services and features of the rural area in order to sustain the vibrancy of rural settlements and the quality of life experienced by those living in such areas. At the same time it is important to ensure that development is sustainable, and proportionate and appropriate to its setting.
- 7.6.2** The Local Plan makes provision for housing growth at a variety of places across Central Lincolnshire. The strategy for the distribution of residential development is to focus growth on urban areas and larger settlements, whilst recognising other opportunities for sustainable development. The emphasis on directing growth to urban locations is based not only on the fact that such areas are generally the most sustainable, but also because they will help to maximise the use of previously developed land. The settlement hierarchy and details of the distribution of growth are featured in policy LP2, 'The Spatial Strategy and Settlement Hierarchy'.
- 7.6.3** In accordance with policy LP2, residential development in rural settlements will be of a modest scale, providing opportunity to maintain the sustainability and vibrancy of villages.
- 7.6.4** A criteria based policy approach based on the above will be used to determine applications for residential and non-residential development within the rural area. As for residential development, non-residential development within rural areas must be sustainable and respectful to its setting. Commercial enterprises where a rural location can be justified to maintain and enhance the rural economy (for example, establishment of a farm shop) will be supported providing all other relevant criteria are met.
- 7.6.5** Please note that Part B below may be subject to significant amendment in future drafts of this Local Plan. This is because Government is, at the time of writing, consulting on introducing greater 'permitted development rights' for rural buildings to be converted to residential uses without the need for planning permission.
- 7.6.6** Your comments on this draft policy would be welcomed.

#### Policy LP 39

##### Development in Rural Areas

##### **Part A: Residential development in 'limited growth villages', 'small villages' and 'other settlements'**

Policy LP2, 'The Spatial Strategy and Settlement Hierarchy', defines the settlement hierarchy for Central Lincolnshire. Development in 'limited growth villages' and 'small villages' will be supported where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside. Proposals will need to accord with policy LP2, as well as the following criteria:

- a. The site is in or adjacent to the existing developed footprint\* of the settlement, with the exception of proposals in 'small villages', where normally only infill sites will be considered favourably; and

- b. The development would not result in coalescence with any neighbouring settlement; and
- c. The proposal would not result in ribbon development, nor extend the existing linear features of the settlement; and
- d. Natural boundaries such as trees, hedgerows, embankments and ditches are retained and sympathetically incorporated into the design proposal; and
- e. The scale of the proposal and its location is in keeping with the primary shape and form of the settlement and as such will not adversely harm its character and appearance; and
- f. It would not have an adverse impact on the character and appearance of the surrounding countryside and farmland; and
- g. The proposal would not result in the loss of important public or private open space within the settlement; and
- h. Ecological, heritage and biodiversity features are retained and afforded protection commensurate to their significance (as per policies LP19 and LP20) and
- i. The proposal would not result in the loss of high grade agricultural land: where a proposal does involve the loss of high grade agricultural land, comprehensive justification must be provided by the applicant; and
- j. The proposal would not make people or property susceptible to identified risks, such as flooding for example; and
- k. The site is or can be served by sustainable infrastructure, such as surface and waste water drainage and highways.

#### **Part B: Re-use and conversion of non-residential buildings for residential use in open countryside**

The re-use and conversion of rural buildings outside the developed footprint of a settlement for residential use will be supported provided that the following criteria are met:

- a. Comprehensive and proportionate evidence is provided to justify either that the building can no longer be used for the purpose for which it was originally built, or the purpose for which it was last used, or that there is no demand (as demonstrated through a marketing exercise) for the use of the building for business purposes; and
- b. The building is capable of conversion with minimal alteration, including inappropriate new openings and additional features; and
- c. The building is of notable architectural or historic merit and intrinsically worthy of retention in its setting.

#### **Part C: Replacement of a dwelling in open countryside**

The replacement of an existing dwelling outside the developed footprint of a settlement will be supported provided that:

- a. The residential use of the original dwelling has not been abandoned; and
- b. The character of the original dwelling is not remarkable and/ or the dwelling does not make a particular contribution to the landscape which is worthy of retention; and
- c. The original dwelling is a permanent structure, not a temporary or mobile structure; and
- d. The replacement dwelling is of a similar size and scale to the original dwelling; and
- e. It is located on the footprint of the original dwelling unless an alternative position within the curtilage would provide notable benefits (such as increased opportunity for passive solar gain for example) and have no adverse impact on the wider setting; and
- f. The design of the replacement dwelling (including materials, height, etc) is appropriate to the setting.

#### **Part D: Mobile homes within the rural area**

## Delivering Locally

Applications for temporary and mobile homes will be considered in the same way as applications for permanent dwellings. The exception to this is cases when a temporary or mobile home is needed during the construction of a permanent dwelling on site or on a nearby site: in such cases more flexibility will be applied. Permission granted in such instances will be subject to time restrictions.

### Part E: New dwellings in the countryside

Policy LP2 is the overarching policy for considering proposals for new dwellings in the countryside.

Applications for dwellings in the countryside should meet the criteria in policy LP2 and details of the following should be provided:

- a. The need for the dwelling;
- b. The number of workers (full and part time) that will occupy the dwelling;
- c. The length of time the enterprise the dwelling will support has been established;
- d. The financial viability of the enterprise;
- e. The availability of other suitable accommodation on site or in the area;
- f. Details of how the proposed size of the dwelling relates to the enterprise.

### Part F: Non- residential development in rural areas

In addition to the requirements of policies LP4 'Delivering Prosperity and Jobs', LP6 'A Sustainable Visitor Economy' and LP15 'Our Landscape', proposals for non-residential developments in rural areas will be supported provided that:

- a. The rural location of the commercial enterprise is justifiable to maintain or enhance the rural economy;
- b. The location of the enterprise is sustainable;
- c. The development is of a size and scale commensurate with the proposed use;
- d. The development would not significantly detract from views across the open countryside or from the setting of a settlement.

.....

*\* The developed footprint of the village is defined as the continuous built form of the settlement and excludes:*

- i. individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;*
- ii. gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;*
- iii. agricultural buildings and associated land on the edge of the settlement; and*
- iv. outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.*



## Previous 'Saved Policies', Implementation and Monitoring

### 8.1 Saved Policies and other planning policy documents

8.1.1 The Local Plan will replace all of the existing or 'saved' policies in the following Local Plans:

- City of Lincoln Local Plan (adopted 1998)
- North Kesteven Local Plan (adopted 2007)
- West Lindsey Local Plan (adopted 2006)

8.1.2 The following documents which were adopted as 'Supplementary Planning Guidance' (SPG) or 'Supplementary Planning Documents' will be deleted on adoption of this Local Plan:

#### City of Lincoln

- Long Leys Urban Village
- Anchor Street Development Brief
- Flaxengate/Danesgate Area
- Brayford Wharf North Area – A Guide for Development

#### North Kesteven

- Sleaford Shopfront Design Guide (1998)
- The Re-use and Adaptation of Rural Buildings

#### West Lindsey

- Lincolnshire Design Guide for Residential Areas
- West Lindsey Countryside Design Summary (2003)
- Tealby Village Design Statement
- Welton Village Design Statement

8.1.3 In addition, any other 'planning policy' advice notes or clarification statements issued by the Council will also be cancelled on adoption of the Local Plan.

8.1.4 This means only the following SPGs/SPDs will remain as material considerations alongside this Local Plan (which will be reviewed and replaced in due course):

#### City of Lincoln

- Green Design in Planning (2000)

#### North Kesteven

- Sleaford Maltings (2006)
- Sleaford Town Centre Regeneration (2010)
- Affordable Housing (2008)

#### West Lindsey

- Off-site Contributions for Affordable Housing

#### Conservation Area Appraisals:

8.1.5 Conservation Area Appraisals will remain as material considerations, though greater weight will be given to those completed in the last ten years.

8.1.6 The Council also intends to prepare the following **new Supplementary Planning Documents**, to be adopted alongside this Local Plan or shortly thereafter:

## Previous 'Saved Policies', Implementation and Monitoring

- Developer Contributions

**8.1.7** Further Supplementary Planning Documents may also come forward to cover:

- Site specific proposals, such as for the urban extensions proposed in this Local Plan;
- Other policy area, where it is considered additional guidance to support either this Local Plan or national policy is deemed necessary.

## Appendix A: Site Screening Methodology

### Approach to site selection

For site selection, the draft methodology sets out the process proposed to ensure the selection of the most appropriate and sustainable sites and explains the suggested assessment criteria used. The process must be closely related to the Central Lincolnshire Integrated Impact Assessment (IIA) objectives which are appended to the draft methodology for ease of reference.

It is suggested that sites be scored against each criterion using either, **Green** - indicating no conflicts with the suggested criteria, **Amber** - indicating possible, some or minor issues (that could possibly be overcome) and **Red** - indicating direct conflict or highlights and issues that may require further investigation or advice. A summary of key observations or concerns in relation to each site would also be provided.

It is not intended to rank the sites, although the sites with the highest number of 'Yes's' will be regarded as more desirable (with the least amount of mitigation required) and more likely to be carried forward into the next stage. It is important to note, however, that 'No's do not necessarily mean that a site cannot be considered. These show that the site has issues that require further assessment, greater mitigation or has impacts that need to be balanced against other factors in the assessment (e.g. its ability to deliver significant local benefits). As such, there will be situations where a site may score more 'Maybe's' or 'No's' but, in addressing or mitigating these issues or impacts, a greater range of benefits could be achieved for the wider community. In these situations these sites may also be carried forward to the next stage.

There may well be several sites in a settlement that may appear equally appropriate, in which case it will come down to a matter of judgement as to which are the most suitable, taking particular note of local factors.

Housing numbers per site are indicative and are either based on suggested capacity put forward by the site promoter or by applying urban or rural potential average densities to the site area. This only provides a guide to dwelling numbers which may go up or down as more detailed site specific issues are taken into consideration at planning application stage.

## Appendix A: Site Screening Methodology

### Draft Site Assessment Criteria

#### **Criterion 1:** Is the site sustainably located?

To meet the sustainability criteria of the Local Plan and the NPPF, the site should be easily accessible to jobs, shops, doctors, dentist, library, recreational facilities, public transport and other services. The site should usually comply with the emerging settlement hierarchy which is informed by the services and facilities audit. The range of services and nearness to them increases the sites sustainability although some consideration should also be given to the adequacy of those services, for example, how frequent is the bus service, is the school or doctors surgery oversubscribed, etc? In some cases the amount of development being proposed could be sufficient to support the provision of new or improvement to existing services.

(Related to IIA Objectives 1, 2, 3 and 13)

Sites will be classified as one of the following:

Development is accessible to a number of services	Green
Development is accessible to some services or could provide services as part of the development	Amber
Development has limited access to services or to very few	Red

#### **Criterion 2:** Will development of the site be compatible with existing and/ or proposed neighbouring land uses?

From the point of view of both existing public amenity and that of the occupiers of new development sites, it will be essential to ensure that new development is compatible with its surroundings, taking into consideration issues of noise, odour, light or privacy. For example, new housing is unlikely to be compatible with an existing heavy industrial site and vice versa.

(Related to IIA Objectives 1, 2, 6 & 8)

Sites will be classified as one of the following:

Development is compatible with Neighbouring Land Use(s)	Green
Development is likely to be compatible with Neighbouring Land Use(s) with mitigation	Amber
Development is incompatible with Neighbouring Land Use(s)	Red

#### **Criterion 3:** Will the development help to deliver employment sites?

To deliver the Local Plan employment land targets (as set out in the Local Plan), some sites will be allocated solely for economic development purposes. Opportunities will also exist for sites to deliver both housing and employment uses through mixed-use schemes. Some existing employment sites, however, may be put forward for non-economic development uses (e.g. housing), which may impact negatively on the strategy of delivering economic development.

(Related to IIA Objectives 1, 2, 13, 14 & 15)

Sites will be classified as one of the following:

## Appendix A: Site Screening Methodology

Development will generate economic development/ regeneration opportunities	Green
Development may generate economic development/ regeneration opportunities	Amber
Development will result in a loss of economic development opportunities	Red

**Criterion 4:** Is the site environmentally constrained?

Various environmental constraints may have been identified for a site such as contamination, protected ecological or landscape areas, high quality agricultural land, etc. Many of these will have been highlighted in the site’s initial assessment in either the SHLAA or ELR or through discussions with a site’s promoter.

(Related IIA Objectives 4, 5, 6, 7, 9, 12 and 13)

In considering the above, all relevant sites will be re-assessed to determine the extent of any constraints and the likelihood of their resolution:

Sites will be classified as one of the following:

Development does not have any physical or environmental constraints	Green
There may be physical or environmental constraints, but the effect is either acceptable or can be satisfactorily mitigated	Amber
Development has physical or environmental constraints that cannot be satisfactorily mitigated	Red

**Criterion 5:** Will the development detract from or enhance the existing natural and built character of the settlement or neighbourhood?

The importance of protecting the areas landscape and built character is recognised in the Local Plan and must also be applied to site allocations. The national importance of the Lincolnshire Wolds AONB (Area of Outstanding Natural Beauty) as well as the local importance of AGLVs (Areas of Great Landscape Value) should be acknowledged as well as the importance of conservation areas, historic parks and gardens, listed buildings, archaeology, etc. The Central Lincolnshire Landscape Character Assessment splits the area into a range of Landscape Character Policy Zones. Those where the landscape needs to be conserved are the most sensitive to the potential impact of new development, whereas areas that need new landscape character creating are least sensitive and may benefit from appropriately designed schemes that could introduce new or enhanced landscape character features.

Green Infrastructure comprises networks of open spaces in both rural and urban areas. These open spaces, for example Local Wildlife Sites or areas of woodland, support natural and ecological processes and are integral to the health and quality of sustainable communities.

It is also important that new development sites are appropriate to the existing, sometimes sensitive, built form of neighbourhoods or settlements, complementing or enhancing that which already exists. In some settlements, there are areas that would benefit from new development where this would result in a positive impact on a derelict site or poor quality streetscape.

(Related IIA Objectives 4, 5, 6 and 9)

## Appendix A: Site Screening Methodology

Sites will be assessed to determine if their development would be likely to add to, or detract from, this natural and built character:

Sites will be classified as one of the following:

Development of the site is likely to enhance the existing natural and built environment	Green
Development of the site is unlikely to detract from or to enhance the existing natural and built environment	Amber
Development of the site is likely to detract from or be detrimental to the existing natural and built environment	Red

### Criterion 6: Is the site or surrounding area at risk of flooding?

Sites will be assessed against all forms of flood risk. If the initial assessment identifies a potential risk, further assessment including professional advice will be sought and application of the sequential test as appropriate. The suitability of the site to be considered further will depend on the use being proposed (residential, mixed use, employment, etc) and the form of flooding. Vulnerable uses on sites at high risk of flooding will not be acceptable. However, there may be cases where planning permission could include a solution to the cause of existing flooding, not only ensuring that the new development is not at risk, but reducing or removing the risk for existing development e.g. surface water flooding caused by inadequate drain capacity.

(Related IIA Objective 2, 7 and 12)

Sites will be classified as one of the following:

Development is in flood zone 1 and not at risk of other flooding (from all sources)	Green
Development in flood zone 1 but may be susceptible to surface and ground water flooding	Amber
Development is in flood zone 2 and/or 3	Red

### Criterion 7: Is all necessary infrastructure available now or will be made available in time to serve the development?

In order to maximise resource efficiency and make best use of existing infrastructure all development should be able to suitably and acceptably meet its services needs without detriment to its own residents or to nearby residents. Road, water, sewage, broadband and other utility services should be available with adequate capacity or the development should be able to make them available in time to serve the development.

(Related IIA Objective 2, 3, 11 and 13)

Sites will be classified as one of the following:

Development has all necessary infrastructure available with adequate capacity	Green
Development will have all necessary infrastructure made available or capacity increased as necessary in time to serve the development	Amber
Development will not have all necessary infrastructure available or cannot make those services available in time to serve the development	Red

## Appendix A: Site Screening Methodology

**Criterion 8:** Does the development help to create healthy, inclusive communities?

Developers may provide facilities of value to the wider community through mixed use developments, strong neighbourhood centres, high quality public space, active street frontages, community halls, etc. Affordable housing is also usually required to be provided as part of residential developments. These community benefits may be limited by site viability, but if deliverable could overcome an identified constraint that the development of the site would otherwise create.

(Related IIA Objective – could have the potential to meet all objectives)

Sites will be classified as one of the following:

Yes, there are opportunities to provide community benefits	Green
There may be opportunities to create community benefits	Amber
No, there are no opportunities to create community benefits	Red

**Is there public support for the site(s)?**

Feedback from previous consultations where appropriate, (including Site Allocation DPD consultation 2013) or neighbourhood plans. A full consultation on all sites that meet the major criteria will be undertaken in mid-2015 as part of the consultation on the Local Plan.

**Applying the Assessment Criteria**

Employment sites of 0.5ha or greater, gypsy and traveller sites, and residential sites with a capacity of 25 dwellings and over will be assessed using the site assessment criteria/ form. Sites of less than 25 dwellings or 0.5ha will not be allocated in the local plan. Any planning application submitted for the smaller sites will be considered against the development plan on a case by case basis.

Sites with an extant planning permission have been through the assessment process to grant permission and as such will not have to complete the form in full. Sites with lapsed permissions will however be assessed as ‘new’ sites.

**Conclusion**

The table below illustrates how sites are likely to be taken forward into the next stage of the assessment process.

- For a site to be classified as ‘green’, it will have very little or no identified constraints. Any constraints identified must be able to be overcome.
- “Amber” sites are those that may have a combination of greens, ambers and reds, but any constraints identified have the potential to be mitigated or overcome through development. Amber sites could go through into the next stage of the process for consideration.
- Any sites that score all ‘red’ or have ‘maybe’s’ that cannot, at this stage, be mitigated against, or overcome through development, will be ruled out from further consideration.

Sites with all greens or ambers, but all identified issues can be overcome through development	Green
Sites that have both greens, ambers and reds, but issues identified could be mitigated through development	Amber
Sites that are all reds or ambers that cannot be mitigated or overcome through development	Red

## Appendix A: Site Screening Methodology

### Criteria Source Information

	Identify the site and nature of development.	<p><b><u>Name &amp; no.</u></b></p> <p>SHLAA database/ site promoter information.</p>
1.	Is the site sustainably located?	<p><b>Services:</b></p> <p><b>Nearest GP Practice (within 1 mile)</b> - GP practices in Lincolnshire supplied by the LRO</p> <p><b>Nearest NHS Premises (within 1 mile)</b> - NHS ran premises (i.e. clinics, hospitals etc) supplied by the LRO</p> <p><b>Leisure</b> - Leisure venues classified by types of user – tourism, local population, mix. Data from Sustainable Futures study.</p> <p><b>Nearest School (within 1 mile)</b> - Schools in Lincolnshire. Data supplied by LRO.</p> <p><b>Public Transport:</b></p> <p><b>Bus Routes and Bus Stops (within 400 metres)</b> - Data supplied by LRO.</p> <p><b>PRoW</b> - Public rights of way themed by type: 1 – Footpath, 2 – bridleway, 3 – restricted byway, 4 – BOAT. Data supplied by LCC.</p> <p><b>Cycling</b> - Local cycling routes. Data supplied by LCC.</p>
2.	Will development of the site be compatible with existing and/ or proposed neighbouring land uses?	SHLAA database/ site promoter information. Site visit/ officer liaison.
3.	Will the development help to deliver employment sites?	SHLAA database/ site promoter information/ officer liaison.
4.	Is the site environmentally constrained?	<p><b>Environmental Constraints:</b></p> <p><b>Nearest Local Nature Reserve (within 5 miles)</b> - Local Nature Reserves in Lincolnshire. Data supplied by Natural England.</p> <p><b>Nearest National Nature Reserve (within 5 miles)</b> - National Nature Reserves in Lincolnshire. Data supplied by Natural England.</p> <p><b>Nearest Site of Special Scientific Interest (SSSI) (within 5 miles)</b> - SSSI's in Lincolnshire. Data supplied by Natural England.</p> <p><b>Nearest Local Wildlife Site (within 5 miles)</b> - Local wildlife sites in Central Lincolnshire. Data supplied by Lincolnshire Biodiversity Partnership.</p>



## Appendix A: Site Screening Methodology

		<p><b>Ancient Woodland</b> - Areas of ancient woodland. Data supplied by Natural England.</p> <p><b>Contaminated Land</b> - Contaminated land data supplied by CoL, NK and WL.</p> <p><b>Regionally Important Geological Sites (RIGS)</b> - Data supplied by Natural England.</p> <p><b>Agricultural Land Classification</b></p>
5.	Will the development detract from or enhance the existing natural and built character of the settlement or neighbourhood	<p><b>Environmental Constraints:</b></p> <p><b>National Character Area</b> - National character areas. Data supplied by Natural England.</p> <p><b>Lincoln Townscape Character Assessment</b> - Lincoln townscape character areas identified in the LTCA. Data supplied by City of Lincoln Council.</p> <p><b>North Kesteven Landscape Character Assessment</b> - Landscape character areas identified in the North Kesteven Landscape Character Assessment. Data supplied by NKDC.</p> <p><b>West Lindsey Landscape Character Assessment</b> - Landscape character areas identified in the West Lindsey Landscape Character Assessment. Data supplied by WLDC.</p> <p><b>Green wedge/Settlement Break</b> - Green wedge allocations identified in the CoL and NK Local Plans, and settlement breaks identified in the WL Local Plan.</p> <p><b>Area of Outstanding Natural Beauty (AONB)</b> – Within or adjacent to the Lincolnshire Wolds AONB</p> <p><b>Area of Great Landscape Value (AGLV)</b> – Identified within the West Lindsey Local Plan</p> <p><b>Heritage Assets:</b></p> <p><b>Conservation Area</b> - Conservation areas as identified in the CoL, NK and WL Local Plans.</p> <p><b>Nearest Scheduled Ancient Monument (within 1 mile)</b> - Data supplied by English Heritage.</p> <p><b>Historic Parks and Gardens (within 1 mile)</b> - Data supplied by English Heritage.</p> <p><b>Listed Buildings</b> – Data supplied by English Heritage</p> <p>Site visit/ consultation feedback.</p>
6.	Is the site or surrounding area at risk of flooding?	Environment Agency/ Lincolnshire County Council

## Appendix A: Site Screening Methodology

		Flood Zones 1, 2 & 3, surface water flooding and ground water flooding maps.
7.	Is all necessary infrastructure available now or will be made available in time to serve the development?	SLAA database/ liaison with site promoter and infrastructure providers Water Cycle Studies (WCS) etc
8.	Does the development help to create healthy, inclusive communities?	Strategic Housing Land Availability Assessment (SHLAA) database/ site promoter information.
	Is there public support for the site?	Feedback from consultations/ Neighbourhood Plans

## Appendix A: Site Screening Methodology

### SUGGESTED SITE ASSESSMENT FORM

#### SITE INFORMATION

Settlement Hierarchy:	Site Area (ha):
Brownfield/ Greenfield:	Indicative site capacity (dwellings):
Current Use:	Proposed Use:
Planning history – Permissions/ refusals –	

Site Summary	Location Plan
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Summary of Public Consultation (date)	Photo
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#### CONCLUSION

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## Appendix A: Site Screening Methodology

### SITE ASSESSMENT

#### Initial sieving/ major criteria

Site size: Housing sites with a capacity of less than 25 dwellings will not be individually assessed	
Site size: Employment sites of less than 0.5ha will not be individually assessed	
Isolated site at risk of flooding: Vulnerable uses such as housing in areas at a high risk of flooding will not be assessed further.	

#### Other criteria

Minerals and Waste comments:	Sustainability Appraisal:
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Access to existing services: <ul style="list-style-type: none"> <li>• Health</li> <li>• Leisure</li> <li>• Schools</li> <li>• Public transport</li> </ul>	G	Natural and built character: <ul style="list-style-type: none"> <li>• Green Wedge/ Settlement Break</li> <li>• AONB</li> <li>• AGLV</li> <li>• Character Assessment</li> <li>• Conservation Area</li> <li>• SAM</li> <li>• Historic Park &amp; Garden</li> <li>• Listed Building</li> </ul>	G
Comments - Feedback from Education/ Highways/ Health/ etc	Y	Comments -	Y
	R		R

Compatible with neighbouring uses:	G	Flood risk:	G
	Y		Y
	R		R
Comments		Comments	

Helping to deliver employment sites:	G	Infrastructure availability:	G
	Y		Y
	R		R
Comments		Comments	

Environmental constraints: <ul style="list-style-type: none"> <li>• Nature reserves</li> <li>• Local wildlife site</li> </ul>	G	Healthy, inclusive communities:	G
	Y		Y

## Appendix A: Site Screening Methodology

<ul style="list-style-type: none"> <li>• SSSI</li> <li>• Ancient woodland</li> <li>• Contaminated land</li> <li>• RIGS</li> <li>• Agricultural land classification</li> </ul>				
Comments			Comments	

## Appendix A: Site Screening Methodology

## Appendix B: Local Green Spaces

Local Green Space Criteria	Explanation
1. Are in close proximity to the community they serve	The Local Green Space should be in easy walking distance (up to 300m or a 5 minute walk) from the local community it serves and must not be isolated or distant from communities.
2. Are local in character and not an extensive tract of land	There is no set size limit for a Local Green Space. Blanket designations of swathes of open land adjacent to settlements would not be appropriate (for example Green Wedges)
3. Demonstrably special to the local community because of its: <ul style="list-style-type: none"> <li>a. Beauty</li> <li>b. Historic significance</li> <li>c. Recreational value</li> <li>d. Tranquillity</li> <li>e. Richness of its wildlife</li> <li>f. For any other reason</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Beauty:</b> enhances local character, adds to the setting of a building or groups of buildings;</li> <li>• <b>Historic significance:</b> listed building near or on area/open space, provide the setting of and/or views of listed building or historic assets such as a war memorial whose setting needs protecting. Also historic landscape features, such as ancient trees or old hedgerows;</li> <li>• <b>Recreational value:</b> play area, allotments, informal spaces in housing estates, sports and playing fields (not already covered by a designation);</li> <li>• <b>Tranquillity:</b> spaces that are calm and allow for quiet enjoyment and reflection;</li> <li>• <b>Richness of its wildlife:</b> provides for biodiversity, known protected species, meadows;</li> <li>• <b>Any other reason:</b></li> </ul>
4. Consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.	Local Green Space designations are not normally appropriate for sites with existing planning permission/allocated in the Local Plan or Neighbourhood Plan for other uses unless it can be demonstrated that the Local Green Space can be incorporated within the site as part of the development.

The Local Green Space designation is a means of protecting parcels of land which do not fall under existing statutory designations or protective ownership. Therefore, land covered by the following statutory designations would not be included, as there already exists a legislative and policy framework to protect them:

- Sites of Special Scientific Interest (SSSIs)
- National Nature Reserves (NNR)
- Local Nature Reserves (LNR)
- Local Wildlife Sites (LWS)
- Historic Parks and Gardens
- Town and Village Greens and registered commons
- Land under protective ownership (e.g. National Trust, Woodland Trust etc)

## Appendix B: Local Green Spaces



## Appendix C: Open Space Standards

Please see separate document on our website which sets out open space standards in the current adopted Local Plans covering Central Lincolnshire.

Your views on these standards, and what our new standards should be for this new Local Plan, would be welcomed.

## Appendix C: Open Space Standards

## Appendix D: Parking Standards

Please see separate document on our website which sets out Parking Standards in the current adopted Local Plans covering Central Lincolnshire

Your views on these standards, and what our new standards should be for this new Local Plan, would be welcomed.

## Appendix D: Parking Standards

## Appendix E: Heritage Assets at Risk

In August 2009, Lincolnshire's local authorities undertook a Lincolnshire Heritage at Risk Project to help safeguard the county's heritage. In Central Lincolnshire, the project identified the following:

Heritage asset	Total in Central Lincolnshire	Total surveyed	Assets at risk	% at risk
Places of Worship	232	232	23	10
Unlisted buildings	608	379	24	4
Listed buildings	2,125	1,607	104	5
Parks & gardens	110	61	12	11
Conservation areas	73	15	2	3
Archaeology	208	140	28	13

The Central Lincolnshire authorities are committed to working in partnership with English Heritage and others to secure a year-on-year reduction in the number of heritage sites at risk as part of the National Heritage Protection Plan (NHPP)<sup>(8)</sup>.

8 The NHPP sets out how English Heritage, with help from partners in the sector, will prioritise and deliver heritage protection for the next four years (2011-2015)

## Appendix E: Heritage Assets at Risk

## Appendix F: Residential and visual impact of renewable energy schemes

### Wind Turbine Proposals

#### Design principles

If, when all considerations are taken into account, a wind turbine proposal is deemed acceptable in principle in a broad location, then the following detailed design matters should be incorporated as appropriate:

- a. The colour of turbines should broadly be between the range of off-white and light grey.
- b. Aesthetically, turbine designs should respond to and be in keeping with any existing or approved wind turbine developments which are in relatively close proximity to the application site.
- c. A three bladed wind turbine with a solid, tapering tower is generally considered the most elegant form and is most in keeping with existing turbines in Central Lincolnshire, though other designs will be considered on their merits.
- d. No name, sign, symbol or logo should be displayed on any external surfaces of the turbines or any external ancillary equipment except those required to meet statutory health and safety requirements.
- e. Significant visual 'overlapping' of rotating blades (commonly referred to as 'clashing blades') should be avoided in order to prevent detrimental visual impact. This includes the 'overlapping' of blades within the proposed development if more than one turbine is proposed, as well as between a proposed turbine and an existing turbine.
- f. Where a proposed turbine would be viewed alongside another turbine/s in a direct line of sight, consideration should be given to the typical rotation speed of the blades of the proposed turbine in relation to that of the other turbine/s. In order to minimise undesirable visual annoyance, the siting of turbines with considerably different blade rotation speeds within a direct line of sight should be avoided.
- g. Ancillary equipment relating to the turbine/s should be housed within the turbine structure/s as far as possible. In the event that ancillary equipment cannot be housed within the turbine structure/s, external ancillary equipment should be well designed and not excessive. The applicant should demonstrate how the visual impact of the equipment will be mitigated.
- h. For developments of 2 or more turbines, or in instances where the proposed turbine/s are an extension to an existing site or would be visually read as part of an existing group of turbines, where possible, turbines should be of the same size and appearance to create visual conformity and the layout of the turbines should be such to create visual order and conformity.

In instances where the applicant is unable to provide specific design details as part of their application, the above principles will be considered, as necessary, when determining planning conditions if the scheme is approved.

#### Residential amenity and visual impact considerations

If, when all considerations are taken into account, a wind turbine proposal is deemed acceptable in principle in a broad location, then the following residential amenity and visual impact factors will be taken into consideration:

- i. A proposed turbine development which would (either alone or along with existing turbine developments) create an unpleasantly overwhelming and unavoidable presence in the main views from a dwelling or garden which, in association with other factors such as noise and shadow flicker, would render the property an unattractive and unsatisfactory place to live should be avoided.
- j. Shadow flicker may occur within the area 130 degrees either side of north of a turbine though it is unlikely to have a significant impact at distances greater than 10 times the rotor blade diameter from the turbine. The potential impact of shadow flicker within the above parameters will be considered. In instances where a proposal may result in shadow flicker which impacts

## Appendix F: Residential and visual impact of renewable energy schemes

upon a property, applicants will be required to undertake a quantitative analysis of the anticipated impact: proposals should not result in unacceptable shadow flicker that cannot be suitably mitigated against.

- k. Applicants should outline how they intend to prevent adverse reflected light from the proposed turbine/s: this may include measures such as the use of non-reflective, matt materials for example.
- l. Where necessary, proposals should include landscape mitigation which is appropriate and proportionate to the proposed turbine development in terms of scale and design: this may include off site enhancements.
- m. Cumulative visual impacts concern the degree to which wind turbine development will become a feature in particular views or sequences of views. In order to prevent detrimental cumulative visual impacts it is desirable to either:
  - confine new turbine development within the landscape by siting new developments close to existing or approved turbine developments, or
  - site new turbine developments so that they are positively distinct from existing or approved turbine developments.

### Solar Proposals

#### Design principles and residential and visual impact considerations

If, when all considerations are taken into account, a solar proposal is deemed acceptable in principle in a broad location, then the following detailed design matters should be incorporated as appropriate:

- a. The design and positioning of active solar technology should be carefully considered to avoid the potential nuisance of glint and glare to neighbouring dwellings and buildings and to road users.
- b. Cumulative visual impacts concern the degree to which proposed solar development will become a feature in particular views or sequences of views. In order to prevent detrimental cumulative visual impacts it is desirable to include landscape mitigation which is appropriate and proportionate to the proposed development in terms of scale and design, including off site enhancements where necessary.

#### **In relation to ground mounted installations:**

- c. Installations should be uniformly arranged so as to create visual conformity.
- d. Security lighting should only be incorporated into a proposal where there is demonstrable need. In instances where security lighting is necessary, the lighting and all fittings should be minimal and discrete; the height at which light fittings are mounted should be minimal; the lighting should be designed so as to minimise light pollution and 'spillage'; and light should be strategically directed so as to avoid nuisance to the occupiers or users of nearby buildings and disturbance to wildlife.

#### **In relation to building mounted installations (where applicable):**

- e. The size, scale and positioning of the installation should be proportionate to the roof and should not be overbearing or unbalanced. As such, where possible:
  - Installations should not overhang any part of the roof;
  - On pitched roofs, installations should not protrude higher than the highest ridge; should not be unnecessarily elevated above the roof plane; and should be positioned parallel to the roof slope (i.e. should not be raised at either end so as to position the installation at a greater or lesser angle than the roof pitch);
  - On flat roofs, especially in residential areas, it is desirable that solar installations be set back from the roof edge so as not to be visible/ minimise visibility from ground level.



## Appendix F: Residential and visual impact of renewable energy schemes

- f. In addition to the above, it is recognised that there is a lot of untapped potential for electricity generation from solar within the mid-size commercial rooftop sector and that this sector has notable advantages<sup>(9)</sup>: first, a good onsite match of the electricity generated and that used, and second, potentially fewer visual impacts than either domestic or ground mounted installations (depending on the setting of the commercial premises). Proposals for active solar technology on mid-size commercial roof tops will therefore be particularly supported, provided the proposal complies with all other relevant policy criteria.

9 Department of Energy and Climate Change, UK Solar PV Strategy Part 2: Delivering a Brighter Future (April 2014)

## **Appendix F: Residential and visual impact of renewable energy schemes**

## Appendix G: Glossary

<b>Affordable Housing</b>	<p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. See NPPF for further details.</p> <p>Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.</p>
<b>Amenity</b>	A general term used to describe the tangible and intangible benefits or features associated with a property or location that contribute to its character, comfort, convenience or attractiveness.
<b>Appropriate Assessment</b>	Formal assessment by a Competent Authority of the impacts of a plan or project on the integrity of a Natura 2000 site (such as Special Protection Area (SPA), Special Area for Conservation (SAC) and Ramsar sites).
<b>Best and most versatile agricultural land</b>	Land in grades 1, 2 and 3a of the Agricultural Land Classification
<b>Biodiversity</b>	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
<b>Catchment Flood Management Plans (CFMPs)</b>	Produced by the Environment Agency they give an overview of the flood risk across each river catchment. They recommend ways of managing those risks now and over the next 50-100 years.
<b>Community Infrastructure</b>	Facilities available for use by all the community, such as church or village halls, doctor’s surgeries and hospitals, even public houses. Community facilities could also include children’s playgrounds and sports facilities.
<b>Conservation Area</b>	A formally designated area of special historic or architectural interest whose character must be preserved or enhanced.
<b>Custom Build</b>	Housing, including self-build, is housing built by individuals or groups of individuals for their own use, either by building the home on their own or working with builders.
<b>Development Plan Document (DPD)</b>	Generic term for a certain type of plan; they set out the spatial planning strategy, policies and/or allocations of land for types of development across the whole, or specific parts, of the LPA's area.
<b>Environmental Impact Assessment (EIA)</b>	The process by which information will be collected about the environmental impact of a project. This is then taken into account by the local planning authority when determining an application for planning permission.
<b>Examination</b>	A form of independent public inquiry into the soundness of a submitted DPD, which is chaired by an Inspector appointed by the Secretary of State. After the examination has ended the Inspector produces a report with recommendations which, in simple terms, are binding on the Council.
<b>Geodiversity</b>	The range of rocks, minerals, fossils, soils and landforms.

## Appendix G: Glossary

<b>Housing Needs Assessment</b>	An assessment of housing requirements in the area to help establish such things as the size and type of dwellings that are needed, and the need for affordable housing.
<b>Infrastructure</b>	A collective term which relates to all forms of essential services like electricity, water, and road and rail provision.
<b>Joint Strategic Needs Assessment</b>	The means by which Primary Care Trusts and local authorities describe the future health care and wellbeing needs of the local population and to identify the strategic direction of service delivery to meet those needs.
<b>Key Diagram</b>	A diagram (not on an Ordnance Survey base map) to show the general location of key elements of the Local Plan
<b>Lifetime Homes</b>	Homes which are built to an agreed set of national standards that make housing more functional for everyone including families, disabled people and older people. They also include future-proofing features that enable cheaper, simpler adaptations to be made when needed.
<b>Local Plan</b>	A Development Plan Document (DPD) which contains the spatial vision, main objectives and policies for managing the future development of the area.
<b>Local Planning Authority (LPA)</b>	The local authority which has duties and powers under the planning legislation.
<b>Major Development</b>	<p>Where the phrase ‘major development’ is used in this Local Plan, it means major development as defined by national legislation at the time. At the time of writing this Local Plan, the phrase is defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 as follows:</p> <p>“major development” means development involving any one or more of the following—</p> <p>(a) the winning and working of minerals or the use of land for mineral-working deposits;</p> <p>(b) waste development;</p> <p>(c) the provision of dwellinghouses where —</p> <p>(i) the number of dwellinghouses to be provided is 10 or more; or</p> <p>(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);</p> <p>(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or</p> <p>(e) development carried out on a site having an area of 1ha or more</p>
<b>Major Infrastructure Planning Unit</b>	A Unit established in the Planning Inspectorate which will fast-track major infrastructure projects like offshore windfarms and nuclear power stations. Ministers will make the final decision on applications considered by the Unit.

## Appendix G: Glossary

<b>Minor Development</b>	Any development which is not major development
<b>Monitoring Report</b>	A document produced by the local planning authority to report on the progress in producing plans and implementing its policies.
<b>National Planning Policy Framework (NPPF)</b>	Sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
<b>National Planning Practice Guidance (NPPG)</b>	Provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. The guidance is categorised into subject categories.
<b>Permitted Development</b>	Permission to carry out certain limited forms of development without the need to make a planning application to a local planning authority.
<b>Planning Inspectorate (PINS)</b>	An agency which provides independent adjudication on planning issues.
<b>Planning Obligations and Agreements</b>	Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called "Section 106" agreements.
<b>Policies Map</b>	A map on an Ordnance Survey base map which shows where policies in DPDs apply. It needs to be revised as each different DPD is adopted.
<b>Primary Shopping Area</b>	An area where retailing and the number of shops in a town centre is most concentrated. The extent of this area is defined on the Policies Map.
<b>Primary Shopping Frontages</b>	A Shopping Frontage where a high proportion of retail uses (A1) is located. Defined on the Policies Map.
<b>Ramsar</b>	Ramsar sites are nature conservation sites which support internationally important wetland habitats and are listed under the Convention on Wetlands of International Importance especially as Waterfowl Habitat.
<b>Registered Social Landlord (RSL)</b>	A body which is registered with the Housing Corporation under the 1996 Housing Act.
<b>Residential Infilling</b>	Development of a site between existing buildings.
<b>Sequential Approach</b>	An approach to planning decisions which may require certain sites or locations to be fully considered for development before the consideration moves on to other sites or locations. The approach could apply to issues such as retail development, the use of previously developed land or the use of land at risk from flooding.
<b>Single Storey dwellings</b>	Also known as Bungalows, can also be an attractive option for those who want a house tailored to their own needs.
<b>Statement of Community Involvement(SCI)</b>	An SCI sets out the Council's approach to how and when it will consult with the community in the preparation of planning documents, and making decisions on planning applications.

## Appendix G: Glossary

<b>Supplementary Planning Document (SPD)</b>	SPDs expand on policies or provide further detail to policies contained in a Local Plan. At the time of writing, The Town and Country Planning (Local Planning) (England) Regulations 2012 set out what an SPD can cover.
<b>Sustainability Appraisal (SA)</b>	A formal, systematic process to assess the environmental, economic and social effects of strategies and policies from the start of preparation onwards. The process includes the production of reports to explain the outcomes of the appraisal.
<b>Sustainable Community Strategy (SCS)</b>	Prepared for the local authority area they provide a strategy for promoting or improving the economic, social and environmental well-being of their area and contributing to the achievement of sustainable development.
<b>Sustainable Development</b>	Usually referred to as “development which meets the needs of the present without compromising the ability of future generations to meet their own needs” (Brundtland, 1987). See also the NPPF
<b>Use Classes Order</b>	A piece of national secondary legislation which groups types of use of premises into classes, so that no development is involved if a building is changed from one use to another within the same class. Changing the use of a building from one class to another constitutes development, and needs planning permission, but in certain circumstances this may be automatically permitted without the need to submit a planning application.