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Planning Committee

Date 16 October 2013

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Subject: Interim Housing Position Statement

Report by:

Director of Regeneration and Planning

Contact Officer:

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Purpose / Summary:

To report to committee the guidance issued by the Joint Planning Unit on housing policy

RECOMMENDATION(S): Note the Interim Housing Position Statement proposed to be used to guide housing development in the interim period

IMPLICATIONS

Legal: None

Financial : None

Staffing : None

Equality and Diversity including Human Rights : The policy applies to all

Risk Assessment : None

Climate Related Risks and Opportunities : None

Title and Location of any Background Papers used in the preparation of this report:

- West Lindsey Local Plan First Review 2006
 - <http://www2.west-lindsey.gov.uk/localplan/written/cpt3a.htm>
- National Planning Policy Framework (2012)
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Draft Central Lincolnshire Joint Core Strategy (2013)
 - <http://nkdc.moderngov.co.uk/documents/g5586/Public%20reports%20pack%2008th-Jul-2013%2010.00%20Central%20Lincolnshire%20Joint%20Strategic%20Planning%20Committee.pdf?T=10>

Call in and Urgency:

Is the decision one which Rule 14.7 of the Scrutiny Procedure Rules apply?

i.e. is the report exempt from being called in due to urgency (in consultation with C&I chairman)

Yes

No

X

Key Decision:

A matter which affects two or more wards, or has significant financial implications

Yes

No

X

Executive Summary

With the Core Strategy due to be submitted for examination mid October and the Site Allocations process underway the growth strategy for the area is becoming clearer. Developer interest has grown and a number of applications for housing on greenfield sites adjoining settlements have been submitted. To assist development management, the Joint Planning Unit has worked with development management colleagues on an Interim Housing Position Statement. This paper and the attached statement are intended to assist with the release of housing land in the interim period prior to the adoption of the Site Allocations Development Plan Document (DPD). The statement was approved by the Central Lincolnshire Joint Strategic Planning Committee at its meeting on 9th September 2013

The Planning Committee is asked to:

- Note the Interim Housing Position Statement proposed be used to guide housing development in this interim period.

Purpose of Report

1. Introduction

- 1.1. The Core Strategy is due to be submitted for examination, mid October 2013. The Site Allocations DPD has commenced with a Preliminary Engagement Paper and a public survey being undertaken. In accordance with the approved Local Development Scheme a formal Issues and Options consultation on Site Allocations is scheduled for the spring 2014 where views will be sought on the merits of proposed sites for development.
- 1.2. The Core Strategy sets the strategic direction for the area and allocates land in the form of eight Sustainable Urban Extensions, amounting to approximately 35% of the overall growth requirement. The Site Allocations DPD will need to identify sites to bring forward the remaining 65% of the growth required to realise Central Lincolnshire Growth Agenda. This will involve the development of brownfield sites and a large volume of greenfield sites, particularly as expansion of existing villages and towns.
- 1.3. As the existing planning framework (saved local plan policies), become dated, work done through the Strategic Housing Land Availability Assessment (SHLAA) suggests that the land supply is currently shrinking and it would be unlikely that Central Lincolnshire could demonstrate a five year supply of deliverable housing land as required by national guidance contained within the National Planning Policy Framework (NPPF) 2012 should there be any challenge in any part of the area
- 1.4. Deliverable housing land is that which could be built now and therefore only sites which have planning permission, or are allocated can be classed as deliverable. The SHLAA identifies in excess of the land needed to deliver the 42,800 homes planned for but only sufficient deliverable housing land to accommodate approximately 8000 dwellings. The Sustainable Urban Extensions are expected to deliver approximately 15,000 dwellings over the plan period, this leaves land for approximately 20,000 homes to be found. This will need to be found through the Site Allocations DPD or through the grant of planning permission between now and 2016.
- 1.5. The Committee may be aware that due to shortage in the supply of deliverable housing land, progress with the Core Strategy and Site Allocations DPD process as well as improvement in economy, the partner authorities have had a number of planning applications and pre-application enquires for residential development on Greenfield land, specific sites include:
 - Mendip Avenue, North Hykeham
 - 2 Greenfield sites in Branston

- A greenfield site in Welton
 - A series of Greenfield sites in Dunholme.
- 1.6. In these circumstances the Joint Planning Unit acts in an advisory capacity as a consultee. This approach will continue, however in an attempt to provide a more efficient service and a consistent approach the Joint Planning Unit has prepared a short guidance note for use in assisting the decision making process on planning applications in the short term prior to the allocation of sites through the Site Allocations DPD. This statement is appended to this paper for Committee consideration.

2. Purpose of Interim Position Statement

- 2.1. The purpose of the Interim Position Statement is to support appropriate development in the short term, whilst ensuring that development is in the right location and is of an appropriate nature and scale. The Statement has been developed to clarify the approach to maintaining a housing land supply in the interim period before the new housing allocations are in place following the adoption of the Site Allocations DPD whilst at the same time providing justification for the refusal of inappropriate development despite the lack of five year supply of deliverable housing land.
- 2.2. The statement aims to makes it clear to the development industry that sustainable growth and quality development will be supported in Central Lincolnshire. However it also makes clear to developers that applications in advance of Site Allocations will have to be supported by evidence that communicates the benefits and appropriateness of the schemes to both the Local Authorities and the communities which the development will impact upon.

3. Approach of Interim Statement

- 3.1. The statement does not provide any new policy, it merely highlights the key principle of the current and emerging policy and expands these in certain areas. There is in essence nothing new in the note.
- 3.2. This statement is primarily aimed at managing proposals for development which involve the release of greenfield sites outside of the built up areas of Central Lincolnshire. Brownfield sites particularly within the three main urban areas of Lincoln, Gainsborough and Sleaford will continue to be a key priority for redevelopment. The rate at which brownfield sites come forward will need to be closely monitored alongside the release of any greenfield sites, this monitoring will need to be used to inform whether it is necessary to review this statement in the future.

- 3.3. The emerging Core Strategy for Central Lincolnshire contains a site selection policy (Policy CL6) which provides clarity on how sites will be assessed when being considered for housing, employment and mixed-use allocation. It contains guidance on how planning applications for sites not being considered through or in advance of the Site Allocations process will be assessed. This policy provides the main direction for the Interim Statement.
- 3.4. In addition to the requirements of Core Strategy Policy CL6 a series of supplementary criteria have been established to provide a greater degree of clarity and guidance for the authorities, developers and communities. Below is a summary of these criteria, which must be satisfactorily addressed in the submission of a planning application:
- i. Proposal complies with all saved policies of the adopted local plans when read alongside the NPPF
 - ii. Proposal is demonstrated to be viable;
 - iii. Any planning permission will be conditional that the development commences within two years;
 - iv. Scale of development should be appropriate to size, character and role of the settlement;
 - v. A target for affordable housing provision of at least that identified within the saved local plans;
 - vi. Sites which are located close to a range of facilities and services will be preferable;
 - vii. The development should not be constrained by the need for significant off-site infrastructure which is not planned or funded;
 - viii. There is a mix of housing sizes, types and tenures that reflect local housing requirements; and
 - ix. The density of housing is appropriate and does not harm the established character and appearance of the area or settlement.
- 3.5. These principles are general good practice and reflect the NPPF insofar of the desire for development to be environmentally, socially and economically sustainable. The key point is that developer will be expected to demonstrate they have met them. Of note is point (iii), usually three years is given, reduces this two years seeks to ensure planning permissions are implemented rather than land banked.
- 3.6. In addition, the scale of housing appropriate in a settlement will be informed by the settlement typologies as identified within the Sustainable Futures work, which is included at Table 2 in the Publication Core Strategy. Further guidance is contained within the Site Allocations Preliminary Engagement Technical Document regarding roles and specific opportunities for each type of community

4. Monitoring and Review

- 4.1. The impact of the interim policy on housing supply will be regularly reviewed in accordance with the NPPF and will remain relevant guidance until the Authorities is able to pursue housing development through the Site Allocations DPD. The land supply and housing deliverability is monitored through the SHLAA. The next review of the SHLAA will be early 2014. The impact of this policy on land supply will need to be closely monitored.
- 4.2. As ever applications will continue to be encouraged which involve the redevelopment of brownfield sites, particularly within the three main urban areas. However bringing forward greenfield sites may have an unintended consequence in that the level of redevelopment of brownfield sites may reduce. Whilst the amount of brownfield land available is not sufficient to meet the level of development required, it would be a good idea to try and monitor the rate at which brownfield land is coming forward. This would require systems to be put in place at each of the Central Lincolnshire Authorities, furthermore this risk will continue beyond Site Allocations, and it may be appropriate for the Central Lincolnshire Authorities to consider specific measures/interventions to assist brownfield land in coming forward.
- 4.3. The interim position statement will also be reviewed at each stage of the ongoing preparation of the Site Allocations DPD.

5. Next Steps

- 5.1. The Interim Housing Position Statement is being taken through the appropriate channels of each of the Central Lincolnshire Authorities to seek approval for use in determining planning applications. Subject to approval at each of the Local Authorities the statement will be published and used to guide the decision on planning applications at each of the Local Authorities through their development management functions. It will also be presented to the next Central Lincolnshire Developer and Agents forum.

Recommendations:

The Planning Committee is asked to:

- Note the Interim Housing Position Statement proposed be used to guide housing development in this interim period.

**INTERIM POSITION STATEMENT ON HOUSING – FACILITATING
APPROPRIATE DEVELOPMENT**

Effective from XX XXXXXX 2013



1. Background

- 1.1. Central Lincolnshire Joint Planning Committee, made up of representatives from City of Lincoln Council, North Kesteven District Council, West Lindsey District Council and Lincolnshire County Council has a shrinking supply of deliverable housing land which is likely to remain the case up until such time as new allocation can be brought forward. This, together with the Government's presumption in favour of sustainable development (as set out in the National Planning Policy Framework 2012), has implications for how the Authorities consider planning applications for new housing.
- 1.2. The Central Lincolnshire Authorities are promoting a growth agenda which will see the delivery of 42,800 new dwellings and 210ha of employment land from 2011 – 2031. The purpose of this statement is to support appropriate development in the short term, whilst steering development to the right location and ensure it is appropriate in scale and nature.
- 1.3. This Interim Position Statement on Housing is intended to clarify the Central Lincolnshire Joint Strategic Planning Committee's (CLJSPC) approach to seeking to maintain a housing land supply until the new housing allocations are in place following the adoption of the Site Allocations DPD.
- 1.4. The Authorities must continue to judge planning applications on their individual merits and cannot argue that applications must wait until the emerging Site Allocations DPD is complete. Accordingly, guidance is needed to manage the delivery of housing sites in the short term and ensure that only suitable, deliverable sites are brought forward, whilst at the same time provide the justification for the refusal of inappropriate development despite whether there is a lack of a five year supply of deliverable housing land.
- 1.5. This Interim Position Statement will subsequently aim to provide an approach to decision making, which will provide a greater degree of certainty to developers and local communities as to how the partner Councils will consider development proposals.
- 1.6. This statement is primarily aimed at managing proposals for development which involve the release of greenfield sites outside of the built up areas of Central Lincolnshire. Brownfield sites particularly within the three main urban areas of Lincoln, Gainsborough and Sleaford will continue to be a key priority for redevelopment. The rate at which brownfield sites come forward will be closely monitored alongside the release of any greenfield sites, this monitoring will be used to inform whether it is necessary to review this statement in the future.

2. Status of this document

- 2.1. This Interim Position Statement seeks to pull together national guidance and existing saved local plan policy together; it provides a local interpretation of sustainable development in Central Lincolnshire.

- 2.2. It is recognised that the adoption of the Interim Housing Policy Statement will fall outside of the statutory procedures for development plan adoption and that it will not form part of the statutory Development Plan. However, the Interim Position Statement will provide material guidance in the determination of planning applications.

3. The Development Plan

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2005 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 3.2. The Development Plan at present for Central Lincolnshire includes the:
- Saved Policies from the North Kesteven Adopted Local Plan 2007, the West Lindsey Local Plan First Review 2006, and the City of Lincoln Council Local Plan 1998.
- 3.3. A number of the saved policies will be replaced over the next few years by new policies in the emerging Central Lincolnshire Local Plan, with a series of saved policies remaining enforce. The latest Local Development Scheme proposes the production of two Development Plan Documents; the Core Strategy and the Site Allocations DPD as priorities for Central Lincolnshire
- 3.4. The first document to be prepared is the Core Strategy, where preparation is now being undertaken to formally submit the plan to Central Government in autumn 2013.
- 3.5. In addition, the Central Lincolnshire Joint Planning Unit (CLJPU) is embarking on the development of a Site Allocations DPD, which will run in parallel to the Core Strategy and involves the consideration of new land that could be allocated for new development. The Site Allocations DPD will identify and allocate land for new development including housing, employment, retail and other uses. At the time of writing, the CLJPU is currently at the preliminary engagement stage of the Site Allocations DPD, with it anticipated that adoption of the DPD will be winter 2016.
- 3.6. The National Planning Policy Framework (NPPF) 2012, states at paragraph 216 that:

“From the day of publication, decision-takers 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 weight that may be given);*
- *The extent to which there are unresolved objections to the 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 the policies in this framework, the greater the weight that may be given).*

3.7. As noted at section 3.3 above, as the Core Strategy is nearing examination it is subsequently a material consideration in the determination of planning applications, up until its adoption where it will then form a formal part of the Development Plan framework. In the period prior to the adoption of the Core Strategy, the Authorities will give appropriate weight to the emerging policies as a material consideration in planning decisions on housing (and other) development, reflecting the stage of preparation and level of unresolved objection to relevant policies at the time.

4. National Planning Policy Framework (NPPF) (March 2012)

4.1. The NPPF is a material consideration when determining planning applications, paragraph 14 states:

At the heart of the NPPF is the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking

....For decision-taking this means (unless material considerations indicate otherwise:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies within the Framework as a whole; or specific policies in (the) Framework indicate development should be restricted.*

Furthermore, the NPPF requires local planning authorities to ‘*identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements*’. The assessment of deliverable housing land will be updated annually through the Central Lincolnshire Strategic Housing Land Availability Assessment the latest being the 2013 Update.

4.2. Consideration should also be given to paragraph 17 (Core Planning Principles), paragraph 31 (Highway Safety), paragraph 47-55 (Housing), paragraphs 56-68 (Requiring Good Design), paragraph 196-198 (Determining Applications) and Annex 1 (Implementation).

5. Neighbourhood Plans and the Localism Act

- 5.1. Introduced by the Localism Act, Neighbourhood Planning is a way for communities to develop their own planning policies and identify sites they feel should be developed or managed in a certain way.
- 5.2. The Core Strategy and the Site Allocations DPD will set the targets for local growth and the key priorities for managing it. Neighbourhood Plans will need to identify specific development sites to meet those targets or set specific policies to manage development locally.
- 5.3. At the time of writing only a small proportion of communities in Central Lincolnshire have expressed an interest, been awarded funding or started to scope projects related to Neighbourhood Planning.
- 5.4. Developers/ landowners who wish to develop land where Neighbourhood Plans are in progress, or any other areas which come forward during the life of this interim policy statement will need to consult and engage with these communities.
- 5.5. In addition the Localism Act at Section 122 has identified the need for developers to consult with local communities prior to the submission of a planning application for certain developments and give due regard to the comment made. The Department for Communities has stated that this requirement will initially apply to 'large scale major' planning applications.
- 5.6. This is intended to give local people an opportunity to comment on a proposed development at a stage where they feel they have the chance to influence the proposals before they are finalised. It is expected that development proposals which come forward via this Interim Statement should meet this requirement for pre-application engagement.

6. Local Context

- 6.1. The Authorities want new homes delivered in the right places to meet the needs of the local communities. Whilst planning applications for outline permission can be made, they ought to be accompanied by an Indicative Layout in order to judge the potential housing mix and layout. However, the emphasis will be on sites being put forward under this Interim Position Statement approach being '*deliverable*' at the time that they are put forward. Therefore detailed applications would be preferred and be accompanied by evidence of deliverability, evidenced by a detailed financial viability appraisal especially if the applicant considers that planning obligations below existing policy requirements are necessary. An appraisal will also be required in support of an outline planning applications, but to reiterate detailed applications would be preferred in order to demonstrate they can be delivered.
- 6.2. Developments should not, for example, be dependent upon the delivery of significant off-site infrastructure to make them deliverable; and with the exception of statutory undertakers and the Highways Authority (for example), any necessary infrastructure requirements/upgrades should ideally be able to

be carried out on land within the applicant's control. Site proponents are therefore encouraged to demonstrate a strong desire and willingness to develop in the short term, with the necessary evidence to back up such statements; including through a detailed financial viability appraisal where necessary.

- 6.3. Applicants will be expected to show that they intend to develop sites promptly so that the dwellings start to be delivered within a short period (up to a maximum of two years). Demonstration of deliverability and the intention to develop will be required to support planning applications and to help enable the Council to resist applications for less suitable or deliverable sites. Where a planning permission has not commenced within the 2 year limit, it should not be presumed that the permission will be renewed.
- 6.4. Sites should be in sustainable locations, within or adjacent to existing settlements, as these settlements generally have facilities likely to be needed by new residents. They should also be acceptable in all other respects, e.g. highways access, flood risk and demonstrate appropriate contributions to delivery of affordable housing and other relevant policy requirements. It is expected that developments will deliver planning contributions at full policy requirements unless robustly justified through a detailed financial viability appraisal.
- 6.5. The Council's Strategic Housing Land Availability Assessment (SHLAA) has already assessed the suitability of many sites to accommodate housing development. To be included in the SHLAA, sites should be suitable, available and deliverable. The Authorities have maintained a 'search for sites' for inclusion in the SHLAA, annually since 2008. A more recent 'call for sites' to the development industry is currently in process as part of the Preliminary Engagement for the Site Allocations DPD. The inclusion of a site in the SHLAA does not mean that it will necessarily be granted planning permission; furthermore in certain cases a change in circumstances or more detailed assessment of the site through the planning application process may show a site to be unacceptable. The most recent SHLAA document and details of the SHLAA sites can be found on the CLJPU website at:

<http://microsites.lincolnshire.gov.uk/centrallincolnshire/evidence-base/central-lincolnshire-strategic-housing-land-availability-assessment/103506.article>
- 6.6. Planning applications that come forward for housing sites that have not been a part of the SHLAA will also be assessed against this Interim Policy Statement.
- 6.7. The scale of housing appropriate in a settlement will be informed by the settlement typologies as identified within the Sustainable Futures Work, which is included within the Central Lincolnshire Core Strategy. This sets out settlement roles as follows:

- Regional Attractor;
- Primary Attractor;

- Secondary Attractor;
- Tertiary Attractor;
- Primary Supporters; and
- Secondary Supporters.

The Site Allocations Preliminary Engagements Technical Document provides more detail on these roles and specific opportunities for each type of community and is available at:

<http://microsites.lincolnshire.gov.uk/centrallincolnshire/ldf/site-allocations>

- 6.8. The range of provision of services and facilities, public transport and employment and the relative accessibility to these features will form an important consideration as to the amount of new housing likely to be considered appropriate within individual settlements. Sites should be of a scale appropriate to the adjoining settlement. Developments adjoining villages will be expected to be smaller in scale than those that might be suitable for developments adjoining towns, due to their large size and range of services and facilities.
- 6.9. Smaller scale sites that provide for the gradual growth of settlements are more likely to be suitable in this interim period than sites that would significantly change the character of a place.
- 6.10. The Authorities will also have regard to social issues and infrastructure, which may constrain the amount of new housing acceptable within a settlement, or justify the need for phasing requirements. The NPPF recognises that it is important to support *“strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being”*.

7. Planning Obligations, Community Infrastructure Levy and the Infrastructure Delivery Plan

- 7.1. Growth in Central Lincolnshire will need to be supported by appropriate infrastructure, and as a result the Central Lincolnshire Authorities have prepared an Infrastructure Delivery Plan (IDP). The IDP aligns itself with the key themes in the Core Strategy and identifies what infrastructure is required by when, how much this will cost, what funding is available and who is responsible for its delivery.
- 7.2. The CLJPC and authorities have agreed to the development of a series of separate but aligned Community Infrastructure Levy (CIL) charging schedules. CIL allows local planning authorities to charge new development for infrastructure on a per square metre basis, and the charging schedules will set

out how much will be charged for different types of development in different areas.

- 7.3. This money can be spent on items including (but not limited to) roads, schools and community facilities as set out in the regulation 123 list.
- 7.4. In order to comply with the Community Infrastructure Regulations 2011 (amended), the Preliminary Draft Charging Schedule was published for comment, amongst other documents in July 2013, and was out for a 6 week period of consultation.
- 7.5. However, in this interim period prior to adoption of a Charging Schedule, it is expected that developers will contribute to the delivery of relevant infrastructure necessary to support their specific development and, where appropriate this will include financial contributions via planning obligations. The level of planning obligations will be based on meeting the full policy requirements as identified at present in the saved Local Plans. Where developers are able to demonstrate through detailed viability appraisal that all planning obligations cannot be met and the scheme delivered, the Central Lincolnshire Authorities will consider carefully whether the benefit of the development outweighs the needs to meet all obligations. Account will be taken of the progress with the Central Lincolnshire Core Strategy and Site Allocation DPDs' and their ability to bring forward alternative sites.

8. Affordable Housing and Housing Mix: Meeting Local Needs

- 8.1. Housing proposals coming forward will be expected to carefully identify and reflect the needs of local communities, in relation to the amount, size, type and mix of tenures proposed. The Council will have regard to available evidence of local housing requirement in negotiating and determining planning applications relying on this policy.
- 8.2. It is recognised that West Lindsey and North Kesteven are committed to the delivery of affordable housing in rural areas and are working with landowners, developers and communities on an ongoing basis to facilitate the development of a series of rural exception sites across the area.
- 8.3. Accordingly development which comes forward under this interim statement should seek to maximise the delivery of affordable housing. The level of affordable housing contribution on schemes coming forward during this interim period should meet the requirements of the individual authorities Local Plans:
 - City of Lincoln Council planning guidelines stipulate that the council requires 20 per cent of new housing on residential developments of 15 dwellings or more to be affordable.
 - North Kesteven District Council (*Policy H5: Affordable Housing*) – The Council requires the provision of 35% of dwelling units on new developments as affordable housing, where the development will create 5 or more dwellings or involves a site of 0.3ha or more.

- West Lindsey District Council (*Policy RES 6: Affordable Housing*) – The Council will seek to negotiate in the region of a 25% contribution towards affordable housing on sites which meet the following criteria: (1) in settlements of over 3000 population, on sites accommodating 15 dwellings or more, or on sites greater than 0.5ha, and (2) in settlements with a population of fewer than 3,000 and on sites accommodating 2 or more dwellings.

9. Approach of Interim Statement

- 9.1. The emerging Core Strategy for Central Lincolnshire contains a site selection policy, which provides clarity on how sites will be assessed when being considered for housing, employment and mixed use allocation. It contains guidance on how planning applications for sites not being considered through or in advance of the Site Allocations process will be assessed. This policy provides the direction of this interim statement and is shown below:

Core Strategy Policy CL6: Site Selection in Central Lincolnshire

In managing the release of sites for development, including the determination of planning applications, the Central Lincolnshire Authorities will have particular regards to the following alongside the other policies in the Local Plan:

- i. Being located in or adjacent to the existing built-up area of the settlement and in accordance with the approaches to development set out in the Core Strategy for the Lincoln, Gainsborough and Sleaford areas;*
- ii. Being accessible and well related to existing facilities and services;*
- iii. Being accessible by public transport or, demonstrate that the provision of such services can be viably provided;*
- iv. Being sustainable in term of impacts on existing infrastructure, or, demonstrate that appropriate new infrastructure can be provided to address sustainability issues;*
- v. Not having adverse impacts that cannot be adequately addressed and mitigated on Central Lincolnshire's environmental quality, including its natural, built and historic assets and landscape character;*
- vi. Not leading to the loss of locally important open space, playing fields, recreational buildings, green infrastructure, or community facilities, unless adequately replaced elsewhere with no net detriment;*
- vii. Having been subject to appropriate sequential testing and other policy requirement in relation to flood risk;*
- viii. Being generally consistent with the Vision, Objectives and Policies of this Core Strategy.*

9.2. Supplementary Criteria

9.3. In addition to the above requirements of Core Strategy Policy CL6 a series of supplementary criterion has been established to provide a greater degree of clarity and guidance. These criteria should be considered within the context of the NPPF's three dimensions of sustainability:

- ***an economic role*** - *contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovations; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- ***a social role*** – *supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generation; and by creating a high quality built environment, with accessible local services that reflect the community's need and support its health, social and cultural well-being; and*
- ***an environmental role*** – *contributing to protecting and enhancing our natural, built and historic environment; and part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

9.4. It is expected that the following criteria, where relevant to the development, should be satisfactorily addressed:

- i. That the proposal complies with the relevant Saved Policies of the adopted Local Plans when read alongside the NPPF;
- ii. The proposal is demonstrated to be deliverable and viable, having regards to necessary contributions towards infrastructure and affordable housing;
- iii. Planning applications should ideally be full and any planning permission will be conditional that the development must commence within two years, to maximise the delivery of housing within this interim period. Outline planning applications with substantial detail reserved for subsequent approval are not encouraged as they are less likely to deliver housing in the short term;
- iv. The scale of development should be appropriate to the size, character and role of the settlement. In deciding whether the scale is appropriate, account will be taken to the cumulative impact of extant unimplemented permissions for the settlement concerned;
- v. A target for affordable housing provision of at least that identified within the authorities saved local plans will be sought unless exceptional development/abnormal costs can be demonstrated through submission of a financial viability appraisal. In such circumstances, applicants will be

expected to reimburse the Council's reasonable third party costs of reviewing the appraisal on its behalf. Proposals which provide a higher level of affordable housing, in addition to obligations under other Local Plan policies, will in many cases be considered preferable where this would have significant benefits for the community. Where a financial viability appraisal is provided which seeks reduced contributions, the capability of a proposal to provide higher levels of planning contributions will be thoroughly explored by the Authorities;

vi. Sites which are located close to a range of facilities and services will be considered preferable to sites that are further way and which would make car journeys into towns/villages more likely;

vii. The development should not be constrained by the need for significant off-site infrastructure which is not planned or funded; this should also have regards to other committed developments;

viii. There is a mix of housing sizes, types and tenures that reflect local housing requirements in accordance with the emerging Local Plan and its evidence base; and

ix. The density of housing is appropriate and does not harm the established character and appearance of the area or settlement. Where higher densities are proposed these will only be permitted if potential impacts have been mitigated by excellent design.

9. Monitoring and Review

9.1. This Interim Position Statement will apply to all residential planning applications submitted after **XX/XXXX/XXXX** which involve the development of greenfield sites outside of existing built up areas (although there may be appropriate site specific circumstances for it be applied to other sites). The interim policy statement may also be used to support any appeal challenges to decisions where the planning application was submitted before this date.

9.2. The impact of the interim statement on housing supply will be regularly reviewed in accordance with the NPPF and will remain relevant guidance until the Authorities is able to pursue housing development through the Site Allocations DPD.

9.3. The interim statement will be reviewed at each stage of the ongoing preparation of the Site Allocations DPD to assess its impact of housing proposals and the Central Lincolnshire housing land supply.