

NORTH LINCOLNSHIRE COUNCIL

COUNCIL

**NORTH LINCOLNSHIRE LOCAL DEVELOPMENT FRAMEWORK – HOUSING
AND EMPLOYMENT LAND ALLOCATIONS DEVELOPMENT PLAN DOCUMENT-
PUBLICATION AND SUBMISSION**

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To inform Members about the Housing and Employment Land Allocations Development Plan Document (DPD) - Publication stage, and subsequent submission to the Secretary of State.
- 1.2 That Members consider approving the publication of the Housing and Employment Land Allocations DPD, with minor amendments if recommended by Natural England as part of the Habitat Regulation Assessment, to allow for representations to be made on its soundness and subsequent submission to the Secretary of State for independent examination.

2. BACKGROUND INFORMATION

- 2.1 The Housing and Employment Land Allocations DPD is one of the key documents which make up the Local Development Framework (LDF) and when finally adopted will address where new housing and employment development will take place over the next 15 years. It also includes settlement development limits and town and district centre boundaries.
- 2.2 The Housing and Employment Land Allocations DPD must comply with the LDF Core Strategy's approach to settlement growth in identifying specific sites where new homes and employment sites should be built. The Core Strategy DPD was formally submitted to the Government on the 31st August 2010 with the independent examination expected to commence during January 2011.

- 2.3 Within the Core Strategy: Submission Draft it is established that North Lincolnshire will need to provide 12,063 new dwellings up to 2026 with the majority of them focussed on the Scunthorpe urban area (9,892 new homes) and the Market Towns of Barton upon Humber (724), Brigg (844), Crowle (145), Kirton in Lindsey (181) and Winterton (277). Many of these dwellings (3,482) will be made up from existing planning permissions or sites under construction, whilst 8,581 will be new dwellings. Future employment development within the Core Strategy: Submission Draft will be located in four key areas - Scunthorpe (71 hectares), the South Humber Bank (900 hectares), Humberside Airport (20 hectares), Sandtoft (58.5 hectares) and the Market Towns, particularly Barton upon Humber and Brigg (10 hectares).
- 2.4 The Housing and Employment Land Allocations DPD: Submission Draft allocates sufficient housing and employment land to meet the specific settlement and locational requirements of the Core Strategy: Submission Draft as highlighted in the paragraph above.
- 2.5 The publication stage represents the final opportunity for members of the public, town and parish councils, elected members and other key stakeholders to have their say on the future planning strategy for the area.
- 2.6 It should be noted that this stage differs from previous consultation exercises. At this stage, those making representations on the DPD need to do so in relation to its "soundness". Soundness is defined as being where the DPD is justified, effective and consistent with national policy. There is a period for representations on the DPD's soundness to be made which will begin in early November 2010.
- 2.7 Following the end of the representations period, the DPD together with any supporting information and the representations received during this time period are submitted to the Secretary of State for independent examination.
- 2.8 The independent examination normally takes place around five or six months after the submission date. This will allow an independent Planning Inspector to discuss key issues arising from the DPD with key parties including the council. Following the examination, the Inspector will prepare a report, the recommendations of which are binding on the council. These must be taken on board before the DPD is adopted.
- 2.9 A Sustainability Appraisal (SA) including Sustainability Environmental Assessment (SEA) has been carried out on this DPD. This process evaluates the likely social, environmental and economic effects of plans and proposals.

- 2.10 Under The Conservation of Habitats and Species Regulations 2010 (the Habitat Regulations) a Habitat Regulations Assessment has been carried out for the Housing and Employment Land Allocations DPD in order to see whether its proposals could have potential to result in adverse effects upon 'European Sites'. These are sites that have been designated for their international nature conservation interest. The Habitat Regulations Assessment is currently with Natural England for approval and may result in Natural England recommending changes to policy wording in the Housing and Employment Allocations DPD.
- 2.11 On the 29th August 2010, the Secretary of State for Communities & Local Government announced that the government intends to revoke Circulars 01/2006 'Planning for Gypsy and Traveller Caravan Sites' and 04/2007 'Planning for Travelling Showpeople' and replace them with new guidance for local authorities, outlining their statutory responsibilities. As a result of the implications and uncertainty of what this guidance will bring about the Gypsy and Traveller section of this DPD has been removed. The issue of allocating Gypsy and Traveller sites will be re-examined when the new guidance has been introduced.
- 2.12 It is important to note that the timetable for the production of the Housing and Employment Land Allocations DPD is dependent on the impact of the independent examination on the Core Strategy in terms of the Inspector's outcomes and findings, and may be subject to change. Furthermore, it should also be noted that progress may be subject to change due to amendments to planning legislation.

3. OPTIONS FOR CONSIDERATION

3.1 The options are:

- To approve the publication of the Housing and Employment Land Allocations DPD.
- To defer the publication of the Housing and Employment Land Allocations DPD for further consideration and consultation.

4. ANALYSIS OF OPTIONS

4.1 Deferring the publication of the Housing and Employment Land Allocations would result in the milestones set out to deliver LDF documents being missed. Also it would not be line with the Government's requirement to ensure that all DPDs are prepared and adopted in a timely order to deliver economic growth in this time of recession.

- 4.2 As the Housing and Employment Land Allocations is the key document for the LDF, with regard to delivering housing and employment land, deferring the publication would have a knock on effect on the delivery of much needed sustainable growth. Overall, it would delay the introduction of an up to date planning policy framework for North Lincolnshire against which decisions on planning applications will be made.
- 4.3 Approving the publication of the Housing and Employment Land Allocations DPD to allow representations to be made on its soundness will assist in meeting the key milestones and will provide stakeholders, the public, town and parish councils and elected members with a final opportunity to put forward their views on the future planning strategy for North Lincolnshire.

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

- 5.1 Financial - From within existing resources.
- 5.2 Staffing - Staffing for the production of Housing and Employment Land Allocations DPD and conduct of the period to invite representation will be drawn from within Spatial Planning.

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

- 6.1 Statutory - Publication of the Housing and Employment Land Allocations DPD will ensure that the council complies with its duties under the Planning and Compulsory Purchase Act 2004 and associated regulations.
- 6.2 Environmental - The preparation and implementation of the North Lincolnshire Local Development Framework will assist in the delivery of sustainable development.
- 6.3 Diversity - The Housing and Employment Land Allocations DPD is subject to a Diversity Impact Assessment.
- 6.4 Section 17 - Crime & Disorder - The policies contained in the Development Plan Document, particularly those relating to the design of buildings and spaces, will aim to contribute to reducing crime and the fear of crime.

7. OUTCOMES OF CONSULTATION

- 7.1 The DPD has been subject to a number of consultation exercises and views have been taken on board during its production.
- 7.2 The publication stage is the last opportunity for members of the public and other key stakeholders to comment on the DPD prior to its submission to the Secretary of State for independent examination.

8. RECOMMENDATIONS

- 8.1 The contents of the Housing and Employment Land Allocations DPD are noted.
- 8.2 The Housing and Employment Land Allocations DPD, with any minor amendments required if recommended by Natural England as part of the Habitat Regulation Assessment, is published during early November 2010 to allow representations to be made on the soundness of the DPD and following the consultation period submit to the Secretary of State for independent examination.

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Background Papers used in the preparation of this report

North Lincolnshire Local Development Framework - Local Development Scheme, November 2009

Planning & Compulsory Purchase Act 2004

Town & Country Planning (Local Development) (England) Regulations 2004

Town & Country Planning (Local Development) (England) (Amendment) Regulations 2008

Town & Country Planning (Local Development) (England) (Amendment) Regulations 2009

Planning Policy Statement (PPS) 12: Local Spatial Planning, DCLG, 2008

Plan Making Manual, Planning Advisory Service.