

Examination of the East Lindsey Core Strategy and the East Lindsey Settlement Proposals Development Plan Document (DPD)

Inspectors' matters, issues and questions (MIQs)

Stage 1 – Core Strategy

26 May 2017

Note: The MIQs for Stage 2 relating primarily to the Settlement Proposals Development Plan Document and 5 year supply of housing will be made available separately. Some cross-cutting issues relating to both plans will be considered in Stage 1.

Abbreviations:

ADM – additional minor modification proposed by the Council

CS – Core Strategy

Framework – National Planning Policy Framework

Regulations – The Town and Country Planning (Local Planning) (England) Regulations 2012

The Council` s answers are in italics with any suggested modifications in red italics

Matter 9 - Neighbourhood planning (Policy SP6)

Context: The Framework states that neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. (para 184)

Main issue: Is the approach set out in Policy SP6 justified, effective and consistent with national policy

Questions

1. Have any neighbourhood plans been made (adopted), are any in preparation and are any more proposed?

Horncastle has a made Neighbourhood Plan, this is a policy plan only and does not allocate any development. Alford is preparing a plan which has site allocations in it. Skegness is preparing a plan but this will be policies only and is at a very early stage (they have not gone out for their vision and objectives consultation yet). Holton le Clay is preparing a policy only plan, they are at pre submission consultation stage and the Council is satisfied that the plan is in general conformity with both national policy and the emerging Local Plan.

2. Is any of the housing requirement in the plans or any other development requirement (eg employment, retail etc) intended to be delivered through neighbourhood plans? If so, do the plans provide appropriate strategic policies as required by the Framework, including those which set out the overall amount of development required?

The only neighbourhood plan which has development requirement in it is Alford. They are working on their plan. At the present moment it is not developed enough for a pre submission consultation. The Council has a memorandum of understanding with Alford Town Council that they have 6 months from the adoption of the Council's Local Plan to get their plan in place or the Council will allocate the appropriate level of growth to the town. The Alford Neighbourhood Plan is not at a stage yet where the Council can say it provides appropriate strategic policies to deliver the amount of housing it should do.

Alford has a minimum target of 161 homes. This should be delivered in their neighbourhood plan. The figure for consistency was worked out exactly the same way as all the other inland towns and large villages. The starting point for the distribution of housing growth in the inland towns and villages is calculated on the number of households in the Parish taken from the 2011 Census divided by the total number of households across the towns and large villages; this is shown as a percentage. This percentage is then multiplied by the District target total, less the existing commitments on the coast. Existing commitments as at February 2016 were then deducted off. The situation does not apply to any other large villages or towns because no other settlement is doing a neighbourhood plan with site allocations in it.

3. In Alford, Table B in the CS indicates an allocation of 161. However, the Settlement Proposals DPD (page 8) states that site allocations and planning policies will be provided in the Neighbourhood Plan being prepared by the Town Council. Is the figure of 161 homes a housing target for Alford (ie to be delivered through the Neighbourhood Plan) and, if so, how was it justified? Is this intended as a strategic policy? Does this situation apply in any other Large Villages or settlements?

Alford has a minimum target (housing requirement) of 161 homes. This should be delivered in their neighbourhood plan. The figure was worked out exactly the same way as all the other inland towns and large villages. The starting point for the distribution of housing growth in the inland towns and villages is calculated on the number of households in the Parish taken from the 2011 Census divided by the total number of households across the towns and large villages; this is shown as a percentage. This percentage is then multiplied by the District target total, less the existing commitments on the coast. Existing commitments as at February 2016 were then deducted off. The situation does not apply to any other large villages or towns because no other settlement is doing a neighbourhood plan with site allocations in it.

4. Criteria 2 and 3 deal with scenarios where intended neighbourhood plans are not delivered. Is the approach justified?

The Council believes that the approach to dealing with neighbourhood plans that fail to come forward leaving a gap in delivery is justified. It would be remiss of the Council and not in the spirit of localism to try and allocate development over the head of a town or parish council without allowing them some time to bring their own plan forward.

5. Is the CS sufficiently clear regarding the relationship between these plans and neighbourhood plans?

The Council believes that the relationship between the Local Plan and neighbourhood plans is clear. The Council is already using the Horncastle Neighbourhood Plan in its decision making and there appears to be no conflict between plans.

6. Is ADM16 necessary for soundness (reference to *general conformity*)?

ADM16 is considered necessary for soundness because it mirrors the wording in paragraph 184 of the NPPF which states that neighbourhood plans should be in general conformity with the strategic policies of the Local Plan.