

Chairs' Local Plan Briefings

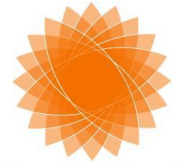
September 2015

Andrew McDonough

Head of Development Economic and Cultural Services

and

Stephen Priestley Housing Strategy and Growth Manager



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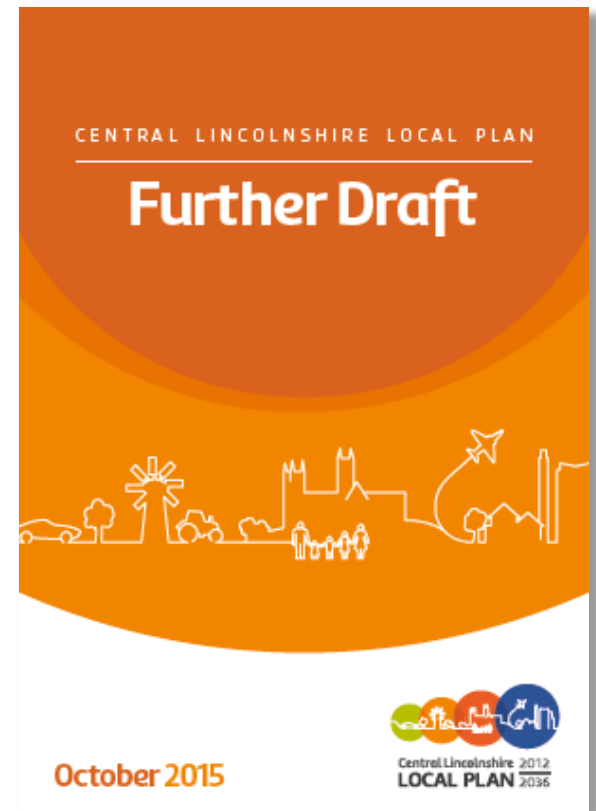
Overview of the Session

- To brief Parish Councils /Neighbourhood Planning Groups on Local Plan content
- Set out engagement and consultation response process
- Confirm Local Plan Timetables going forward
- Q and A session

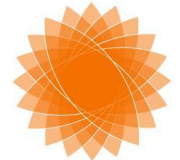


Introduction to the Local Plan

- We need a Local Plan because –
 - A requirement
 - We are growing whether we like it or not !
 - There is a presumption in favour of sustainable growth
 - Gives clarity and control
 - Addresses the challenges and plans for growth to meet our needs
- The plan is promoting sustainable growth



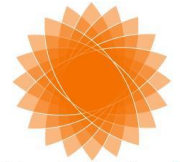
Why growth?



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- Not an option, we are growing –
 - Birth rate increasing – *more children and grandchildren*
 - We are living longer – *a longer retirement to look forward to*
 - We are living in our homes longer – *remaining in the ‘family home’ after the kids have gone*
 - Central Lincolnshire is a desirable place to be – *how many residents were born here, it is a place that attracts people for work and for retirement*
 - Employers need working age employees – *jobs for our children and a well paid workforce that will spend- vibrant communities, facilities and town centres*
- All of this means we need -
 - Homes
 - Jobs
 - Infrastructure

Meeting Housing Need



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Meeting Housing Need

Government Requirements (NPPF)

“Local Plan should meet the full, objectively assessed need for market and affordable housing in the HMA”

“LPA’s should prepare a Strategic Housing Market Assessment to assess their full housing needs”

Household projections “should provide the starting point estimate of overall housing need”

“Plan makers should make an assessment of likely change in job numbers based on past trends and/or economic forecasts”



Meeting Housing Need

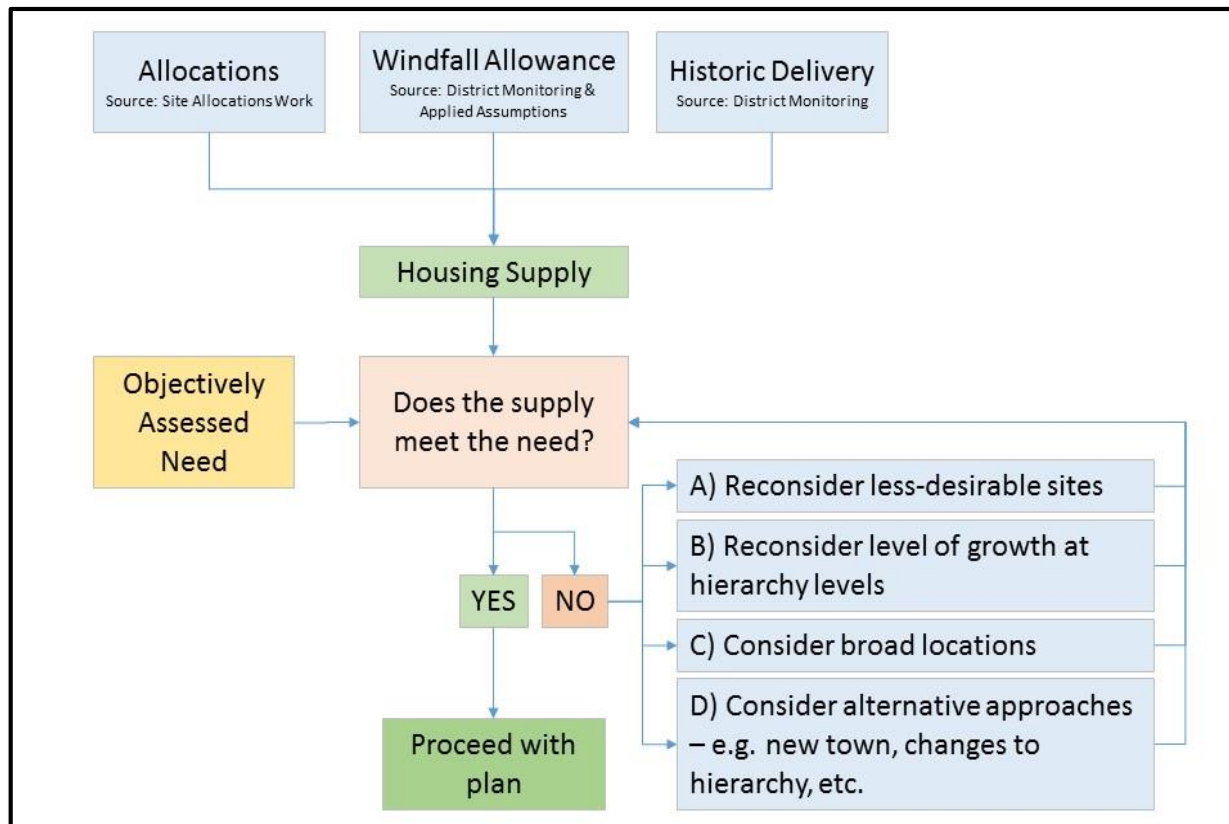
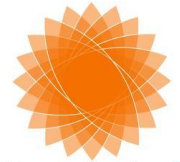
Determining Housing Need (OAN) for Dwellings

- This is the main purpose of the Strategic Housing Market Area Assessment (SHMA)
- SHMA does this by using demographics, local circumstances and likely job growth scenarios

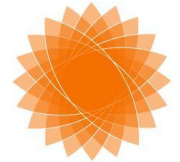
Objectively Assessed Need for Dwellings	Forecast Baseline Job Growth
Between 1,432 – 1,780 dwellings per annum	11,894 FTE net new jobs 2012-36

On balance, the Plan recommends a housing target of **1,540 dwellings per annum**, or 36,960 dwellings over the Plan period

Site Allocations – Process



Site Allocations – Process



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Stage 1: Identify Need: Objectively Assessed
Need/SHMAA/ENA Evidence Reports (36,960)

Stage 2: Establish existing supply of land (housing
completions and extant permissions)

Stage 3: Calculate windfall allowance

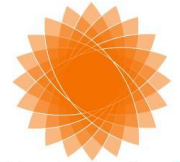
Site Allocations – Process

Stage 4: Establish residual housing supply requirement to comprise Allocations.

i.e. $OAN - (\text{existing supply} + \text{windfall}) = \text{residual figure}$

Stage 5: Identify proposed Allocated sites for individual settlements based on hierarchy, distribution and technical assessments

Site Allocations – Analysis



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Housing Need (OAN)	36,960
Commitments and Completions	8,817
Windfall Sites	4,089
Proposed Allocations	26,459

Site Allocations – Analysis

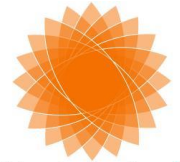


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Distribution of Growth – Policy LP3

Area	% Distribution	Number of dwellings
Lincoln Area	64%	23,654
Gainsborough	12%	4,435
Sleaford	12%	4,435
Elsewhere	12%	4,435

Housing Growth - Distribution



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Settlement Hierarchy – Policy LP2

Lincoln Urban Area
Main Towns
Market Towns
Large Villages
Medium Villages
Small Villages
Countryside

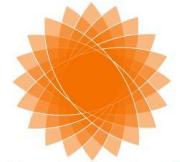
3 Central Lincolnshire | Preliminary Draft Local Plan - October 2014

A Growing Central Lincolnshire

Ashby de la Launde	Hackthorn	Scotter Common
Aubourn	Harmston	Scotterthorpe
Aunsby	Harpwell	Scotton
Beckingham	Heapham	Scredington
Bigby	Heckington Fen	Searby
Bishop Norton	Hemswell	Silk Willoughby
Blankney	Holdingham	Snarford
Blankney Fen	Holton cum Beckering	Snelland
Bleasby Moor	Holton le Moor	Snitterby
Blyborough	Ingleby	Somerby
Blyton Carr	Kettlethorpe	South Carlton
Boothby Graffoe	Kexby	South Hykeham
Brampton	Kirkby	South Kelsey
Branston Booths	Kirkby Green	South Kyme
Brant Broughton	Kirkby La Thorpe	South Rauceby
Brattleby	Knaith	Southrey
Broadholme	Knaith Park	Spridlington
Brooklesby	Langworth	Springthorpe
Brookenby	Laughterton	Stainfield
Broxholme	Laughton	Stainton By Langworth
Burton	Lea	Stapleford
Burton Pedwardine	Leadenham	Stow
Burton Waters	Legsby	Stragglethorpe
Cabourne	Linwood	Sudbrooke
Caenby	Lissington	Susworth
Cammeringham	Little Hale	Swallow
Carwick	Martin Dales	Swarby
Carlton le Moorland	Marton	Swaton
Chapel Hill	Moortown	Swinderby
Claxby	Nettleton	Swinhope
Coleby	New Toft	Tattershall Bridge
Corringham	Newton	Tealby
Cranwell	Newton On Trent	The Elms
Culverthorpe	Nocton	Thoresway
Digby	Normanby By Spital	Thorpe On The Hill
Doddington	Normanby Le Wold	Threkingham
Dorrington	North Carlton	Thurby
Dunston	North Greetwell	Timberland
Eagle	North Kelsey	Torksey
Eagle Moor	North Kelsey Moor	Torksey Lock
East Ferry	North Kyme	Upton
East Heckington	North Owersby	Waddingham
East Stockwith	North Rauceby	Walcot
Evedon	North Scarle	Walcott
Ewerby	North Willingham	Walesby
Faldingworth	Northorpe	Walkerwith
Fenton	Norton Disney	Welbourn
Fillingham	Osbourne	Wellingore
Friesthorpe	Osgodby	West Rasen
Gientham	Owmsby	Whisby
Glentworth	Owmsby By Spital	Wickenby
Goltho	Potterhanworth	Wildsworth
Grasby	Riby	Willingham By Stow
Grayingham	Riseholme	Willoughton
Great Hale	Rothwell	Wilsford

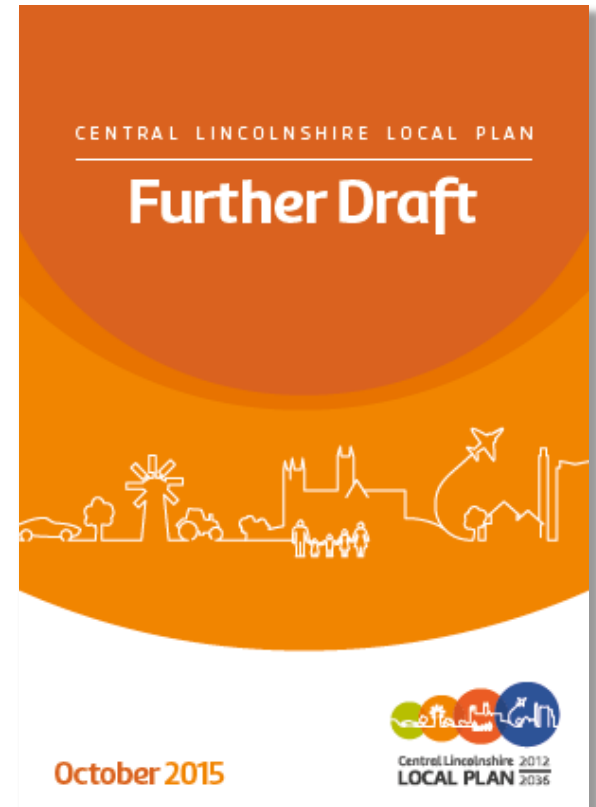
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Housing Growth - Distribution



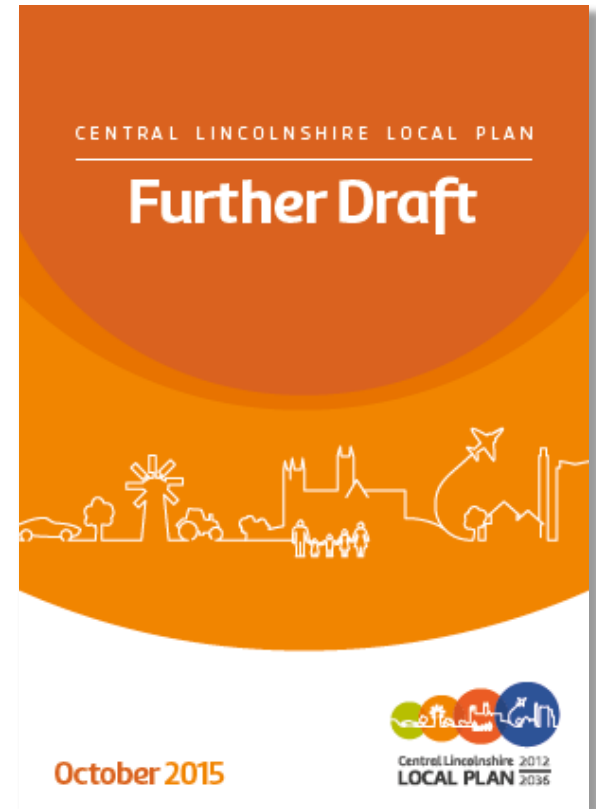
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- Lincoln Urban Area
 - Includes City of Lincoln, North Hykeham, South Hykeham, Waddington Low Fields
 - Focus of new development, including housing, commercial, retail and leisure
 - Includes 4 Sustainable Urban Extensions
 - Canwick Heath SUE – 3,500
 - Grange Farm SUE – 2,000
 - Western Growth Corridor – 3,200
 - Greetwell Quarry SUE – 1,400
 - Additional Housing Allocations totalling 3,629
 - Total Allocations 13,729

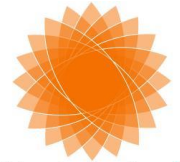


Housing Growth - Distribution

- Main Towns
 - Sleaford and Gainsborough
 - Main focus for new development
 - Proposed Allocations, including SUE's
- Large Villages
 - Eg Bracebridge Heath, Ruskington, Skellingthorpe
 - Most growth via Allocations
 - Windfall development within the village
 - Exceptionally, windfall development on the edge of village, of a scale < 25 dwellings.

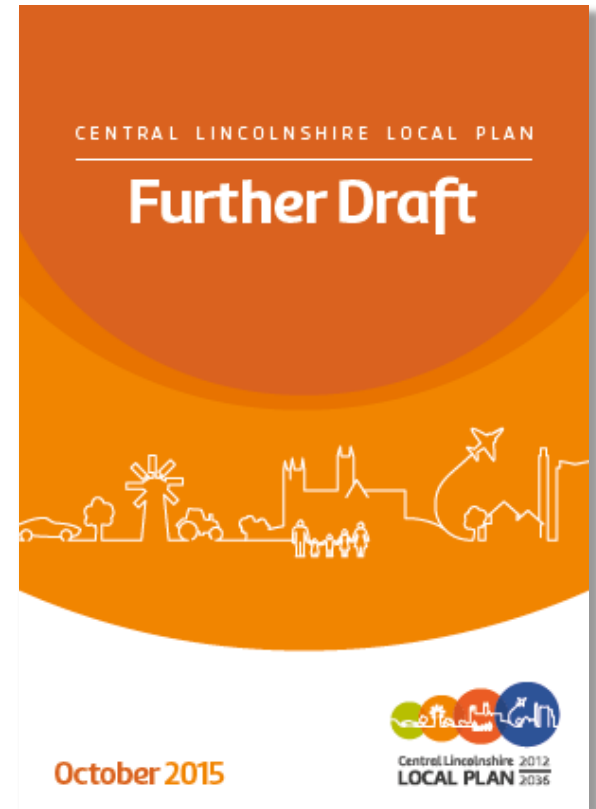


Housing Growth - Distribution

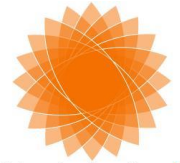


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- Medium Villages
 - Eg Bassingham, Helpringham, Potterhanworth, Leasingham
 - Limited potential for growth
 - No proposal to Allocate sites
 - Typically, windfall sites of up to 9 dwellings
 - Exceptionally, sites of up to 25 dwellings if justified
- Small Villages
 - Eg Blankney, Coleby, Leadenham, Walcott
 - Small scale development
 - Typically limited to 3 dwellings or less



Housing Growth – Proposals Map



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Housing Growth – Proposals Map

Lincoln Strategy Area				
Ref	Address	Site Area (ha)	Status*	Indicative Dwellings
CL1208	Off Lincoln Road, Skellingthorpe	5.73		129
CL986	Land south of Ferry Lane, Skellingthorpe	4.65		39
CL994	Land east of Lincoln Road, Skellingthorpe	10.34		280
Total Skellingthorpe				448

Housing Growth - Distribution

Other key housing Policies

Policy LP4 – Growth in Villages (10 or 15% growth)

Policy LP55 – Development in Rural Areas and Countryside

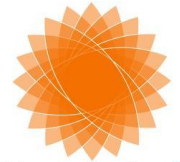
Policy LP11 – Affordable Housing

Policy LP48 – Sustainable Urban Extensions

Policy LP49 to LP53 – Residential Allocations

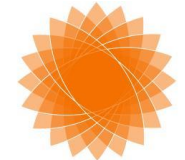
Employment

- Population growth is essential to support economic growth
- Economic Needs Assessment predicts continued economic growth
- Fundamental link between homes and jobs
- Population and Economy
 - Needed to support new employment growth as well as maintaining existing employment levels
 - Workforce is ageing which means more people retiring than coming into labour market
 - Existing businesses could stagnate or decline without growth
 - Therefore even if no growth in employment was predicted, would still need to increase population to maintain existing business base



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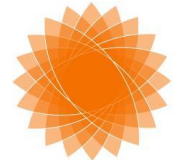
Economy is performing well



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- In 2012 there were 112,000 jobs in Central Lincolnshire across 9,600 businesses
- In the period 1998 – 2008, Central Lincolnshire jobs grew by 8,700 or 9%
- From 2004 to 2012, just over 1,000 business start ups per annum
- Traditionally Central Lincolnshire has experienced high employment activity rates
- Not all low paid - Key employment sectors are public sector, retail, professional business services and manufacturing
- Increasing specialism and technology associated with employment

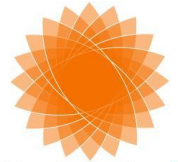
Future forecasted economic activity



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- Detailed forecasts (Economic Needs Assessment) suggests the economy can deliver at least 11,894 new FTE jobs over the plan period
- That represents a growth rate of 11%, slightly above the 9% achieved during the last growth period
- The ENA concludes that between 23 hectares and 53 hectares of employment land will be needed to meet jobs growth demand

Infrastructure



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Infrastructure

- Infrastructure is vitally important to deliver sustainable growth
- But it is expensive! We cant have it all up front – prioritisation and balance
- Equally the need for housing does not stop because infrastructure is under pressure
- We may have to wait
- So - challenges !

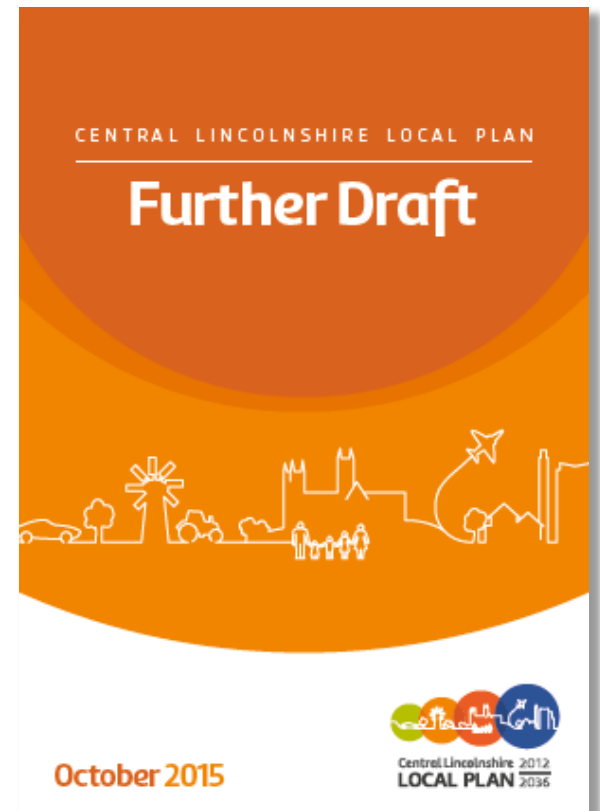
Delivering Infrastructure 2

- **Local Plan**
 - Policy LP 12 Infrastructure to support growth
 - Requirement to mitigate impact / contribute to eg schooling, highways, health, open space etc.
 - LP13 Transport and LP15 Community Facilities
- **Infrastructure Delivery Plan Produced**
 - Clear plan going forward what we need
 - Dialogue with infrastructure providers
- **Developer Contributions**
 - CIL and Section 106 contributions consultation – alongside consultation of Local Plan
- **National Funding Opportunities**
 - key investment has already taken place
 - ongoing lobbying / bidding for external funding
 - working with partners such as the GLLEP

Other Plan Policies

- Range of other policies including
 - Flood risk,
 - Renewable energy ,
 - Historic environment,
 - Green infrastructure etc.

Summary of policies provided



Documents underpinning and Supporting the Local Plan

- Strategic Housing Market Assessment- need for homes
- Employment Needs Assessment – employment needs
- Lincoln Growth Study –options for growth around Lincoln
- Whole Plan Viability - is the plan viable

For comment-

- Infrastructure Delivery Plan- what infrastructure required
- Housing Delivery Plan- how we will support delivery
- Economic Delivery Plan -how we will support delivery
- Planning obligations Supplementary Planning Document



Public /Stakeholder Engagement



- Formal Process 6 weeks from 15th October to 25th November
- Only comments made during the consultation period and submitted to the Local Plans Team will be considered
- Anything said today is for clarification /information – formal comments will need to be made as above

Event Dates

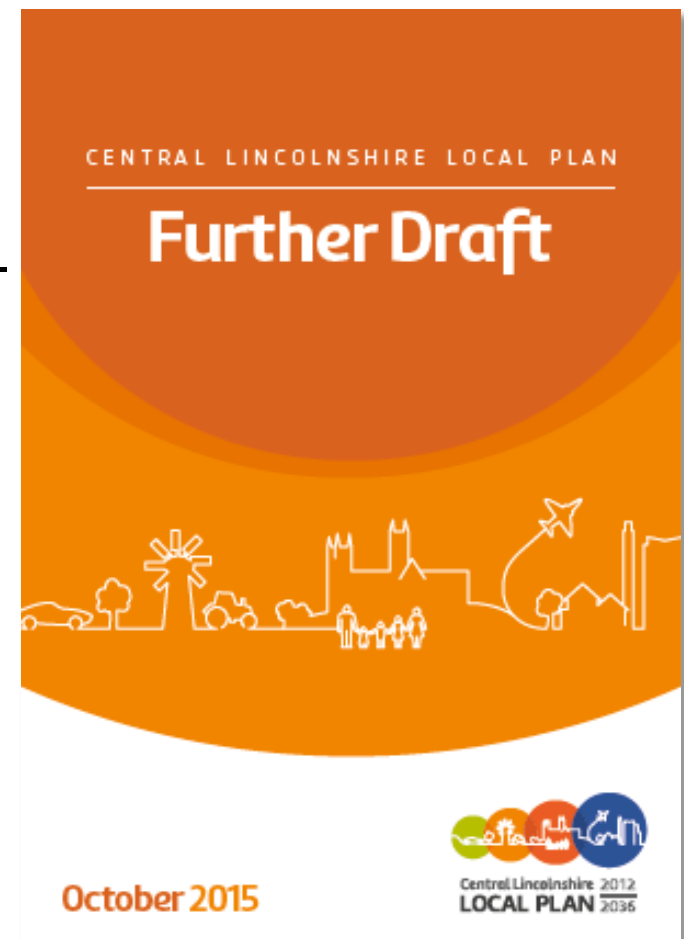


- **Proposed public engagement events in North Kesteven –**
- **Thursday 1st October** Skellingthorpe Youth Centre
- **Monday 5th October** Sleaford – The Source
- **Tuesday 6th October** North Hykeham. Town Council
- **Wednesday 7th October** Ruskington Village Hall
- **Monday 12th October** Hammond Hall Bassingham
- **Tuesday 13th October** Navenby Methodist Chapel
- **Wednesday 14th October** Washingborough Community Centre
- **Thursday 15th October** Billingham Village Hall
- **Tuesday 20th October** Heckington Windmill Café
- **Wednesday 21st October** Bracebridge Heath Methodist Church

Central Lincolnshire Local Plan

Local Plan Timetable...

- 2nd Draft plan 6 week consultation period Oct-Nov 2015
- 3rd Draft plan consultation period – Mar-Apr 2016
- Submission of plan to Inspector – May 2016
- Examination Hearing sessions – August/Sept 2016
- Inspector’s Report on the Local Plan – November 2016
- Adoption of plan – December 2016





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Questions

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