Report of the Director of Places

Decision to be implemented: with immediate effect – 9 April 2014

NORTH LINCOLNSHIRE COUNCIL

LEADER OF THE COUNCIL - REGENERATION CABINET MEMBER

NORTH LINCOLNSHIRE LOCAL DEVELOPMENT FRAMEWORK – HOUSING AND EMPLOYMENT LAND ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

1. OBJECT AND KEY POINTS IN THIS REPORT

1.1 To authorise the publication of the Housing and Employment Land Allocations DPD thereby allowing representations on the soundness and following the six week public consultation period submitted to the Secretary of State for independent examination.

1.2 That an urgent decision is taken due to the need to implement required arrangements immediately in order to demonstrate a five year supply of deliverable housing sites.

2. BACKGROUND INFORMATION

2.1 The Housing and Employment Land Allocation Development Plan Document (HELADPD) is one of the key documents that form the North Lincolnshire Local Development Framework (LDF). When adopted, it will set out where new housing (of many types) and employment development will take place over the next 15 years. It includes settlement development limits and town and district centre boundaries. The HELADPD must broadly comply with the LDF Core Strategy's approach to settlement growth by identifying specific sites for the provision of new homes and employment sites.

2.2 The Adopted Core Strategy establishes that North Lincolnshire will need to provide 12,063 new dwellings up to 2026. The majority of these are 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 derive from existing planning permissions or sites under construction. Of these, 8,581 will be new dwellings. Future employment development within the Core Strategy 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 (10 hectares), particularly Barton upon Humber and Brigg. The delivery of the necessary infrastructure (for example new roads), will also be addressed through specific policies.

2.3 The following table below sets out the latest position in terms of the housing requirement, spatial distribution and commitments:

Core Strategy Housing Requirement	
North Lincolnshire Core Strategy Requirement 2004-2026	15,700
Completions between April 2004 - March 2013 (9 years)	4,700
North Lincolnshire total commitment within settlements not included in the spatial distribution for the future housing requirement	65
Total requirement for North Lincolnshire for settlements within the spatial distribution	10,589
Scunthorpe 82%	8,683
Barton upon Humber 6%	635
Brigg 7%	741
Crowle 1.2%	127
Kirton in Lindsey 1.5%	159
Winterton 2.3%	244
Total	10,589

2.4 The National Planning Policy Framework (NPPF) requires all local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing. The publication of the HELADPD will assist the council in achieving this.

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 allocations in the DPD. This stage differs from previous consultation exercises as those making representations on the DPD need to do so in relation to its "soundness". Soundness means that the Planning Inspector has to be satisfied that the DPD is positively prepared, justified, effective and consistent with national planning policy. There is a six week period for making representations on the DPD's soundness. This stage provides a further and final opportunity for the public to comment on the proposed sites and submit their sites for consideration as alternatives as part of the examination process. A guide has been prepared to accompany the consultation that provides advice on making comments on soundness.

2.6 Following the end of the public consultation period, the DPD together with any supporting information and the representations received are submitted to the Secretary of State for independent examination. The independent examination normally takes place around five or six months after the submission date. This will provide a Planning Inspector the opportunity to discuss key issues arising from the DPD with key parties including the council. Following the examination, the Inspector will prepare a report. Any recommendations should be taken on board before the DPD is adopted.

2.7 A Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA) has been carried out on this DPD. This process evaluates the likely social, environmental and economic effects of plans and proposals. Furthermore, under The Conservation of Habitats and Species Regulations 2010 (the Habitat Regulations) a Habitat Regulations Assessment was undertaken to see whether its proposals could have potential to result in adverse effects upon ‘European Sites’.

3. OPTIONS FOR CONSIDERATION

3.1 There are three options for consideration.

3.2 **Option One** - Bring forward the HELADPD for a period of public consultation and subsequent submission to the Secretary of State for independent examination.

3.3 **Option Two** - Do nothing and not progress with the HELADPD.

3.4 **Option Three** – Bring forward the HELADPD for a period of public consultation and subsequent submission with modifications.

4. ANALYSIS OF OPTIONS

4.1 **Option one** is the preferred option. There is a strong push from the government to adopt plans as quickly as possible. Therefore the council is required to bring forward the HELADPD as soon as it can. This will allow the council to demonstrate a deliverable five year land supply, defend controversial planning applications that are deemed NPPF compliant, and have a greater control over the location of future residential and employment development.

4.2 **Option two** cannot be supported.

4.3 **Option three** allows an amended version to be consulted upon. However any amendments made should not affect the soundness of the DPD.

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

5.1 **Financial**

After public consultation the HELADPD will be submitted for independent examination. This will require significant financial resources (including the Inspectors costs, hire of appropriate venue and appointment of programme officer). The existing LDF budget will meet these costs.

5.2 There are no further resource implications.

6. OUTCOME OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)

6.1 An integrated impact assessment was completed and no issues of concern were apparent.

7. OUTCOMES OF CONSULTATION AND CONFLICTS OF INTEREST DECLARED

7.1 Consultation has taken place with relevant officers within the council and any comments incorporated into the preceding information.

8. RECOMMENDATIONS

8.1 That the Cabinet Member authorises publication of the Housing and Employment Land Allocations DPD, thereby allowing representations to be made on the soundness and following the six week public consultation period submitted to the Secretary of State for independent examination.

DIRECTOR OF PLACES

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Background papers used in the preparation of this report:

- Localism Act 2011
- National Planning Policy Framework
- North Lincolnshire Core Strategy