

**NORTH LINCOLNSHIRE COUNCIL**

**DEPUTY LEADER**

**NORTH LINCOLNSHIRE LOCAL PLAN – PREFERRED OPTIONS PUBLIC CONSULTATION**

**1. OBJECT AND KEY POINTS IN THIS REPORT**

- 1.1 To seek approval to publish for public consultation the Preferred Options version (Regulation 18) of the new North Lincolnshire Local Plan.

**2. BACKGROUND INFORMATION**

- 2.1 Local planning authorities should prepare development plans (Local Plans) for their area. Current Government guidance states that this should be in the form of a Local Plan and that it should plan for a timescale of at least fifteen years.
- 2.2 Local Plans are the way that the local planning authority indicates to developers and the public what type of development should happen and where. They are used as the starting point when determining planning applications.
- 2.3 North Lincolnshire Council is preparing a new single Local Plan for North Lincolnshire. Once agreed (formally adopted) it will replace the current North Lincolnshire Local Plan Adopted 2003, the Core Strategy and Housing and Employment Land Allocations Development Plan Documents (DPDs), and the Lincolnshire Lakes Area Action Plan (AAP).
- 2.4 There are a number of stages involved in the Local Plan's preparation. The timetable for preparing the Local Plan is set out in our Local Development Scheme (LDS) which can be viewed on the Council's website.
- 2.5 The Council has already undertaken an initial consultation exercise between late February and mid - April 2017 and an Issues & Options (Regulation 18) consultation in February and March 2018. This, together with available evidence and policy, has helped to inform this next stage of plan preparation. We have published a summary of the comments received during the consultation stages as part of the evidence base for the Plan so it is clear how this document has been

created. This information can be viewed on the North Lincolnshire Council website.

- 2.6 The stage we are currently at in preparing the Local Plan is the Preferred Options (Regulation 18) which will set out the “preferred” planning policies for North Lincolnshire up to 2036, identifying “preferred” sites and areas for new housing, jobs, retail, minerals, waste and infrastructure as well as areas for protection. It seeks to address a wide range of issues, scales of development and balance competing interests. This all takes place within the administrative boundary of the North Lincolnshire.
- 2.7 The Plan consultation document consists of three main parts:
- Preferred Options Document (Spatial Vision objectives and policies);
  - Policies Map; and
  - Settlement Inset Maps.
- 2.8 The Preferred Options Document sets out a vision and strategic objectives for North Lincolnshire. These take into account what the area is like now and where it wants to be in 2036 (having regard to the Council Plan). The Local Plan will not only identify the amount of new development needed up to 2036 but it will also identify where it should be located. The options for locating new development must be evidence based, realistic, deliverable and support the achievement of sustainable development. A strategic approach needs to be taken to identify where new development can take place with options reflecting the different roles and functions of places, acknowledging and working with their strengths and constraints.
- 2.9 The headline messages from the Local Plan are:
- that North Lincolnshire is the best place in which to live, work, visit and invest
  - a need for additional new homes in sustainable settlements / locations
  - a need for new employment sites but with a diverse supply to provide for choice
  - a variety of open spaces to be protected in line with evidence for the area; and
  - a competitive retail hierarchy prioritising existing town centres.
- 2.10 To meet these requirements, sites for housing and employment development have been allocated for such uses. Sites that should be protected are also identified by the plan. The plan identifies potential boundaries for retail centres, along with primary shopping frontages to show the main concentration of shops and traditional high street uses.

- 2.11 The plan provides policies for a wide range of types of development, addressing a diverse range of issues including design, transport, flood risk, heritage and utilities.
- 2.12 Due to the nature of North Lincolnshire, development needs, to a large extent, have to be met where opportunities present themselves. Where there is opposition to the allocation of a site, it should be remembered that if it is decided to not continue with the allocation, it is likely that another site will need to be identified to make up the shortfall.
- 2.13 The Preferred Options consultation is programmed for six weeks to meet the statutory requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 2.14 Community engagement is an integral part of the Local Plan preparation process and will be undertaken in accordance with the Council's adopted Statement of Community Involvement. The full preferred options document together with supporting evidence base documents will be available to view and make comments on through the Council's bespoke Local Plan website. The Preferred Options documents will also be available to view at various Council offices and in all libraries.
- 2.15 Public events will also take place to allow the community to view the plans and meet with Council planning officers during the six week consultation period. These will take place in communities throughout North Lincolnshire, including:
- Barton upon Humber
  - Bottesford
  - Brigg
  - Broughton
  - Crowle
  - Epworth
  - Kirton in Lindsey
  - Scunthorpe
  - Ulceby
  - Winterton
- 2.16 The Preferred Options Local Plan should also be accompanied by a Sustainability Appraisal (including Strategic Environmental Assessment) and a Habitats Regulations Assessment (HRA). These documents will be completed pending the outcome of this decision.

### **3. OPTIONS FOR CONSIDERATION**

- 3.1 Option 1 - Approve the 'Regulation 18 Preferred Options' North Lincolnshire Local Plan for public consultation as the third formal stage of plan preparation.

- 3.2 Option 2 - Do nothing and rely on the existing Development Plan, as the main material consideration for determining planning applications, comprised of the Core Strategy, Housing and Employment Land Allocations Development Plan Document and the Lincolnshire Lakes Area Action Plan which were adopted during 2011 and 2016. Alongside the saved policies of the 2003 Local Plan.

#### 4. ANALYSIS OF OPTIONS

- 4.1 Option 1 is the recommended option. This will allow North Lincolnshire Council to review/update the adopted Local Plan policies to take account of national planning policy changes and to cover the absence of up to date policies and to re-assess allocations across the area.
- 4.2 Option 2 would result in the continued use of the existing Local Plan documents to determine planning applications in North Lincolnshire. Without a new Local Plan the Council will have to rely on existing national policy and outdated local planning policy.
- 4.3 The importance of having an up to date Local Plan for the future development and growth of a local authority's area has never been greater. It is a major element of current Government policy that local authorities put in place Local Plans which address their future housing and economic growth requirements as speedily as possible.
- 4.4 The Local Plan remains one of the most important functions of the Council. Whilst there have been extensive changes to the planning system in recent years, this has only pushed further towards a plan-led development approach in the UK and has increased the necessity of having an up-to-date Local Plan.
- 4.5 Government have made clear, both in the NPPF as well as in legislation, that significantly boosting the supply of housing is a key national priority. Such is the importance which Government now places on producing Local Plans that if Councils fail to produce a Local Plan, Government have pledged to step in and produce a plan for them. As such, it is essential that the Council continues to positively plan for the future of North Lincolnshire within this reality, achieving sustainable development and creating successful places for future generations.
- 4.6 Equally without an up-to-date Local Plan in place, under the National Planning Policy Framework (NPPF), existing policies on housing supply would cease to apply and only the general policies in the NPPF could be used.
- 4.7 Together, bringing in these provisions would have significant implications both in the short and longer term. The loss of the large number of policies which address housing supply would lead to a substantial reduction in the level of influence which the Council and local communities would have over future development decisions.

5. **FINANCIAL AND OTHER RESOURCE IMPLICATIONS (e.g. LEGAL, HR, PROPERTY, IT, COMMUNICATIONS etc.)**

5.1 **Financial**

Financial resources will be needed to undertake the consultation. These will be taken from the existing Spatial Planning budget. The cost of plan preparation is significant and other financial resources will be required later in plan preparation.

5.2 **Staffing**

Staffing resources will be drawn from existing officers within the Place Planning and Housing team.

5.3 **Property**

Land within the Council's portfolio has been included in to the evidence base that has determined the spatial strategy and land allocations process. Where this land is the most sustainable option it has been allocated as a preferred site option accordingly.

5.4 **IT**

There are no IT implications.

6. **OTHER RELEVANT IMPLICATIONS (e.g. CRIME AND DISORDER, EQUALITIES, COUNCIL PLAN, ENVIRONMENTAL, RISK etc.)**

6.1 The Preferred Options Local Plan has been drafted in accordance with NPPF which requires plan making to consider crime and disorder implications. It is therefore viewed that the Crime and Disorder Act 1998 has been adequately considered.

6.2 The Local Plan will also be subject to a Sustainability Appraisal which will include an Equalities Impact Assessment and a Health Impact Assessment.

6.3 The Spatial Vision, Spatial Objectives and Spatial Strategy of the Preferred Option Local Plan have all been drafted in accordance with the Council's priorities as set out in the Council Plan. This can be demonstrated by viewing Chapters two, three and four of the draft Local Plan.

## **7. OUTCOMES OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)**

7.1 An IIA for the 'Regulation 18 Issues & Options Local Plan was completed and no issues of concern were apparent.

## **8. OUTCOMES OF CONSULTATION AND CONFLICTS OF INTERESTS DECLARED**

8.1 The Initial and Issues & Options Consultation Local Plans were subject to public consultation in conformity with the Town and Country Planning (Local Development) (England) Regulations 2012. The findings of the consultation have formed the basis of the Preferred Options Local Plan.

8.2 Internal officers from with the Council have been involved in plan preparation and influenced the content of the plan to avoid conflict. Additionally contact has been made with statutory agencies/undertakers and infrastructure providers such as the Environment Agency, Highways England, Natural England, Anglian Water and Severn Trent to avoid conflict at a later date.

No conflicts of Interest are apparent at this stage.

## **9. RECOMMENDATIONS**

9.1 That the Cabinet Member:

- a) Approves for public consultation the 'Regulation 18 Preferred Options' and delegate responsibility to the Head of Economy and Growth for the commencement of the consultation on completion of the Sustainability Appraisal and Habitats Regulation Assessment.
- b) That the 'Regulation 18 Preferred Options' be consulted upon for a period no shorter than 6 weeks in length.

**DIRECTOR OF BUSINESS DEVELOPMENT**

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## **Background Papers used in the preparation of this report –**

- Town and Country Planning (Local Planning) (England) Regulations 2012.
- National Planning Policy Framework
- Planning Practice Guidance
- Initial Consultation (Regulation 18) North Lincolnshire Local Plan
- Summary of Consultations Initial Consultation (Regulation 18) North Lincolnshire Local Plan (June 2017)
- Issues & Options (Regulation 18) North Lincolnshire Local Plan (February 2018)
- Summary of Consultations Issues & Options (Regulation 18) North Lincolnshire Local Plan (February 2018)

