



**Prosperous Communities  
Committee**

**16 July 2019**

**Subject: Local Plan Review Consultation Response**

Report by:	Executive Director for Economic and Commercial Growth
Contact Officer:	Rachael Hughes Development Contributions Officer  rachael.hughes@west-lindsey.gov.uk
Purpose / Summary:	To agree the formal response by West Lindsey District Council to the Central Lincolnshire Local Plan Review Consultation

**RECOMMENDATION(S):**

Members consider the content of the consultation response as drafted and contribute further observation and commentary within the Prosperous Communities Committee meeting as appropriate.

Members agree and endorse the proposed consultation submission in relation to the Reg.18 Public Participation stage as identified within the indicative timetable contained with the Local Development scheme (Jan 2019).

Members delegate authority to Executive Director for Economic and Commercial Growth (in consultation with the Chairman of the Prosperous Communities Committee) to submit the final version of West Lindsey District Council's formal response to the Central Lincolnshire Local Plan Issues and Options Consultation incorporating any additional comments expressed and agreed throughout the debate.

## IMPLICATIONS

**Legal:** Any legal matters arising from the Review of the Central Lincolnshire Local Plan will be addressed by the Central Lincolnshire Local Plan Team and appointed legal representatives

**(N.B.)** Where there are legal implications the report **MUST** be seen by the MO

**Financial :** FIN/53/20

There are no financial implications associated with this report. Any officers time expended will be covered by existing budgets.

**(N.B.)** All committee reports **MUST** have a Fin Ref

**Staffing :** N/A

**(N.B.)** Where there are staffing implications the report **MUST** have a HR Ref

**Equality and Diversity including Human Rights :**

The revised Local Plan will be supported by an equality analysis as part of the formal Local Plan process which will address any equality or human rights issues which may arise from the policies in the Local Plan

**Data Protection Implications :** N/A

**Climate Related Risks and Opportunities :** N/A

**Section 17 Crime and Disorder Considerations :** N/A

**Health Implications:** It is not anticipated that the elements of the Local Plan which deals with Health and Wellbeing (LP9) will form part of this review, unless consultation responses and associated evidence suggests otherwise

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

Central Lincolnshire Joint Strategic Planning Committee Paper with resolution to begin the review

- <https://democracy.n-kesteven.gov.uk/mgAi.aspx?ID=66522>

**Local Development Scheme (Jan 2019)**

- <https://www.n-kesteven.gov.uk/central-lincolnshire/about-central-lincolnshire/>

**Central Lincolnshire Local Plan Consultation Documents (06/06/19 – 18/07/19)**

- <https://central-lincs.inconsult.uk>

**Risk Assessment :**

**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**

**Key Decision:**

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

**Yes**

**No**

## **Executive Summary**

The changes in National Policy including updates as detailed in the report have made a review to the Central Lincolnshire Local Plan necessary.

West Lindsey District Council in the role of consultee has an opportunity to provide comments on the initial Issues and Options Paper which consists of 26 questions and considers a range of policies and some suggested updates.

This is the first of a number of consultations on the Local Plan review which gives West Lindsey District Council an opportunity to comment, shape and inform the final draft to be submitted for examination.

Prosperous Communities Committee as West Lindsey District Council's Policy Committee are requested to consider the Issues and Options Consultation paper and provide where appropriate responses to the issues raised.

Cllr. Bierley, Cllr. McNeill and Cllr. Howitt-Cowan as Chair and Vice Chairs of Prosperous Communities Committee with the support of Officers have provided an initial consultation response on behalf of West Lindsey District Council which can be found in appendix A for the Committee to consider, agree and endorse for submission.

# 1 Introduction

- 1.1 As Members of Prosperous Communities Committee are aware since 2009 the council's statutory local planning function has been delivered by a separate local planning authority (established by parliamentary order) known as the Central Lincolnshire Joint Strategic Planning Committee (CLJSPC), supported by a team of officers. This CLJSPC is made up of members from the four contributing councils, including three members (plus one reserve) from West Lindsey.
- 1.2 The CLJSPC committee's role is to oversee the production and review of the local plan through to adoption and make decisions on new planning policy requirements. That means the approval and adoption and subsequent review of the local plan lies with the CLJSPC.
- 1.3 The current Local Plan adopted in April 2017 was developed in accordance with legislation and national policy in the National Planning Policy Framework (2012) and includes a detailed policy framework for Central Lincolnshire. Some key elements of the current adopted Local Plan include:
  - a. A housing need of 1,540 dwellings per year and a total housing requirement of 36,690 dwellings between 2012-2036;
  - b. A large number of site allocations from 25 dwellings up to 6,000 dwellings in size;
  - c. A settlement hierarchy for Central Lincolnshire to help manage housing and employment growth; and
  - d. Many other policies relating to development and land use intended to ensure that Central Lincolnshire grows sustainably and that it remains an attractive place to live, work and visit.
- 1.4. These policies have been in operation across Central Lincolnshire since the plan was adopted.
- 1.5 The role of the WLDC committees in this joint function is one of a consultee, with the authority's CLJSPC members making delegated decisions on the final content of the plan.
- 1.6 At the CLJSPC meeting on 14<sup>th</sup> January 2019 a paper was presented to the committee outlining a number of changes to National Policy and associated challenges faced by Central Lincolnshire. It was also however acknowledged that the majority of the April 2017 Local Plan continues to operate well in considering and making decisions on planning applications however due to changes in National Policy it was recommended that a review of the Local Plan be approved.
- 1.7 Much of the change to the NPPF relates to enhancing clarity and reordering sections, however, there are some fairly significant changes with implications for Central Lincolnshire. In summary, these are:

- a. A new standard method for calculating local housing need, which will act as a minimum for housing requirement figures in local plans;
- b. Local Plans must be reviewed to consider whether they need to be updated within five years of being adopted;
- c. A requirement to stipulate the different needs for housing, including, but not limited to, affordable housing, family housing, older persons accommodation, students, people with disabilities, people wishing to rent their homes;
- d. An obligation to include housing requirements for designated neighbourhood areas;
- e. A new Housing Delivery Test has been introduced which can impact on the effectiveness of local plan policies;
- f. A requirement for local plans to include 10% of the housing requirement to be allocated on sites of 1 hectare or smaller;
- g. An allowance for 'entry-level exception sites' to be delivered at the edge of existing settlements on sites of up to 1 hectare or smaller or less than 5% of the size of the existing settlement; and
- h. An advanced requirement to include the infrastructure needs for the area and a more robust viability assessment of the local plan in order to reduce viability assessments needed in support of planning applications.

1.8 The proposal recommended to the Committee was for the Local Plan to be reviewed commencing in this calendar year. Reasons for this recommendation were as follows:

- a. The changes to the national context are significant and could mean that a number of current local plan policies become out of date and carry less weight for decision making;
- b. Delivery on a number of allocated sites has been slower than anticipated and, as such, a review of the sites being allocated provides an opportunity to review the deliverability of the sites, potentially de-allocating sites on which there has been little or no progress and to identify the most suitable locations for homes to be delivered;
- c. The new local housing need methodology currently results in a lower housing requirement for Central Lincolnshire than that adopted in the Local Plan. Whilst the precise number is yet to be firmed, based the resulting figure from the originally proposed method and the revised method currently proposed by government it is likely that the housing need figure would be lower than that adopted in the Local Plan. This does not mean that a Local Plan review could not aspire for more growth than the minimum, but it would likely result in a stronger housing supply position when tested at appeals in the coming years;
- d. The adopted local plan includes a cut off in December 2020 for the Liverpool method to be applied in housing land supply

calculations (spreading the past shortfall of housing across the plan period rather than delivering them in the first five years of the plan). When comparing the current projected rate of housing delivery against the housing requirement in the adopted Local Plan, unless more progress is made on Sustainable Urban Extensions and other allocated sites, there is a substantial risk that Central Lincolnshire will not demonstrate a five year supply after this date. This risk can only be mitigated through a Local Plan review;

- e. A review of the plan offers an opportunity to reflect on the policies to ensure that they are working correctly and to address any issues;
- f. Much of the local plan will not need revision as it is operating effectively and much of the evidence base is up to date. This should help streamline a plan review;
- g. A review of the plan provides an opportunity to provide greater clarity for neighbourhood planning groups about what the expectations and limitations exist for them; and
- h. A review of the local plan offers the opportunity to consider whether new policies or allocations are needed to reflect changing circumstances and opportunities that were not incorporated in the adopted local plan.

1.9 The committee members voted unanimously to support a review of the Central Lincolnshire Local Plan. The Committee resolved:

- a. That the committee note the content of the report and approve the proposed review of the Local Plan;
- b. That the number of principles that will guide the review of the Local Plan be approved;
- c. That that Local Development Scheme be approved for publication

1.10 As detailed within the published Local Development Scheme for the review, stage 1 of the Public Participation is programmed twice for June – July 2019 and February – March 2020. This stage of the review is designed to provide opportunities for interested parties and statutory consultees to consider the options for the plan before the final document is produced.

## **2.0 Current Position**

2.1 The first stage of the Central Lincolnshire Local Plan Review - Issues and Options consultation started on 06<sup>th</sup> June 2019 and runs until 18<sup>th</sup> July 2019. Much of the plan is not proposed to be changed, but there are a number of areas where policies need to be reviewed to address changes to national policy and local circumstances.

2.2 As such this consultation provides an initial opportunity for Prosperous Communities Committee in capacity of consultee to comment on proposed changes detailed in the Issues and Options Consultation Document.

2.3 Cllr. Bierley, Cllr. McNeill and Cllr. Howitt-Cowen as Chair and Vice Chairs of Prosperous Communities Committee with the support of Officers have provided an initial consultation response on behalf of West Lindsey District Council. Key messages in relation to the consultation are:

- a. Sustainability criteria should be reflected more in the context of the rurality of the district to support communities
- b. Enabling a more buoyant visitor economy and opportunity for diversification should be given greater consideration
- c. Support for a new RAF Scampton Policy
- d. Deliverability of sites should be a key factor in retained and new allocations

The full consultation response can be found in appendix A of this report.

2.4 It is important for members to note that whilst West Lindsey District Council will submit a single formal response all Councillors and Parish and Town Councils are able to submit their own consultation responses throughout the duration of this consultation period and indeed future consultations in relation to the Local Plan review.

### **3.0 Next Steps**

3.1 Following the close of the first consultation period a full assessment of responses will be made and these responses will be used to help inform revisions to policy, which will again be consulted on in early 2020, with further opportunity for councillor, resident and stakeholder comment.

3.2 The review is currently aligned with the indicative timetable provided within the Local Development Scheme published in Jan 2019, however further updates on the timetable and opportunities to comment will continue to be provided to Members throughout the review period.

### **4.0 Recommendations**

4.1 Members consider the content of the consultation response as drafted and contribute further observation and commentary within the Prosperous Communities Committee meeting as appropriate.

4.2 Members agree and endorse the proposed consultation submission in relation to the Reg.18 Public Participation stage as identified within the indicative timetable contained with the Local Development scheme (Jan 2019).

4.3 Members delegate authority to Executive Director for Economic and Commercial Growth (in consultation with the Chairman of the Prosperous Communities Committee) to submit the final version of West Lindsey District Council's formal response to the Central Lincolnshire Local Plan Issues and Options Consultation incorporating any additional comments expressed and agreed throughout the debate.