

**NORTH LINCOLNSHIRE COUNCIL**

**COUNCIL**

**LOCAL DEVELOPMENT SCHEME**

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

- 1.1 To inform members of the issues involved in preparing a revised Local Development Scheme.
- 1.2 That members consider approving the revised Local Development Scheme.

**2. BACKGROUND INFORMATION**

- 2.1 The Local Development Scheme (LDS) is the project plan for the delivery of the North Lincolnshire Local Development Framework (LDF). The current LDS was approved by Full Council at its meeting of 21<sup>st</sup> January 2009. However, following legislative changes resulting from the Planning Act 2008 as well as the need to gather further evidence, the LDS requires revision.

**3. OPTIONS FOR CONSIDERATION**

- 3.1 Since the approval of the previous Local Development Scheme there has been a number of issues that have impacted on its deliverability, and will require the timetabling to be amended accordingly. These are:
- 3.2 **Evidence Base** - in order to ensure the Local Development Framework as a whole is underpinned by a robust and credible evidence, the need to complete several important studies has recently been highlighted by the Government. These studies will be vital in supporting the Core Strategy in particular and to assist in overcoming key objections from the Environment Agency regarding the overall spatial strategy and the need to develop an urban extension on the western edge of the Scunthorpe Urban Area. Without these documents the Core Strategy will not progress to public examination and subsequent adoption.
- 3.3 These key studies are:
  - **Strategic Housing Land Availability Assessment (SHLAA)** - all local planning authorities are required to prepare a SHLAA as set out in Planning Policy Statement 3: Housing (PPS3). This assessment is a key component of the evidence base to support the delivery of sufficient land to meet the need for more homes. It identifies and assesses sites with

potential for housing and when they are likely to be developed. It is also important in ensuring there is a five year supply of readily developable land for residential development.

- **Employment Land Review (ELR)** - all local planning authorities are required to prepare an Employment Land Review to assess whether their current portfolio of employment land is suitable to deliver the economic strategy for their area and meet the requirements of existing and new businesses. It examines the current state of the economy, looks at future growth sectors, economic policy at local and regional levels, and the existing employment land stock and future requirements. The recommendations in the ELR help to understand the economic elements of the Core Strategy.
  - **Sequential Test/Exceptions Test** - due to North Lincolnshire's issues with flood risk and development, in particular in the Scunthorpe area, a sequential test was carried out to assess potential locations/options for future development. Work is now progressing on an exceptions test. These studies are central in dealing with the Environment Agency's ongoing objections to the approach for the location of development set out in the Local Development Framework in particular with regard to the Scunthorpe Urban Area. Their objections relate to the proposals for an urban extension to the west of the urban area and the associated Lincolnshire Lakes project. This has meant that these studies have to be conducted in order to show that development to the west of Scunthorpe is the most sustainable option and can be delivered in a manner which is safe and will not increase the risk of flooding.
- 3.4 **Infrastructure Delivery Plan** - following the introduction of Planning Policy Statement (PPS) 12: Local Spatial Planning in 2008, there is now a requirement for local planning authorities to include an Infrastructure Delivery Plan as part of their Local Development Frameworks. This plan is designed to show where and when infrastructure required to support development will be provided together with who will provide and the likely cost. Time was required to contact all infrastructure providers to gain an understanding of their future plans/requirements in the North Lincolnshire area. Further work was also carried out across various council services who have a role in providing infrastructure.
- 3.5 **Waste Planning Information** - there has been some difficulty in obtaining accurate and useable data to help prepare the evidence base for the Minerals and Waste Development Plan Document. At present there is a lack of data and evidence from the national and regional levels due to delays in its gathering and interpretation.
- 3.5 **Future Development Plan Documents/Supplementary Planning Documents** - as the Local Development Framework process has moved on, it has become clear that there is a need for a number of other documents to assist in the delivery of the policies which will be contained in the Core Strategy when it is adopted.

## **4 ANALYSIS OF OPTIONS**

- 4.1 Many of the concerns set out above are a result of the need to ensure that the various documents which make up the Local Development Framework will be found "sound" at an independent examination. This is particularly the case in ensuring that the evidence base is up to date and that it contains the key studies required by national government.
- 4.2 With regard to the Environment Agency, the revision to the Local Development Scheme will also allow the council time in order to respond to their concerns and to work with them to address them.
- 4.3 A revised Local Development Scheme has been drafted that reflects the above concerns and issues – see Appendix 1. Through discussions with Government Office for Yorkshire and Humber it is clear that this will be the final opportunity to amend the Local Development Scheme, therefore the revised LDS is considered to be realistic and deliverable.
- 4.4 It is proposed that the publication stage of the Core Strategy takes place in February to March 2010, with submission to the Secretary of State in May 2010, followed by an independent examination in September 2010 with adoption in April 2011.
- 4.5 With regards to the Housing and Employment Land Allocations Development Plan Document, the publication stage is proposed to take place in November/December 2010 with submission in March 2011, followed by an independent examination in August 2011 with adoption in March 2012.
- 4.6 The first round of consultation on the Lincolnshire Lakes Area Action Plan is expected in spring 2010. However, the timetable for this is fluid as it is dependent on funding.
- 4.7 Work will commence on the Minerals & Waste Development Plan Document in summer 2009, with the first round of consultation proposed for July/August 2010 and a second round in April/May 2011. Publication is proposed for November 2011 followed by submission in March 2012 with independent examination in July 2012 and adoption in January 2013.
- 4.8 A new General Policies Development Plan Document is proposed in order to cover those allocations and designations not being dealt with in other documents. This may cover open space, the environment and community uses. It will also set out a series of policies to assist with Development Control matters.
- 4.9 A series of Supplementary Planning Documents are also proposed to elaborate on the policies of the Core Strategy and ensure the delivery of community benefits and better management of the environment.
- 4.10 The council have recently undertaken discussions with the Advisory Team for Large Applications (ATLAS) which has governance arrangements with Communities and Local Government (CLG) and is part of the Homes and

Communities Agency (HCA). ATLAS provides support to local authorities in helping to deliver high quality sustainable development and has a proven track record in the south of England. They have recently spread into the north of England and have shown genuine interest in collaborative working with the council on the Core Strategy and Lincolnshire Lakes. It could be that there expertise may point the council in a direction that may result in an amendment to the LDS timetable, but will assist in bringing forward the Lincolnshire Lakes earlier in the LDF process.

## **5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)**

5.1 Financial – Resources for delivery will come from the Local Development Framework budget and the Housing and Planning Deliver Grant. Not meeting the timetable in the Local Development Scheme will have financial implications for the Council. The proposals in the Housing and Planning Delivery Grant means Council's are rewarded for performance against the LDS. It is difficult to estimate what the likely income will be for North Lincolnshire without knowing how the Council would perform under such a regime.

5.2 Staffing – Work to be undertaken by staff from within the Spatial Planning team working in partnership with other Council services and key stakeholders.

5.3 Property & IT – There are no property or IT implications.

## **6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 - CRIME AND DISORDER, RISK AND OTHER)**

6.1 Statutory – Implementing the North Lincolnshire Local Development Framework in accordance with the requirements of the Planning & Compulsory Purchase Act 2004, the Planning Act 2008, the Town & Country Planning (Local Development) (England) Regulations 2004 and the Town & Country Planning (Local Development) (England) (Amendment) Regulations 2008.

6.2 Environmental – The preparation and implementation of the North Lincolnshire Local Development Framework will assist in the delivery of sustainable development.

6.3 There are no direct implications for diversity.

6.4 There are no direct implications under Section 17.

## **7. OUTCOMES OF CONSULTATION**

7.1 The amended Local Development Scheme will be posted on the LDF page of the Council's website to keep stakeholders and the public aware of the revisions.

## **8. RECOMMENDATIONS**

8.1 That the revised Local Development Scheme be approved.

HEAD OF STRATEGIC REGENERATION, HOUSING & DEVELOPMENT

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

Planning & Compulsory Purchase Act 2004 (TSO)  
Town & Country Planning (Local Development) (England) Regulations 2004 (TSO)  
Town & Country Planning (Local Development) (England) (Amendment) Regulations 2008 (TSO)  
Town & Country Planning (Local Development) (England) (Amendment) Regulations 2009 (TSO)  
Plan Making Manual (Planning Advisory Service)  
Planning Policy Statement (PPS) 12: Local Spatial Planning (DCLG, 2008)

