

CLLP COVERING PAGE & EXTRACTED PLANS

CENTRAL LINCOLNSHIRE

# Local Plan



**Adopted  
April 2023**



Central Lincolnshire  
**LOCAL PLAN**

## 2. Spatial Strategy

### 2.1. Settlement Hierarchy

- 2.1.1. The Central Lincolnshire spatial strategy seeks to concentrate growth on the main urban areas of Lincoln, Gainsborough and Sleaford, and in settlements that support their roles, with remaining growth being delivered elsewhere in Central Lincolnshire to support the function of other sustainable settlements, particularly where these are well connected by public transport or where the main centres can be accessed by active travel means.
- 2.1.2. This approach makes the most of existing services and facilities, delivering growth to where it is most needed. It also provides associated opportunities to regenerate urban areas, provide new jobs and new homes in accessible locations, and focus infrastructure improvements where they will have the greatest effect.
- 2.1.3. Through minimising the need to travel by locating development at the main urban centres and reducing the need to deliver new facilities the approach to delivering growth in this plan is also aligned to reducing the carbon being produced in Central Lincolnshire.
- 2.1.4. Outside of the main urban areas of Lincoln, Gainsborough and Sleaford, Central Lincolnshire's smaller towns and villages vary in size, demography, accessibility, facilities, character, constraints and opportunities. This Local Plan determines how each community can contribute to the delivery of a sustainable Central Lincolnshire, which may include proportionate and appropriate development.
- 2.1.5. The scale of growth directed to each settlement has been established in three steps:
1. Preparation of a Settlement Hierarchy, based on factual information, together with a strategic policy steer as to what level of development would be appropriate for settlements within each level of the hierarchy (see Policy S1);
  2. Determination of the overall level of growth for Central Lincolnshire, and at the same time determination of a strategic split of that growth across Central Lincolnshire (see Policy S2); and
  3. Establishing what site allocations may be appropriate for each settlement, by way of a consideration of the specific context of each settlement in terms of the ability to accommodate growth and the connectivity with the main urban areas, before considering the constraints and opportunities of individual sites.
- 2.1.6. The Settlement Hierarchy is set out in Policy S1. Three separate documents detail the journey to defining the Settlement Hierarchy and choosing where allocations would be appropriate, namely: the Settlement Hierarchy Methodology Report (May 2020), the Services and Facilities Methodology Report (May 2020) and the Site Allocations Settlement Analysis (June 2021). Each of these are available on the Central Lincolnshire website. It should be noted that the Local Plan (and associated Policies Map) does not include defined 'settlement boundaries' around any settlements in Central Lincolnshire, and instead relies primarily on allocations and then the policy below to determine appropriate locations for development.
- 2.1.7. The Settlement Hierarchy provides a framework for neighbourhood plans to shape their own settlements through a detailed locally-led review, site allocations, if necessary introduction of settlement boundaries, or other tools to manage how a village will grow.

## **Policy S1: The Spatial Strategy and Settlement Hierarchy**

The spatial strategy will focus on delivering sustainable growth for Central Lincolnshire that meets the needs for homes and jobs, regenerates places and communities, and supports necessary improvements to facilities, services and infrastructure.

Development should create strong, sustainable, cohesive and inclusive communities, making the most effective use of previously developed land and enabling a larger number of people to access jobs, services and facilities locally.

Development should provide the scale and mix of housing types and a range of new job opportunities that will meet the identified needs of Central Lincolnshire in order to secure balanced communities.

Decisions on investment in services and facilities, and on the location and scale of development, will be assisted by the Central Lincolnshire Settlement Hierarchy.

The hierarchy is as follows:

### **1. Lincoln Urban Area**

To significantly strengthen the role of Lincoln, both regionally and within Central Lincolnshire, and to meet Lincoln's growth objectives and regeneration needs, the Lincoln urban area (defined as the current built up area of Lincoln, which includes the City of Lincoln, North Hykeham, South Hykeham Fosseway, Waddington Low Fields and any other developed land adjoining these areas) and the sites allocated in this Local Plan on the edge of the Lincoln urban area will be the principal focus for development in Central Lincolnshire, including housing, retail, leisure, cultural, office and other employment development. In addition to sites being allocated in the Local Plan or a neighbourhood plan, development proposals in accordance with *Policy S3* and other relevant development plan policies will be viewed positively.

### **2. Main Towns**

To maintain and enhance their roles as main towns, and to meet the objectives for regeneration, Sleaford and Gainsborough will, primarily via sites allocated in this Local Plan and any applicable neighbourhood plan, be the focus for substantial housing development supported by appropriate levels of employment growth, retail growth and wider service provision. In addition to sites being allocated in the Local Plan or a neighbourhood plan, development proposals in accordance with *Policy S3* and other relevant development plan policies will be viewed positively.

### **3. Market Towns**

To maintain and enhance their roles as market towns, Caistor and Market Rasen will be the focus for significant, but proportionate, growth in housing, employment, retail and wider service provision. This growth will primarily be through sites allocated in this Local Plan and any applicable neighbourhood plan. In addition to sites being allocated in the Local Plan or a neighbourhood plan, development proposals in accordance with *Policy S3* and other relevant development plan policies will be viewed positively.

### **4. Large Villages**

Large villages are defined as those with 750 or more dwellings at 1 April 2018. To maintain and enhance their role as large villages which provide housing, employment, retail, and key services and facilities for the local area, the following settlements will be a focus for accommodating an appropriate level of growth via sites allocated in this plan. Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with *Policy S4: Housing Development in or Adjacent to Villages* or other policies relating to non-residential development in this plan as relevant.

Bardney	Heighington	Scotter
Billinghay	Keelby	Skellingthorpe
Bracebridge Heath	Metheringham	Waddington
Branston	Navenby	Washingborough
Cherry Willingham	Nettleham	Welton
Dunholme	Ruskington	Witham St Hughs
Heckington	Saxilby	

### 5. Medium Villages

Medium villages are defined as those with between 250 and 749 dwellings at 1 April 2018. Well connected or well served medium villages may receive some limited growth through allocations in this plan in order to achieve a balance between ensuring the vitality of the village and protecting the rural character. Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with *Policy S4: Housing Development in or Adjacent to Villages* or other policies relating to non-residential development in this plan as relevant.

Bassingham	Greylees	Nocton
Blyton	Harmston	North Kelsey
Brant Broughton	Hawthorn Avenue ('Little Cherry')	Potterhanworth
Brookenby	Helpringham	Reepham
Burton Waters	Hemswell Cliff	Scampton (RAF)
Cranwell RAF	Ingham	Scothern
Cranwell Village	Lea	Sturton By Stow
Digby	Leasingham	Sudbrooke
Dunston	Marton	Tealby
Eagle	Middle Rasen	Waddingham
Fiskerton	Morton	Welbourn
Great Hale	Nettleton	Wellingore

### 6. Small Villages

Small villages are defined as those with between 50 and 249 dwellings at 1 April 2018. Well connected or well served small villages may receive some limited growth, primarily through allocations in this plan in order to achieve a balance between ensuring the vitality of the village and the rural character. Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with *Policy S4: Housing Development in or Adjacent to Villages* or other policies relating to non-residential development in this plan as relevant.

Anwick	Hemswell	Scotton
Ashby de la Launde	Holton le Moor	Scredington
Aubourn	Kexby	Searby
Aunsby	Kirkby Green	Silk Willoughby
Beckingham	Kirkby La Thorpe	Snitterby
Bigby	Knaith Park	South Kelsey
Bishop Norton	Langworth	South Kyme
Boothby Graffoe	Laughterton	South Rauceby
Branston Booths	Laughton	Southrey
Burton	Leadenham	Spridlington
Canwick	Lissington	Springthorpe
Carlton Le Moorland	Little Hale	Stow
Chapel Hill	Martin	Swallow
Claxby	New Toft	Swarby
Coleby	Newton On Trent	Swaton
Corringham	Normanby By Spital	Swinderby
Doddington	North Carlton	Tattershall Bridge



Dorrington	North Greetwell	Thorpe On The Hill
East Ferry	North Kyme	Threekingham
East Stockwith	North Owersby	Timberland
Ewerby	North Scarle	Torksey
Faldingworth	Norton Disney	Upton
Fenton	Osbournby	Walcott
Fillingham	Osgodby	Walesby
Glentham	Owmbly By Spital	Wickenby
Glentworth	Rothwell	Willingham By Stow
Grasby	Rowston	Willoughton
Great Limber	Scampton village	Wilsford
Hackthorn	Scopwick	

### 7. Hamlets

For the purposes of this Local Plan, a hamlet is defined as a settlement not listed elsewhere in this policy and with dwellings clearly clustered together to form a single developed footprint\*. Such a hamlet must have a dwelling base of at least 15 units (as at 1 April 2018). Within the developed footprint\* of such hamlets, development will be limited to single dwelling infill developments or development allocated through a neighbourhood plan.

### 8. Countryside

Unless allowed by:

- a) policy in any of the levels 1-7 above; or
- b) any other policy in the Local Plan (such as Policies S4, S5, S34, or S43) or a relevant policy in a neighbourhood plan, development will be regarded as being in the countryside and as such restricted to:
  - that which is demonstrably essential to the effective operation of agriculture, horticulture, forestry, outdoor recreation, transport or utility services;
  - delivery of infrastructure;
  - renewable energy generation; and
  - minerals or waste development in accordance with separate Minerals and Waste Local Development Documents.

\* The definition of “developed footprint” as used throughout this policy is provided in the Glossary. Glossary attached



## Glossary

<b>Affordable Housing</b>	<p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.</p> <p>Affordable home ownership is included within the definition as discounted market housing provided arrangements are put in place for the discount to remain for future eligible households.</p> <p>Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes. The above definition was derived from the definition set out in the NPPF published in 2021.</p>
<b>Amenity</b>	A general term used to describe the tangible and intangible benefits or features associated with a property or location that contribute to its character, comfort, convenience or attractiveness.
<b>Ancient Woodland</b>	<p>Any wooded area that has been wooded continuously since at least 1600AD.</p> <p>It includes: ‘ancient semi-natural woodland’ – mainly made up of trees and shrubs native to the site, usually arising from natural regeneration; and, ‘plantations on ancient woodland sites’ – areas of ancient woodland where the former native tree cover has been felled and replaced by planted trees, usually of species not native to the site.</p>
<b>Appropriate Locations</b>	<p>Appropriate locations means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan. In addition, to qualify as an ‘appropriate location’, the site, if developed, would:</p> <ul style="list-style-type: none"> <li>• retain the core shape and form of the settlement;</li> <li>• not significantly harm the settlement’s character and appearance; and</li> <li>• not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.</li> </ul>
<b>Best and Most Versatile Agricultural Land</b>	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
<b>Biodiversity</b>	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
<b>BREEAM</b>	<p>BREEAM is the world’s leading sustainability assessment method for master planning projects, infrastructure and buildings.</p> <p>Assets are assessed through third party certification, using standards developed by BRE (The Building Research Establishment).</p>
<b>Brownfield land / Previously Developed Land</b>	Land that has been previously developed.

<b>Catchment Flood Management Plans (CFMPs)</b>	Produced by the Environment Agency, CFMPs give an overview of the flood risk across each river catchment. They recommend ways of managing those risks now and over the next 50-100 years.
<b>Central Lincolnshire Joint Strategic Planning Committee (CLJSPC)</b>	The Central Lincolnshire Joint Strategic Planning Committee (CLJSPC) was established in October 2009. It contains representatives from the four constituent authorities, namely City of Lincoln Council, North Kesteven District Council, West Lindsey District Council, and Lincolnshire County Council.
<b>Convenience and Comparison Shopping</b>	<p><b>Convenience</b> – including food and non-alcoholic beverages, tobacco, alcoholic beverages, newspapers and periodicals, non-durable household goods such as cosmetics, cleaning products, stationary.</p> <p><b>Comparison</b> - including clothing materials and garments, shoes and other footwear, materials for the maintenance and repair of dwellings, furniture and furnishings, carpets and other floor coverings, household textiles, major household appliances whether electrical or not, small electrical household appliances, tools and miscellaneous accessories, glassware, tableware and household utensils, medical goods and other pharmaceutical products, bicycles, books and stationary, plants, jewellery, games, toys, hobbies, camping equipment.</p>
<b>Community Infrastructure</b>	Facilities available for use by all the community, such as church or village halls, doctor’s surgeries and hospitals, even public houses. Community facilities could also include children’s playgrounds and sports facilities.
<b>Conservation Area</b>	A formally designated area of special historic or architectural interest whose character must be preserved or enhanced.
<b>Developed Footprint</b>	<p>Developed footprint of a settlement is defined as the continuous built form of the settlement and excludes:</p> <ul style="list-style-type: none"> <li>• individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;</li> <li>• gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;</li> <li>• agricultural buildings and associated land on the edge of the settlement; and</li> <li>• outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.</li> </ul>
<b>Economic Needs Assessment</b>	An evidence report examining the economic needs of Central Lincolnshire which projects the economic growth and job growth in Central Lincolnshire to 2040.
<b>Ecosystem Services</b>	<p>The benefits to people provided by nature, including:</p> <ul style="list-style-type: none"> <li>• provisioning services (e.g. food, water, wood, construction materials)</li> <li>• regulating services (e.g. water quality, flood regulation, erosion protection, carbon storage, noise reduction, air quality regulation, cooling and shading)</li> </ul>

	<ul style="list-style-type: none"> <li>• supporting services (e.g. habitats, thriving plants and wildlife, pollination)</li> <li>• cultural services (e.g. access to nature, sense of place, aesthetic value, recreation and education)</li> </ul>
<b>Environmental net gain</b>	Where biodiversity net gain, through habitat creation and enhancement, is achieved first and then goes further to deliver overall improvements in natural capital, ecosystem services and the benefits that they deliver.
<b>Examination</b>	A form of independent public inquiry into the soundness of a submitted Local Plan, which is chaired by an Inspector appointed by the Secretary of State. After the examination has ended the Inspector produces a report with recommendations which, in simple terms, are binding on the Council.
<b>First Homes</b>	<p>A specific kind of discounted market sale housing, being prioritised by Government which will account for at least 25% of all affordable housing being delivered through planning obligations, which:</p> <ul style="list-style-type: none"> <li>a) must be discounted by at least 30% against market value;</li> <li>b) are sold to persons meeting set First Homes eligibility criteria;</li> <li>c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and</li> <li>d) after the discount has been applied, the first sale must be at a price no higher than £140,000 (locally set price).</li> </ul>
<b>Food Enterprise Zone</b>	Food Enterprise Zones are based on local development orders and streamline planning procedures for businesses that meet the zone’s criteria, making it cheaper and simpler for them to expand. They also make it easier for new businesses to set up, attracting investment and boosting the rural economy.
<b>Full Time Equivalent (FTE)</b>	The hours worked by one employee on a full-time basis.
<b>Geodiversity</b>	The range of rocks, minerals, fossils, soils and landforms.
<b>Greater Lincolnshire Local Enterprise Partnership (GLLEP)</b>	<p>The GLLEP works with the public and private sector to deliver sustainable economic growth.</p> <p>The purpose of the GLLEP is to drive economic growth and to be the voice of the local business community, ensuring that the economic interests of the area are properly represented.</p>
<b>Greenfield Land</b>	Land which has not been previously developed.
<b>Gypsies and Travellers</b>	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own family’s or dependents’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
<b>Health Impact Assessment (HIA)</b>	A method of considering the positive and negative impacts of development upon human health.

<b>Historic Environment Record (HER)</b>	HERs are an important starting point for anyone interested in the archaeology, built heritage, and history of an area. They can provide information on a wide variety of buildings and sites and are a primary source of information for planning, development-control work, and land management.
<b>Important Established Employment Areas (IEEA)</b>	Well established employment areas which include some plots available for development, offering choice and flexibility to the market through intensification or redevelopment.
<b>Important Open Spaces</b>	Existing open spaces that are protected under Policy S65.
<b>Infill</b>	Development of a site between existing buildings. A collective term which relates to essential services, including road and transport facilities; education and medical facilities; and open space.
<b>Infrastructure Delivery Plan (IDP)</b>	The Central Lincolnshire Infrastructure Development Plan (IDP) has been prepared alongside this Local Plan and will be regularly updated. The IDP is produced to identify the range of infrastructure types and projects required to support growth and it identifies likely funding sources, delivery agents, timescales and priorities.
<b>Infrastructure Integrated Impact Assessment</b>	See ‘Sustainability Appraisal’
<b>Lead Local Flood Authority (LLFA)</b>	LLFAs are county councils and unitary authorities. They lead in managing local flood risks (i.e. risks of flooding from surface water, ground water and ordinary (smaller) watercourses).
<b>Joint Strategic Needs Assessment</b>	The means by which Primary Care Trusts and local authorities describe the future health care and wellbeing needs of the local population and to identify the strategic direction of service delivery to meet those needs.
<b>Local Green Space</b>	Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Local Green Space can be designated through a Local Plan or Neighbourhood Plan.  The National Planning Policy Framework and National Planning Practice Guidance set out criteria and guidance for the designation of Local Green Space.
<b>Local Industrial Strategy (LIS)</b>	The Local Industrial Strategy is the Government’s long term plan to boost the productivity and earning power of people throughout the UK. Published in November 2017, it sets out five “foundations of productivity” as the building blocks for a transformed economy: ideas; people; infrastructure; business environment; and places.  The Greater Lincolnshire LIS is led by the GLLEP.
<b>Local Plan</b>	A Development Plan Document (DPD) which contains the spatial vision, main objectives and policies for managing the future development of the area.
<b>Local Transport Plan (LTP)</b>	The LTP sets out the overall strategy and delivery arrangements for transport across the whole of Lincolnshire, including supporting growth, tackling congestion, improving accessibility,



	creating safer roads and supporting the larger settlements. The LTP reflects the objectives of the latest Local Plan, and vice-versa, with each updated version aiming to complement one another.
<b>Local Planning Authority (LPA)</b>	The local authority which has duties and powers under the planning legislation.
<b>Main Town Centre Uses</b>	Defined by the NPPF (2021) as “Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)”
<b>Major Development</b>	Where the phrase ‘major development’ is used in this Local Plan, it means major development as defined by national legislation at the time. At the time of writing this Local Plan, the phrase is defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 as follows: “major development” means development involving any one or more of the following— (a) the winning and working of minerals or the use of land for mineral-working deposits; (b) waste development; (c) the provision of dwellinghouses where — (i) the number of dwellinghouses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i); (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e) development carried out on a site having an area of 1ha or more.
<b>Ministry of Defence (MOD)</b>	The Ministry of Defence is the British government department responsible for implementing the defence policy set by Her Majesty's Government, and is the headquarters of the British Armed Forces.
<b>Minor Development</b>	Any development which is not major development.
<b>Multi-functionality</b>	The ability to perform more than one function at the same time e.g. for nature, health and wellbeing, climate and prosperous communities.
<b>National Planning Policy Framework (NPPF)</b>	Sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
<b>National Planning Practice Guidance (NPPG)</b>	Provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. The guidance is categorised into subject categories.

<b>Natural Capital</b>	A concept that considers the natural environment as a series of assets that provide society with goods and services that support human wellbeing and the economy.
<b>Objectively Assessed Need (OAN)</b>	The identified housing need to meet the needs of the local authority area over the plan period.
<b>Park Home</b>	A residential mobile home, similar to a bungalow or caravan in style, installed as a dedicated site or ‘home park’. They are designed to be lived in permanently, and provide opportunity for residents to own a home, but pay rent to the owner of the site.
<b>Pitch</b>	A pitch on a “gypsy and traveller” site
<b>Plot (when relating to Policy S83)</b>	A pitch on a “travelling showpeople” site (often called a yard)
<b>Permitted Development</b>	Permission to carry out certain limited forms of development without the need to make a planning application to a local planning authority.
<b>Planning Obligations/ Section 106 Agreements</b>	Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called “Section 106” agreements.
<b>Policies Map</b>	A map on an Ordnance Survey base map which shows where Local Plan policies apply.
<b>Primary Shopping Area</b>	An area where retailing and the number of shops in a town centre is most concentrated. The extent of this area is defined on the Policies Map.
<b>Primary Shopping Frontages</b>	A Shopping Frontage where a high proportion of retail uses (A1) is located. Defined on the Policies Map.
<b>Proposed Submission Documents</b>	Defined by The Town and Country Planning (Local Planning) (England) Regulations 2012 as: (a) the local plan which the local planning authority propose to submit to the Secretary of State, (b) if the adoption of the local plan would result in changes to the adopted policies map, a submission policies map, (c) the sustainability appraisal report of the local plan, (d) a statement setting out— (i) which bodies and persons were invited to make representations under regulation 18, (ii) how those bodies and persons were invited to make such representations, (iii) a summary of the main issues raised by those representations, and (iv) how those main issues have been addressed in the development plan document, and (e) such supporting documents as in the opinion of the local planning authority are relevant to the preparation of the local plan.
<b>Sequential Approach</b>	An approach to planning decisions which may require certain sites or locations to be fully considered for development before the consideration moves on to other sites or locations. The approach could apply to issues such as retail development, the use of previously developed land or the use of land at risk from flooding.

<p><b>Strategic Flood Risk Assessment (SFRA)</b></p>	<p>A Strategic Flood Risk Assessment, or SFRA, is part of the evidence base for the Local Plan and collates information on all known sources of flooding that may affect existing or future development within the Central Lincolnshire area. Such sources include tidal, river, surface water (local drainage), sewers and groundwater.</p> <p>In collecting this information, the SFRA identifies and maps areas that have a ‘low’, ‘medium’ and ‘high’ probability of flooding, in accordance with national policy.</p> <p>Within the flood affected areas, the SFRA recommends appropriate land uses that will not unduly place people or property at risk of flooding. Where flood risk has been identified as a potential constraint to future development, the SFRA recommends possible flood mitigation solutions that may be integrated into the design (by the developer) to minimise the risk to property and life should a flood occur.</p>
<p><b>Strategic Housing Market Assessment (SHMA)</b></p>	<p>An assessment of housing need in the housing market area, including the scale and mix of housing and the range of tenures that is likely to be needed over the plan period.</p>
<p><b>Supplementary Planning Document (SPD)</b></p>	<p>SPDs expand on policies or provide further detail to policies contained in a Local Plan. At the time of writing, The Town and Country Planning (Local Planning) (England) Regulations 2012 set out what an SPD can cover.</p>
<p><b>Sustainability Appraisal (SA)</b></p>	<p>A formal, systematic process to assess the environmental, economic and social effects of strategies and policies from the start of preparation onwards. The process includes the production of reports to explain the outcomes of the appraisal. In the case of this Central Lincolnshire Local Plan, an Integrated Impact Assessment (IIA) has been undertaken which incorporates sustainability appraisal.</p>
<p><b>Sustainable Development</b></p>	<p>Usually referred to as “development which meets the needs of the present without compromising the ability of future generations to meet their own needs” (Brundtland, 1987). See also the NPPF.</p>
<p><b>Sustainable Drainage Systems (SuDS)</b></p>	<p>A sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than what has been the conventional practice of routing run-off through a pipe to a watercourse.</p>
<p><b>Sustainable Urban Extensions</b></p>	<p>SUEs are urban extensions developed in sustainable locations.</p> <p>SUEs coordinate the planning of residential opportunities, employment opportunities and the services and facilities that will enable residents to meet their day to day needs locally. They must be designed to integrate with the existing built and natural environment, integrate with existing communities, and maximise travel by sustainable travel modes, so that they do not result in a physically and socially segregated community. They present an opportunity to deliver a wide range of sustainable development principles that often cannot be achieved at a smaller scale.</p>

<b>Urban Grain</b>	The pattern and arrangement of the blocks, streets, green infrastructure and plots in a settlement.
<b>Use Class</b>	A Use Class is something that falls under the General Use Classes Order. The General Use Classes Order is a piece of national secondary legislation which groups types of use of premises into classes, so that no development is involved if a building is changed from one use to another within the same class. Changing the use of a building from one class to another constitutes development, and needs planning permission, but in certain circumstances this may be automatically permitted without the need to submit a planning application.
<b>E Use Classes</b>	<p>Uses under the new E Use Class introduced in September 2020 – Commercial, Business and service:</p> <ul style="list-style-type: none"> <li>• E(a) Display or retail sale of goods, other than hot food</li> <li>• E(b) Sale of food and drink for consumption (mostly) on the premises</li> <li>• E(c) Provision of: <ul style="list-style-type: none"> <li>○ E(c)(i) Financial services,</li> <li>○ E(c)(ii) Professional services (other than health or medical services), or</li> <li>○ E(c)(iii) Other appropriate services in a commercial, business or service locality</li> </ul> </li> <li>• E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)</li> <li>• E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)</li> <li>• E(f) Creche, day nursery or day centre (not including a residential use)</li> <li>• E(g) Uses which can be carried out in a residential area without detriment to its amenity: <ul style="list-style-type: none"> <li>○ E(g)(i) Offices to carry out any operational or administrative functions,</li> <li>○ E(g)(ii) Research and development of products or processes</li> <li>○ E(g)(iii) Industrial processes</li> </ul> </li> </ul>
<b>Water Framework Directive</b>	<p>The Water Framework Directive introduced a comprehensive river basin management planning system to help protect and improve the ecological health of our rivers, lakes, estuaries and coastal and groundwaters.</p> <p>The Water Framework Directive (WFD) originates from the EU but has been retained in UK law following the UK's exit from Europe.</p>
<b>Windfall Development</b>	Development on a site which is not allocated for development in the Local Plan. Windfall developments are typically small scale (1-9 units); infill; change of use; or unexpected large sites (e.g. brownfield site)



## 2.2. Growth Levels and Distribution

- 2.2.1. As required by the NPPF, this Local Plan must define the overall level of growth in Central Lincolnshire within the plan period of 2018 to 2040.
- 2.2.2. The PPG makes clear that the starting point for identifying the minimum number of homes expected to be planned for is the nationally derived standard method for assessing local housing need. However, it also sets out a number of scenarios where it is appropriate to plan for a higher housing figure than that identified through the standard method where evidence suggests a higher level to be more appropriate.
- 2.2.3. Evidence produced in support of this plan has looked at the housing market and population projections, and job and economic projections. The Housing Needs Assessment (HNA) (2020) identifies that at that time the standard method resulted in a

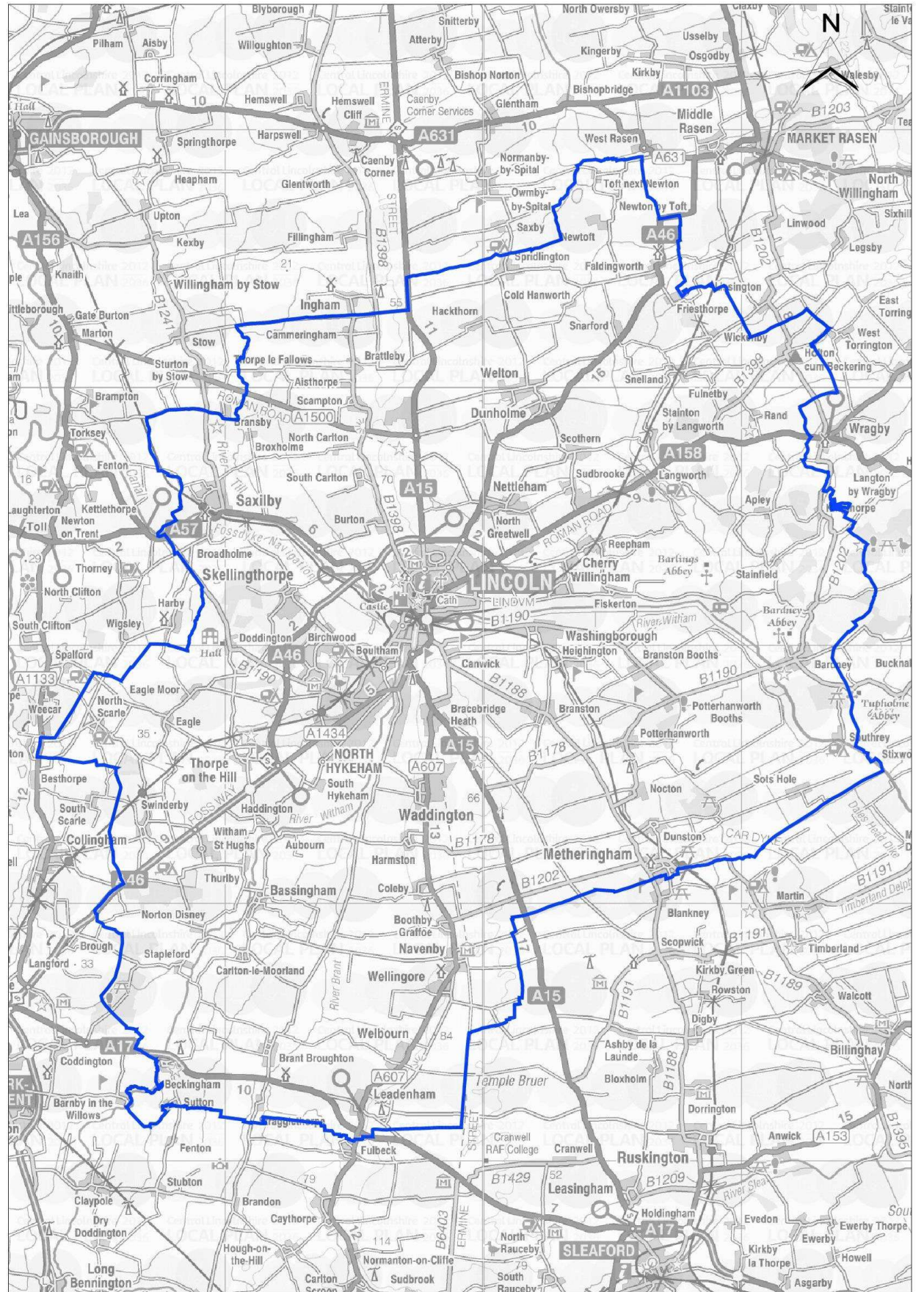


minimum figure of 1,060 dwellings per year at the time of the HNA being produced and that this level of growth could accommodate in the region of 35,400 additional residents in Central Lincolnshire to 2040 with the ability to support the creation of some 14,890 new jobs, or an increase of 677 jobs each year.

- 2.2.4. Closely linked to this work was the Economic Needs Assessment (ENA) (2020) which projects the economic growth and job growth to 2040, which in turn was influenced by the Local Industrial Strategy (LIS) and other work being produced by the Greater Lincolnshire Local Enterprise Partnership (GLLEP). The ENA highlights that there has been strong growth in recent years, outstripping anticipated growth, and projects forward a growth of approximately 992 jobs per year.
- 2.2.5. In order to provide enough working age population to support the projected level of job growth in Central Lincolnshire, more homes than the standard method would need to be delivered. The HNA concludes that 1,325 dwellings per year are needed to support the expected growth in jobs. An important part of this plan is delivering economic growth within the region to ensure it is competitive and supports the ambitions of the GLLEP.
- 2.2.6. The CLJSPC considered these recommendations and initially determined that the Local Plan should use a housing range to establish its housing requirement, with the national standard method for local housing need at the bottom end of the range, and the figure identified in the ENA and HNA as needed to match economic growth ambitions as the top of the range. All of these matters were tested by independent Inspectors during the course of the examination of this Plan, and consequently the final quantification and presentation of the housing requirement were adjusted for inclusion in this final adopted Plan. For a full explanation of the changes made, please see the Inspectors Report published on our website.
- 2.2.7. The housing requirement for Central Lincolnshire is therefore confirmed in Policy S2 as being 1,102 dwellings per year, or 24,244 dwellings between 2018 and 2040.
- 2.2.8. However, this plan allocates sufficient suitable land to meet the requirements to deliver the homes needed to support economic growth ambitions. For the avoidance of doubt, calculations associated with demonstrating a 'five year land supply' will be measured against the housing requirement of 1,102 dwellings per year in accordance with the national Planning Practice Guidance.
- 2.2.9. The delivery of the ambitions of this plan will be kept under review and housing and economic requirements may be adjusted in subsequent plan reviews.
- 2.2.10. Beyond considering the overall amount of development and growth that should occur, it is also important for the Local Plan to direct the growth in both employment and housing supply to the locations best suited and most attractive to the market, whilst ensuring there are no locations that are over-burdened or that other locations are not starved of growth. Furthermore, development needs to be located where it can minimise the need to travel especially by private car to ensure that Central Lincolnshire minimises the carbon being produced by activities within the area. Policy S2 commits the authorities to the overall housing growth target, then sets a strategic split of that growth across Central Lincolnshire.
- 2.2.11. The 'Lincoln Strategy Area' referred to in Policy S2 and based on travel to work patterns, is shown on Map 1 on the following page (which should not be confused with the 'Lincoln

urban area' defined in Policy S1). Other than for the establishment of the quantity of growth across Central Lincolnshire, there are no other policy differences for settlements or land either in or out of this 'Lincoln Strategy Area'.

Map 1: Lincoln Strategy Area



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## Policy S2: Growth Levels and Distribution

The housing requirement for Central Lincolnshire is 1,102 dwellings per year, and 24,244 dwellings over the plan period of 2018-2040.

This baseline will be used for Five Year Housing Land Supply calculations, Housing Delivery Test purposes and any other such similar calculations.

The economic vision and strategy of this plan is to seek to facilitate the creation of 24,000 new jobs over the plan period, 2018-2040. To help facilitate that target, and ensure the provision of new homes is in balance with job creation, this plan aims to facilitate the delivery of 1,325 dwellings per year, or 29,150 dwellings over the Plan period.

In order to facilitate all of the above, this Plan identifies a sufficient supply and mix of sites to not only meet its identified housing requirement and its economic vision jobs growth target, but also sufficient supply to meet the housing needed should the economic vision be successfully delivered.

Such a supply and mix of housing and employment sites have been provided in this Plan to broadly meet the following spatial strategy:

- a. **Lincoln Strategy Area** – around 64% of the supply, delivered through a combined strategy of (and in priority order):
  - i. urban regeneration;
  - ii. sustainable urban extensions to Lincoln; and
  - iii. growth at settlements which serve, and are serviced by, Lincoln.
- b. **Gainsborough** - around 12% of the supply, delivered through a combined strategy of urban regeneration, sustainable urban extensions and sites at nearby and well-connected villages.
- c. **Sleaford** – around 12% of the supply, delivered through, primarily, a strategy of sustainable urban extensions and on other urban sites and sites at nearby and well-connected villages.
- d. **Elsewhere** – around 12% of the supply will come forward in settlements elsewhere, primarily located at the market towns and in well-connected villages and villages with a good range of services present.

### **Reducing Energy Consumption – Circular Economy**

- 3.2.20. A circular economy is an alternative economic model which focuses on waste minimisation and product reuse: it is a direct challenge to the current linear “make, use and dispose” model of consumption.<sup>4</sup>
- 3.2.21. A circular economy is about maximising the use of materials and resources through recycling, reusing, repairing and sharing as much as possible. The ultimate aim of this is to reduce the production, consumption and disposal of materials and resources, thereby reducing energy use and carbon consumption. Circular economies can therefore help to preserve resources and reduce the damaging environmental impacts that result from production, consumption and waste disposal.
- 3.2.22. A circular economy can also be positive for the local economy, as it can create jobs in a local area to serve the circular economy, rather than support a consumption economy which relies on imports from outside the area (including international imports).
- 3.2.23. A circular economy is based on three fundamental principles:
1. Designing out waste and pollution;
  2. Keeping products and materials in use; and
  3. Regenerating natural systems.

The first principle requires businesses and organisations to rethink their supply chain and identify ways that they can avoid creating waste and pollution through their operations. The second principle centres around maximising the recycling, reusing, refurbishing, repairing, sharing and leasing of resources. The third principle requires businesses and organisations to consider how they can not only protect the natural environment, but improve it. The circular economy principles can be applied at all scales- globally, locally and at individual business level.

- 3.2.24. Policy S10 aims to support development proposals which will contribute to the delivery of circular economy principles. Examples of such proposals include:
- Proposals which have been designed to reduce material demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life;
  - Proposals which incorporate sustainable waste management onsite;
  - Proposals which make specific provision for the storage and collection of materials for recycling and/ or re-use; and
  - Proposals for the colocation of two or more businesses/ services for the purpose of sharing resources or maximising use of waste products.

#### **Policy S10: Supporting a Circular Economy**

The Joint Committee is aware of the high energy and material use consumed on a daily basis, and, consequently, is fully supportive of the principles of a circular economy.

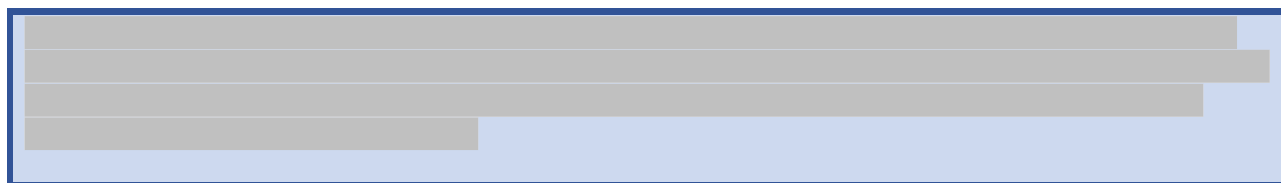
<sup>4</sup> <https://wrap.org.uk/about-us/our-vision/wrap-and-circular-economy>



Accordingly, and to complement any policies set out in the Minerals and Waste Development Plan, proposals will be supported, in principle, which demonstrate their compatibility with, or the furthering of, a strong circular economy in the local area (which could include cross-border activity elsewhere in Lincolnshire).

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### **Reducing Energy Consumption – Embodied Carbon**

- 3.2.25. A significant proportion of a building's lifetime carbon is locked into its fabric and systems. Embodied carbon means all the carbon dioxide (and other greenhouse gases) emitted in producing materials so in the case of buildings means all the emissions from the sourcing and construction of building materials, the construction of the building itself, all the fixtures and fittings inside and, arguably, the deconstruction and disposal at the end of a building's lifetime. Embodied carbon figures have been calculated for different dwelling types across Central Lincolnshire with the average embodied carbon figure of 45 tonnes of CO<sub>2</sub> per dwelling. Put another way, a brand-new home has already emitted 45 tonnes of CO<sub>2</sub> before it has been occupied. That's about the same as a typical petrol or diesel car emits over 10 years of average use. Addressing the embodied carbon can provide cost-effective potential for carbon savings and cost savings over and above those traditionally targeted through operational savings. Much of the low-hanging fruit of embodied carbon abatement is yet to be taken advantage of. It therefore provides a significant opportunity to reduce the carbon impact of the business and increase organisational carbon savings.
- 3.2.26. Reduction in embodied carbon is also not subject to ongoing building user behaviour in the way that operational carbon savings are. As a result, embodied carbon benefits can be more accurate and identifiable than predicted operational carbon reductions, particularly when the final occupant of the building is not known at the time.
- 3.2.27. Embodied carbon savings made during the design and construction stage are also delivered today. This contrasts with operational emissions savings which are delivered over time in the future. Indeed, a Kg of CO<sub>2</sub> saved over the next 5 years has a greater environmental value than a kg saved in say 10 or more years' time.
- 3.2.28. Embodied carbon assessment can also contribute to other sustainability targets and priorities beside carbon. For example, use of recycled content, recyclability of building materials, and reduced waste materials to landfill can all result from a focus on reducing embodied carbon and also contribute to waste reduction targets. Similarly, benefits to the local community can accrue from reduced on-site energy generation and cleaner fabrication processes which mitigate the impact of the development site on the local area; the use of more local sourcing and local supply chains can also support jobs and the economy in the local area (or if not local, at regional or national level).
- 3.2.29. This Local Plan supports measures to reduce embodied carbon through encouraging developers to demonstrate how developments over a specified floor area have reduced embodied carbon.

### **Policy S11: Embodied Carbon**

All development should, where practical and viable, take opportunities to reduce the development's embodied carbon content, through the careful choice, use and sourcing of materials.

**Presumption against demolition:**

To avoid the wastage of embodied carbon in existing buildings and avoid the creation of new embodied carbon in replacement buildings, there is a presumption in favour of repairing, refurbishing, re-using and re-purposing existing buildings over their demolition. Proposals that result in the demolition of a building (in whole or a significant part) should be accompanied by a full justification for the demolition. For non-listed buildings demolition will only be acceptable where it is demonstrated to the satisfaction of the local planning authority that:

1. the building proposed for demolition is in a state of such disrepair that it is not practical or viable to be repaired, refurbished, re-used, or re-purposed; or
2. repairing, refurbishing, re-using, or re-purposing the building would likely result in similar or higher newly generated embodied carbon than if the building is demolished and a new building is constructed; or
3. repairing, refurbishing, re-using, or re-purposing the building would create a building with such poor thermal efficiency that on a whole life cycle basis (i.e. embodied carbon and in-use carbon emissions) would mean a lower net carbon solution would arise from demolition and re-build; or
4. demolition of the building and construction of a new building would, on an exceptional basis, deliver other significant public benefits that outweigh the carbon savings which would arise from the building being repaired, refurbished, re-used, or re-purposed.

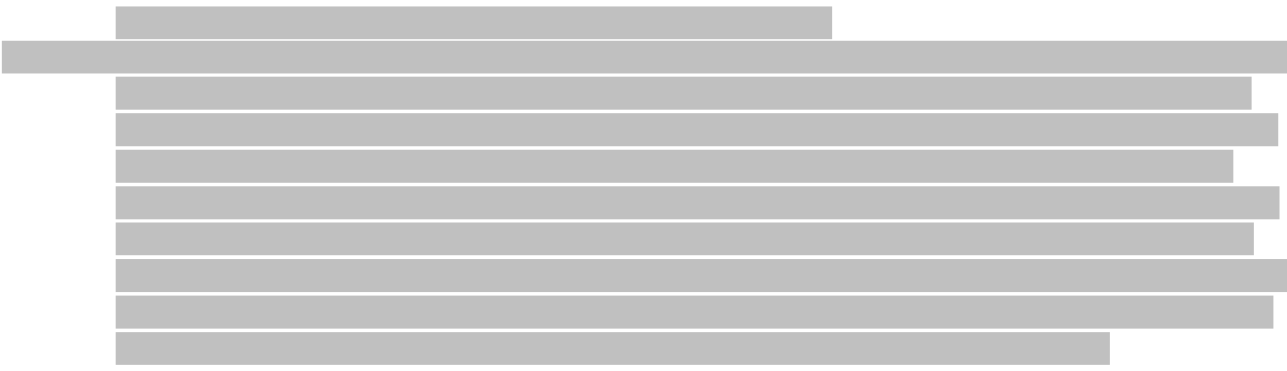
Applications within the countryside relating to the re-use or conversion of existing buildings will only be acceptable where they also meet the requirements of Policy S5, S34, or S43 as applicable.

**Major development proposals:**

All major development proposals should explicitly set out what opportunities to lower a building's embodied carbon content have been considered, and which opportunities, if any, are to be taken forward.

In the period to 31 December 2024, there will be no requirement (unless mandated by Government) to use any specific lower embodied carbon materials in development proposals, provided the applicant has at least demonstrated consideration of options and opportunities available.

From 1 January 2025, there will be a requirement for a development proposal to demonstrate how the design and building materials to be used have been informed by a consideration of embodied carbon, and that reasonable opportunities to minimise embodied carbon have been taken. Further guidance is anticipated to be issued by the local planning authorities on this matter prior to 1 January 2025.



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### 3.3. Theme 2 - Increase Renewable Energy Generation

3.3.1. The second section of this chapter focusses on what the Local Plan can do to facilitate an increase in renewable energy generated in Central Lincolnshire, as part of a transition towards a net-zero carbon future. It does this by proactively encouraging investment in renewable energy infrastructure, encouraging and supporting the delivery of wider transformation infrastructure (such as energy storage), and requiring certain infrastructure

as part of new development where there is reasonable certainty that a net-zero carbon society would depend on such infrastructure.

### **Generating Renewable Energy**

3.3.2. The generation and use of renewable energy reduces demand for fossil fuels, thus reducing harmful greenhouse gas emissions. Renewable energy technologies include:

- Photovoltaic solar panels- for electricity generation
- Thermal solar panels- for heating
- Wind turbines- for electricity generation
- Ground source heat pumps – for heating
- Air source heat pumps – for heating

3.3.3. Not only does the use of renewable energy reduce carbon emissions, and thus help address climate change, but it also has many other benefits too, namely:

- It is sustainable- renewable energy will not run out, unlike fossil fuels which are finite;
- The renewable energy sector creates jobs in the short and long term, for example, project planning, installation, operation and maintenance;
- Onshore wind offers the most cost-effective choice for electricity in the UK and these cost savings can be passed onto the consumer;
- Onshore wind technology is getting more efficient whilst maintaining the same footprint, and land between wind turbines can be used for other productive purposes, such as food production.

3.3.4. In Central Lincolnshire, the aim of the Joint Committee that prepared this Plan is to maximise appropriately located renewable energy generated in Central Lincolnshire, as confirmed in Policy S14 below. The Policy sets no floor or cap on the scale of renewable energy targeted to be generated, preferring, instead, an approach which supports all appropriate proposals that meet the policy requirements set out.

### **Wind Energy**

3.3.5. In June 2015 Government issued a Written Statement<sup>6</sup> on wind energy development, stating that, *when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:*

- *the development site is in an area identified as suitable for wind energy development in a local or neighbourhood plan; and*
- *following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.*

3.3.6. This position is transcribed in national policy (NPPF (2021) footnote 54). Whether a proposal has the backing or support of the local community is a judgement the local planning authority will have to make on a case by case basis.

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<sup>6</sup> <https://www.parliament.uk/globalassets/documents/commons-vote-office/June-2015/18-June/1-DCLG-Planning.pdf>



- 3.3.7. As mentioned in the introduction to this chapter, this Local Plan must be radical, and do more than merely ‘encourage’ action against climate change. As applications for wind turbines can (in accordance with the above national policy) only be approved if they are in a location identified as suitable for wind energy development, this Local Plan therefore identifies potentially suitable areas for wind turbine development. The alternative (i.e. not identifying any potentially suitable areas) would mean that wind turbine applications in Central Lincolnshire could only be approved if an area was identified in a neighbourhood plan: this could result in no or very limited wind turbine development, which would not be in line with Central Lincolnshire's ambition to facilitate a net zero carbon future and would be a barrier to this Local Plan making a legally required meaningful contribution to addressing the climate change crisis. Not identifying potentially suitable areas for wind turbine development would also make the goal of net zero carbon, whether by 2050 (UK legal requirement) or earlier (stated ambition of many authorities) harder to achieve, and result in greater pressure to adopt more revolutionary measures elsewhere. In principle, therefore, this Local Plan supports and helps facilitate the delivery of wind turbines.
- 3.3.8. Policy S14 below differentiates between small to medium scale turbines and medium to large turbines. This Local Plan establishes that the whole of the Central Lincolnshire area is potentially suitable for small to medium wind turbine development, while only the limited area shown indicatively on Map 2 (and defined on the Policies Map) is potentially suitable for the development of medium to large scale turbines.
- 3.3.9. Full details of the approach used to identify areas potentially suitable for medium to large wind turbine development are set out in a separate evidence document available on our website, but the following paragraphs provide a summary of our approach:
- 3.3.10. **Considering wind opportunity** – For wind turbines to be effective, there must be wind to power them. The East Midlands Low Carbon Energy Study (2011) highlighted that wind speeds in Central Lincolnshire are generally feasible for large-scale wind development and that wind speeds across Central Lincolnshire are consistently above 5.5m/s (the general threshold for economic viability). It is not considered that any material changes will have occurred since 2011 to impact this position, so it is maintained that, in principle, the opportunity for wind turbine development remains across the whole Central Lincolnshire area.
- 3.3.11. **Mapping of principal constraints** – The next step is identifying and mapping strategic level constraints to broadly identify the areas potentially suitable for wind turbine development. These constraints have been identified as:
- All settlements over 50 dwellings identified in the Settlement Hierarchy and settlements over 50 dwellings outside Central Lincolnshire (plus 2km buffer)
  - Lincolnshire Wolds Area of Outstanding Natural Beauty
  - Areas of Great Landscape Value
  - Sites of Special Scientific Interest; Special Protection Areas; Special Areas of Conservation; Ramsars; National Nature Reserves; Local Wildlife Sites; Ancient Woodland
  - Protected Battlefields; Scheduled Monuments; Historic Parks and Gardens; Conservation Areas
  - 5km exclusion zone around airports and airfields, namely: Humberside; RAF Waddington; RAF Coningsby; RAF Barkston Heath, Kirton Lindsey airfield; Sturgate airfield; Wickenby Aerodrome; and Temple Bruer Airfield.

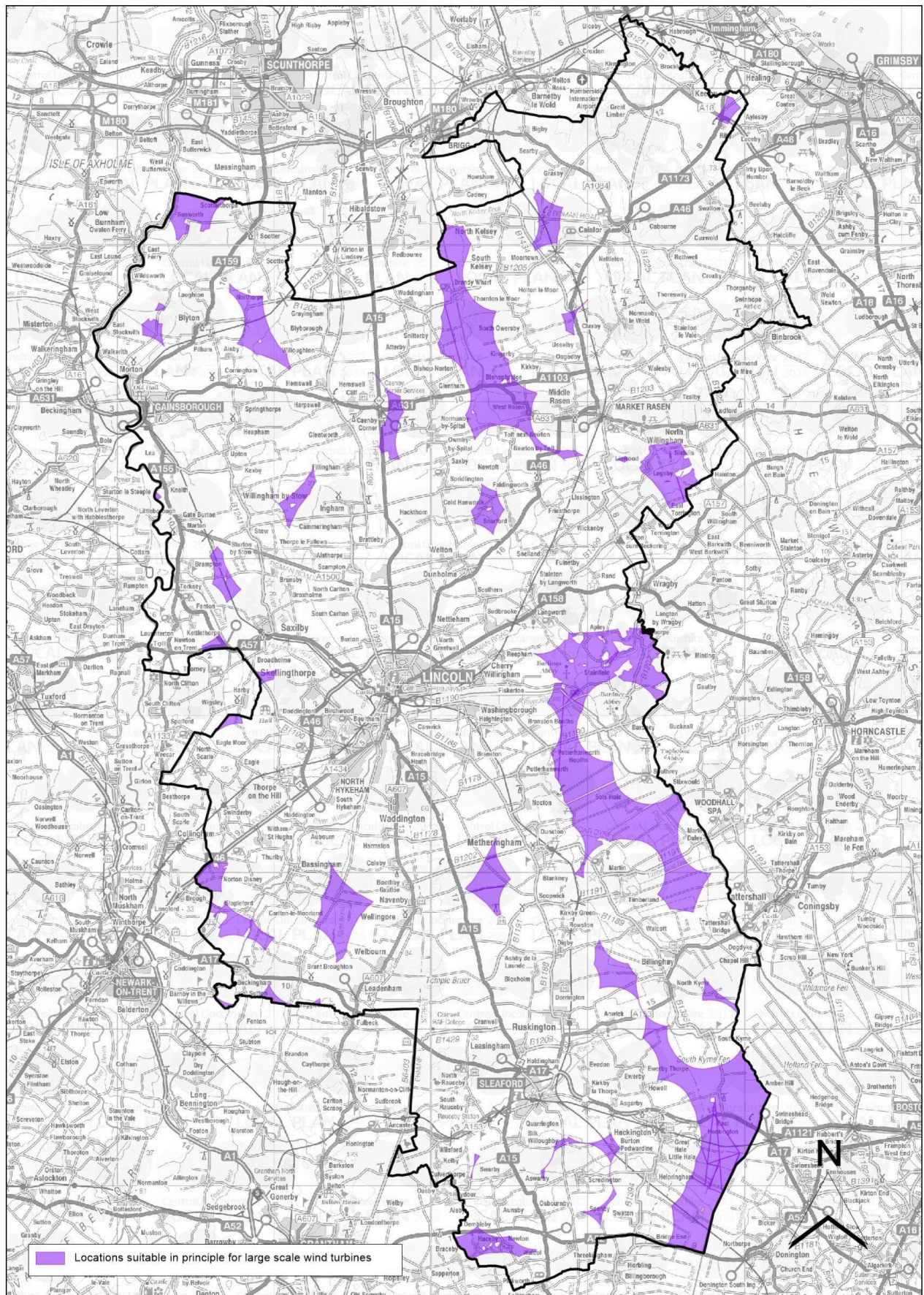
- 3.3.12. For most of the constraints identified above, no additional ‘buffer zone’ around them has been included. To do so was deemed inappropriate, as the required distance between a wind turbine and a constraint may vary significantly depending on the specifics of the site and nature of the proposal: as such, proximity to the identified principal constraints will be a matter for detailed consideration at the time of application.
- 3.3.13. **Map of areas potentially suitable for wind turbine development** – When all of the principal constraints are combined the result provides a number of areas which are not constrained by a ‘principal constraint’ and therefore potentially suitable in principle for medium-large scale wind turbines as shown on the indicative Map 2 below, and set out in detail on the Policies Map. All areas coloured purple are potentially suitable for medium-large wind turbine development.
- 3.3.14. As well as the principal constraints discussed above, there is, of course, the potential for numerous other site specific constraints, such as: landscape character; visual amenity; biodiversity; geodiversity; flood risk; townscape; heritage assets and their settings and the historic landscape; and highway safety. However, again, the impact of these constraints may vary significantly depending on the specifics of the site and the nature of the proposal, and therefore were not used to sieve out additional areas which are deemed unsuitable in principle for medium to large turbines.
- 3.3.15. To illustrate the above point, the Witham Fen north of the Heckington Eau is a historic landscape potentially sensitive to the introduction of wind turbines; both because it is a shared setting to the numerous scheduled monuments sited around it and because of its importance in key views to Lincoln Castle / Cathedral and Tattershall Castle. Whilst this historic landscape area has not been applied as an absolute constraint to medium-large scale wind turbines, any wind turbine proposals in that area would have to carefully consider the impact on the historic landscape and the heritage assets associated with it.
- 3.3.16. **Detailed assessment of applications** – It is important to stress that the areas on Map 2 and the Policies Map are only ‘*potentially suitable*’ for medium-large scale wind turbines: being within these locations does not mean that an application for a wind turbine or turbines would automatically be approved. It is not possible to easily and comprehensively map qualitative considerations, so such matters are considered at the point of application: all applications for wind turbines will be assessed against the detailed policy criteria set out in Policy S14 below, and all other relevant policies in this Local Plan, as well as policies in any relevant Neighbourhood Plan.
- 3.3.17. In addition, applicants will also have to demonstrate that any planning impacts identified by affected local communities have been fully addressed, in order to satisfy national policy<sup>7</sup>.

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<sup>7</sup> See NPPF (2021) paragraph 158 and footnote 54.



Map 2: Map of area suitable in principle, subject to detailed assessment, for the development of medium to large wind turbines. Areas marked in purple are potentially suitable for medium to large wind turbines. Smaller turbines are, in principle (and subject to detailed assessment), supported throughout Central Lincolnshire.



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**Policy S14: Renewable Energy**

The Central Lincolnshire Joint Strategic Planning Committee is committed to supporting the transition to a net zero carbon future and will seek to maximise appropriately located renewable energy generated in Central Lincolnshire (such energy likely being wind and solar based).

Proposals for renewable energy schemes, including ancillary development, will be supported where the direct, indirect, individual and cumulative impacts on the following considerations are, or will be made, acceptable. To determine whether it is acceptable, the following tests will have to be met:

- i. The impacts are acceptable having considered the scale, siting and design, and the consequent impacts on landscape character; visual amenity; biodiversity; geodiversity; flood risk; townscape; heritage assets, their settings and the historic landscape; and highway safety and rail safety; and
- ii. The impacts are acceptable on aviation and defence navigation system/communications; and
- iii. The impacts are acceptable on the amenity of sensitive neighbouring uses (including local residents) by virtue of matters such as noise, dust, odour, shadow flicker, air quality and traffic;

Testing compliance with part (i) above will be via applicable policies elsewhere in a development plan document for the area (i.e. this Local Plan; a Neighbourhood Plan, if one exists; any applicable policies in a Minerals or Waste Local Plan); and any further guidance set out in a Supplementary Planning Document.

In order to test compliance with part (ii) above will require, for relevant proposals, the submission by the applicant of robust evidence of the potential impact on any aviation and defence navigation system/communication, and within such evidence must be documented areas of agreement or disagreement reached with appropriate bodies and organisations responsible for such infrastructure.

In order to test compliance with part (iii) above will require, for relevant proposals, the submission by the applicant of a robust assessment of the potential impact on such users, and the mitigation measures proposed to minimise any identified harm.

For all matters in (i)-(iii), the applicable local planning authority may commission its own independent assessment of the proposals, to ensure it is satisfied what the degree of harm may be and whether reasonable mitigation opportunities are being taken.

Where significant adverse effects are concluded by the local planning authority following consideration of the above assessment(s), such effects will be weighed against the wider environmental, economic, social and community benefits provided by the proposal. In this regard, and as part of the planning balance, significant additional weight in favour of the proposal will arise for any proposal which is community-led for the benefit of that community.

In areas that have been designated for their national importance, as identified in the National Planning Policy Framework, renewable energy infrastructure will only be permitted where it can be demonstrated that it would be appropriate in scale, located in areas that do not contribute positively to the objectives of the designation, is sympathetically designed and includes any necessary mitigation measures.

### **Additional matters for solar based energy proposals**

Proposals for solar thermal or photovoltaics panels and associated infrastructure to be installed on existing property will be under a presumption in favour of permission unless there is clear and demonstrable significant harm arising.

Proposals for ground based photovoltaics and associated infrastructure, including commercial large scale proposals, will be under a presumption in favour unless:

- there is clear and demonstrable significant harm arising; or
- the proposal is (following a site specific soil assessment) to take place on Best and Most Versatile (BMV) agricultural land and does not meet the requirements of Policy S67; or
- the land is allocated for another purpose in this Local Plan or other statutory based document (such as a nature recovery strategy or a Local Transport Plan), and the proposal is not compatible with such other allocation.

Proposals for ground based photovoltaics should be accompanied by evidence demonstrating how opportunities for delivering biodiversity net gain will be maximised in the scheme taking account of soil, natural features, existing habitats, and planting proposals accompanying the scheme to create new habitats linking into the nature recovery strategy.

### **Additional matters for wind based energy proposals**

Proposals for a **small to medium single wind turbine**, which is defined as a turbine up to a maximum of 40m from ground to tip of blade, are, in principle, supported throughout Central Lincolnshire (i.e. the whole of Central Lincolnshire is identified as a broad area potentially suitable for such a single turbine), subject to meeting the above criteria (i)-(iii) and the requirements of national planning policy. Under this paragraph, no dwelling or other operation (e.g. a farm or a business) may have more than one turbine at any one time in the curtilage of that dwelling or other operation.

Proposals for **medium (over 40m from ground to tip of blade) to large scale wind turbines (including groups of turbines)** will, in principle, be supported only where they are located within an area identified as a 'Broad Area Suitable for Larger Scale Wind Energy Turbines' as identified on the Policies Map and (indicatively) on Map 2. Such proposals will be tested against criteria (i)-(iii) and the requirements of national planning policy.

Medium to large scale wind turbines must not be within 2km of a settlement boundary of a settlement identified in the Settlement Hierarchy. However, where a proposal is within 2km of any residential property, the following matters will need careful consideration as to the potential harm arising:

- Noise
- Flicker
- Overbearing nature of the turbines (established by visual effects from within commonly used habitable rooms)
- Any other amenity which is presently enjoyed by the occupier.

In this regard, no medium to large scale wind turbine within 700m of a residential property is anticipated to be supported, and proposals between 700-2,000m will need clear evidence of no significant harm arising.

For the avoidance of doubt, any medium to large scale wind turbine proposals outside of the identified Broad Area Suitable for Larger Scale Wind Energy Turbines should be refused.



**Decommissioning renewable energy infrastructure**

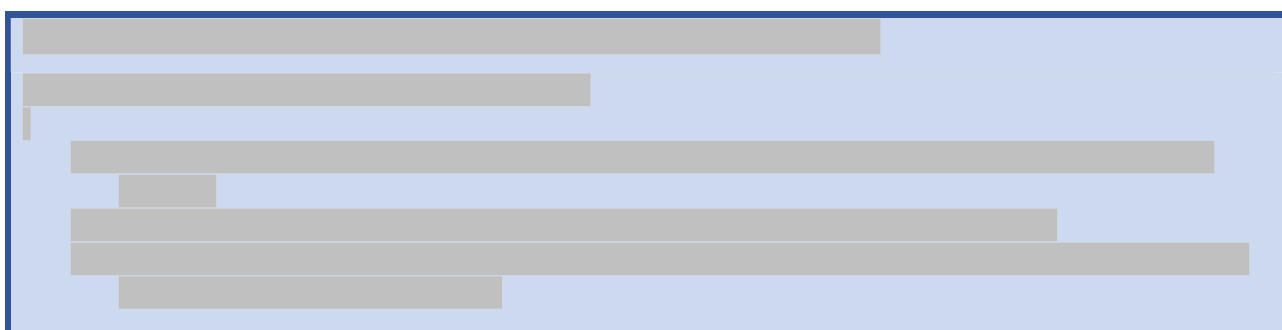
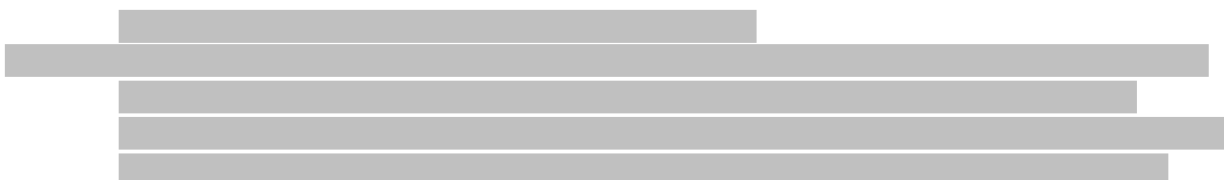
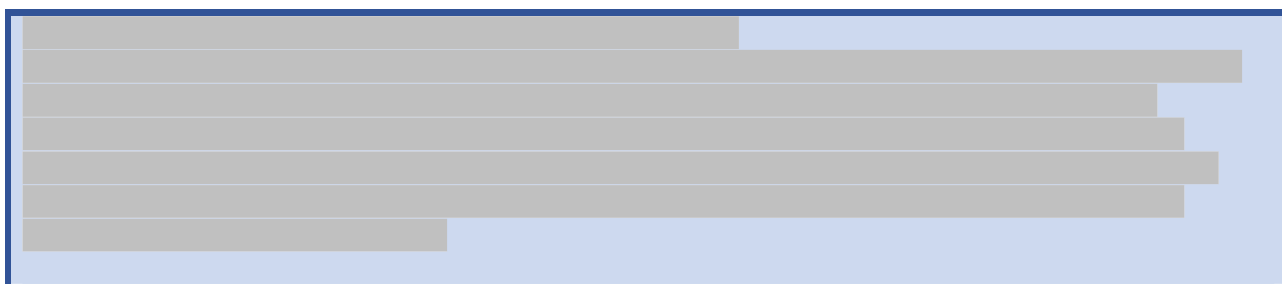
Permitted proposals will be subject to a condition that will require the submission of an End of Life Removal Scheme within one year of the facility becoming non-operational, and the implementation of such a scheme within one year of the scheme being approved. Such a scheme should demonstrate how any biodiversity net gain that has arisen on the site will be protected or enhanced further, and how the materials to be removed would, to a practical degree, be re-used or recycled.

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### **Wider Energy Infrastructure**

- 3.3.19. In order to support a move to a zero carbon Central Lincolnshire there is a need to move away from fossil fuels (gas, petrol, diesel, oil) towards low carbon alternatives and this transition needs to take place with increasing momentum in order to stay within identified carbon saving targets. The key implication of the move towards low carbon energy will be the increasing demand for electricity – demand for electrical energy is forecast to increase by 165% in Central Lincolnshire over the next 30 years. As a result, the infrastructure around energy, and in particular electrical infrastructure, will need to adapt and change to accommodate the increased need for the management and storage of electricity. Energy storage including battery storage, consideration of existing and new electricity sub-stations and energy strategies for large developments are required to help support the future energy infrastructure needs for Central Lincolnshire.

### **Policy S16: Wider Energy Infrastructure**

The Joint Committee is committed to supporting the transition to net zero carbon future and, in doing so, recognises and supports, in principle, the need for significant investment in new and upgraded energy infrastructure.

Where planning permission is needed from a Central Lincolnshire authority, support will be given to proposals which are necessary for, or form part of, the transition to a net zero carbon sub-region, which could include: energy storage facilities (such as battery storage or thermal storage); and upgraded or new electricity facilities (such as transmission facilities, sub-stations or other electricity infrastructure).

However, any such proposals should take all reasonable opportunities to mitigate any harm arising from such proposals, and take care to select not only appropriate locations for such facilities, but also design solutions (see Policy S53) which minimises harm arising.

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### 3.7. Flood Risk and Water Resources

3.7.1. Central Lincolnshire’s rivers and water resources are a valuable asset, supporting wildlife, recreation and tourism, as well as providing water for businesses, households and agriculture. Inland waterways are a multifunctional asset that can contribute towards many Local Plan objectives, including important opportunities for regeneration, tourism, and sustainable transport. Water resources require careful management to conserve their quality and value and to address drainage and flooding issues.

#### **Flood Risk**

3.7.2. In accordance with the NPPF and supporting technical guidance, Policy S21 seeks to ensure that development does not place itself or others at increased risk of flooding. All development will be required to demonstrate that regard has been given to existing and future flood patterns from all flooding sources and that the need for effective protection and flood risk management measures, where appropriate, have been considered as early on in the development process as possible. In allocating sites within this Local Plan,

addenda to the SFRA Level 1 and Level 2 has been undertaken and published, to inform the process.

- 3.7.3. A sequential risk based approach to the location of development, known as a 'sequential test,' will be applied to steer new development to areas with the lowest probability of flooding. If, following the application of the sequential test, it is not possible, consistent with wider sustainability objectives, for development to be located in areas with a lower probability of flooding, the exception test may be applied. The exception test, in line with NPPF, requires development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, that it would be safe for its lifetime taking account of the vulnerability of its users, without increasing risk elsewhere and, where possible, will reduce flood risk overall.
- 3.7.4. Central Lincolnshire contains significant areas of low lying land for which a number of organisations are responsible for managing flood risk and drainage, including the Environment Agency (EA), Lincolnshire County Council as Lead Local Flood Authority (LLFA), Anglian Water and Severn Trent Water Companies, the Canal and River Trust, a number of Internal Drainage Boards (IDBs) and the three Local Authorities. Flood defences protect many of the existing built-up areas from river flooding to a currently acceptable standard, but it is anticipated that the risk of flooding will increase in the future as a result of climate change. These include predicted sea level rise, more intense rainfall and increased river flows.
- 3.7.5. Many of Central Lincolnshire's settlements were originally established adjacent to rivers or other water bodies. Over time these same settlements have grown into the main centres of population in Central Lincolnshire and now represent, in terms of wider sustainability criteria, the most sustainable locations for future development. A careful balance therefore needs to be struck between further growth in these areas to ensure their communities continue to thrive and the risk of flooding.
- 3.7.6. With the increased likelihood of more intense rainfall combined with further development in Central Lincolnshire, there will be an increase in the incidence of surface water runoff, placing greater pressure on existing drainage infrastructure. The discharge of surface water to combined sewer systems should be on an exceptional basis only. This will ensure that capacity constraints of existing systems are not put under severe pressure by placing unnecessary demands on existing sewage works and sewage systems which in turn could compromise the requirements of the Water Framework Directive. The discharge of surface water to combined sewer systems can also contribute to surface water flooding elsewhere.
- 3.7.7. Sustainable Drainage Systems (SuDS) are used to replicate, as closely as possible, the natural drainage from a site before development takes place without transferring pollution to groundwater. Developers should ensure that good SuDS principles consistent with national standards such as The SuDS Manual (C753 – CIRIA) are considered and incorporated into schemes as early in the development process as possible. A multi-functional approach to SuDS is encouraged that should take every opportunity to incorporate features that enhance and maintain biodiversity as part of a coherent green and blue infrastructure approach. The use of Integrated Water Management is encouraged for larger scale developments. Reference should be made to the Lincolnshire County Council Development Roads and Sustainable Drainage Design Guide and CIRIA guidance on Integrated Water Management. The Design Guide provides information on planning and adoption milestones and requirements and lists the essential technical



documents and information required at various stages of the planning and adoption process to enable the necessary processes to be progressed. When SuDS features which meet the legal definition of sewers are to be adopted by the relevant water company for the area, reference should be made to the Design and Construction Guidance.

### **Protecting the Water Environment**

- 3.7.8. The Central Lincolnshire authorities work closely with water companies, the EA and other relevant bodies to ensure that infrastructure improvements to manage increased waste water and sewage effluent produced by new development are delivered in a timely manner, and to ensure that, as required by the Water Framework Directive, there is no deterioration to water quality and the environment.
- 3.7.9. Parts of Central Lincolnshire are currently constrained by the capacity of water recycling infrastructure, and will require coordinated timing between development and new or improved infrastructure provision. The predominantly rural nature of the area means that there are developments without mains drainage connection that will require careful design and management. The first presumption in such areas must be to provide a system of foul drainage discharging into a public sewer. Only where it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered.
- 3.7.10. Groundwater Source Protection Zones (SPZs) are areas of groundwater where there is a particular sensitivity to pollution risks due to the closeness of a drinking water source and how the groundwater flows. They are used to protect abstractions used for public water supply and other forms of distribution to the public such as breweries and food production plants. Development in the SPZs will be expected to comply with the EA's approach to groundwater protection (Feb 2018 v1.2) or any subsequent replacement.
- 3.7.11. Central Lincolnshire lies within the East Midlands area of serious water stress where drought is a cause for concern. This is a major challenge in the context of Central Lincolnshire's planned growth, and will require careful conservation and management of water resources to ensure that demand for water can be achieved in a sustainable manner. It also provides the justification to require, via this Local Plan, the higher water efficiency standard of 110 litres per day which can be achieved through the installation of water efficient toilets, showers and taps. Water re-use measures are encouraged wherever feasible in order to reduce consumption and demand on the mains water supply further.
- 3.7.12. The River Trent as it skirts the edge of Central Lincolnshire and runs adjacent to the main town of Gainsborough, from Cromwell Weir to the River Humber, is tidal and flows into the internationally important Humber Estuary. The River Witham passing through Central Lincolnshire and the City of Lincoln flows into the Wash, also of international importance. As such, any proposals that affect or might affect the marine area should make reference to and be guided by the Marine Policy Statement and supporting guidance or any subsequent replacement. The Marine Policy Statement provides a shared UK vision for clean, healthy, safe, productive and biologically diverse oceans and seas by ensuring a consistent approach to marine planning across UK waters. Development in this area should also make reference to the East Inshore and East Offshore Marine Plans.
- 3.7.13. To support the planning process and provide a better understanding of flood risk, drainage management and water management in the area, data from the EA, LLFA, IDBs and Water Resources East have been used to inform the SFRA Level 1 and 2, site allocations

and Local Plan policies. In preparing the Local Plan, the Joint Lincolnshire Flood Risk and Drainage Management Strategy, Partnership Approach to Catchment Management, Water Resources Management Plan and the GLLEP Water Management Plan have been referenced.

- 3.7.14. All relevant development proposals, where appropriate, should be discussed with the Local Planning Authority in liaison with the EA, Water Services Provider, IDBs and the LLFA at the earliest opportunity, preferably at pre-application stage. This should ensure flood risk and drainage solutions, particularly where required on site, can be factored into the development process as early as possible. Adequate mains foul water treatment and disposal should be evidenced through liaison with the Water/ Sewerage Company. The outcome of those discussions, the implications for the development and, where appropriate, a phasing plan should be provided in support of applications.

### **Policy S21: Flood Risk and Water Resources**

#### **Flood Risk**

All development proposals will be considered against the NPPF, including application of the sequential and, if necessary, the exception test.

Through appropriate consultation and option appraisal, development proposals should demonstrate:

- a) that they are informed by and take account of the best available information from all sources of flood risk and by site specific flood risk assessments where appropriate;
- b) that the development does not place itself or existing land or buildings at increased risk of flooding;
- c) that the development will be safe during its lifetime taking into account the impacts of climate change and will be resilient to flood risk from all forms of flooding such that in the event of a flood the development could be quickly brought back into use without significant refurbishment;
- d) that the development does not affect the integrity of existing flood defences and any necessary flood mitigation measures have been agreed with the relevant bodies, where adoption, ongoing maintenance and management have been considered and any necessary agreements are in place;
- e) how proposals have taken a positive approach to reducing overall flood risk and have considered the potential to contribute towards solutions for the wider area; and
- f) that they have incorporated Sustainable Drainage Systems (SuDS)/ Integrated Water Management into the proposals unless they can be shown to be inappropriate.

#### **Protecting the Water Environment**

Development proposals that are likely to impact on surface or ground water should consider the requirements of the Water Framework Directive.

Development proposals should demonstrate:

- g) that water is available to support the development proposed;
- h) that adequate mains foul water treatment and disposal already exists or can be provided in time to serve the development. Non mains foul sewage disposal solutions should only be considered where it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible;
- i) that they meet the Building Regulation water efficiency standard of 110 litres per occupier per day or the highest water efficiency standard that applies at the time of the planning application (*see also Policy S12*);

- j) that water reuse and recycling and rainwater harvesting measures have been incorporated wherever possible in order to reduce demand on mains water supply as part of an integrated approach to water management (*see also Policy S11*);
- k) that they have followed the surface water hierarchy for all proposals:
  - i. surface water runoff is collected for use;
  - ii. discharge into the ground via infiltration;
  - iii. discharge to a watercourse or other surface water body;
  - iv. discharge to a surface water sewer, highway drain or other drainage system, discharging to a watercourse or other surface water body;
  - v. discharge to a combined sewer;
- l) that no surface water connections are made to the foul system;
- m) that surface water connections to the combined or surface water system are only made in exceptional circumstances where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments) and where there is no detriment to existing users;
- n) that no combined sewer overflows are created in areas served by combined sewers, and that foul and surface water flows are separated;
- o) that development contributes positively to the water environment and its ecology where possible and does not adversely affect surface and ground water quality in line with the requirements of the Water Framework Directive;
- p) that development with the potential to pose a risk to groundwater resources is not located in sensitive locations to meet the requirements of the Water Framework Directive;
- q) how Sustainable Drainage Systems (SuDS)/ Integrated Water Management to deliver improvements to water quality, the water environment and to improve amenity and biodiversity net gain wherever possible have been incorporated into the proposal unless they can be shown to be impractical;
- r) that relevant site investigations, risk assessments and necessary mitigation measures for source protection zones around boreholes, wells, springs and water courses have been agreed with the relevant bodies (e.g. the Environment Agency and relevant water companies);
- s) that suitable access is safeguarded for the maintenance of watercourses, water resources, flood defences and drainage infrastructure; and
- t) that adequate provision is made to safeguard the future maintenance of water bodies to which surface water and foul water treated on the site of the development is discharged, preferably by an appropriate authority (e.g. Environment Agency, Internal Drainage Board, Water Company, the Canal and River Trust or local Council).

In order to allow access for the maintenance of watercourses, development proposals that include or abut a watercourse should ensure no building, structure or immovable landscaping feature is included that will impede access within 8m of a watercourse, or within 16m of a tidal watercourse. Conditions may be included where relevant to ensure this access is maintained in perpetuity and may seek to ensure responsibility for maintenance of the watercourse including land ownership details up to and of the watercourse is clear and included in maintenance arrangements for future occupants.

## 5. Employment

- 5.1.1. This section sets out how the Central Lincolnshire Authorities will assist the achievement of strong and sustainable local economic growth where entrepreneurship, innovation and inward investment are actively encouraged.
- 5.1.2. Central Lincolnshire is located within the Greater Lincolnshire Local Enterprise Partnership (GLLEP) area and represents roughly 30% of the GLLEP area's population, employment and business base. The draft Local Industrial Strategy (LIS) notes that Greater Lincolnshire has an economy of £20.7bn with an ambition to grow the Gross Value Added (GVA) by £3.2bn by 2030. The GLLEP area boasts a mix of traditional manufacturing, a comprehensive agri-food sector, energy and services, and is strong in health and care and the visitor economy. In these sectors and others the area benefits from a large number of small businesses – a distinctive feature of the economy. (Draft, LIS November 2019).
- 5.1.3. The GLLEP's priority sectors include; agri-foods, energy and water, health and care, visitor economy and ports and logistics, but this should not diminish the important roles of other sectors, including manufacturing and engineering, to the local economy. The Central Lincolnshire Authorities will play a key role in the delivery of the vision for most of these sectors. The policy set out in this Plan reflects these growth aspirations and addresses the specific needs of these diverse sectors.
- 5.1.4. An Economic Needs Assessment (ENA) update was completed in March 2020 and this projected that over half of new jobs will not be within premises for business, general industry or storage and distribution (previously within B use classes). This further demonstrates the diversity of the economy in Central Lincolnshire. The ENA also projects that around 6.5ha of land will be required for office space, a further 4.3ha for warehouse space and 0.9ha for industrial land in order to meet needs.
- 5.1.5. The 2017 Local Plan allocated over 111ha of land for employment across seven Strategic Employment Sites (SES), plus an additional 51ha was anticipated to come forward as employment development within Sustainable Urban Extensions (SUEs) – which was well in excess of the forecast need of 23 hectares at that time. Whilst development has occurred on some of these sites more than 90ha of this previously allocated land remains undeveloped.
- 5.1.6. Given this oversupply when compared to projected need and the remaining suitability of these sites as SES no further land has been allocated for employment development as the existing sites are in the right locations to meet the strategic needs - they provide adequate choice to enable flexibility for the market, and yet certainty for developers and investors. The Local Plan strategy and distribution of growth remains broadly similar to the 2017 Local Plan to ensure that the SUEs become thriving communities with a mix of uses including opportunities for employment creation.
- 5.1.7. In addition the Local Plan also designates existing Important Established Employment Areas (IEEA) which, whilst being well-established include some plots still available for development and offer further choice and flexibility to the market through intensification or redevelopment. The scale of all these existing consents, enterprise zones, provision within SUEs and vacant plots within established employment sites, is of such a degree that further new employment allocations on, for example, greenfield land, would not be effective or justified.



- 5.1.8. The SES, employment land within the SUEs and the IEEA make up the employment sites of strategic importance and these are all located at the main urban and most populated areas of Lincoln Urban Area, the Main Towns of Sleaford and Gainsborough and within SUEs which are a focus for growth in the plan period.
- 5.1.9. Beyond these sites of strategic importance, many smaller employment areas provide an important role for local communities across Central Lincolnshire. Their existence is vital in supporting smaller, and in particular rural, communities and providing local employment and services without the need to travel too far. In an effort to recognise the important role of these areas Policy S32 provides a policy framework for Local Employment Areas (LEA), which are not directly designated but are defined and are given a suitable level of protection and flexibility for intensification and redevelopment.
- 5.1.10. In the broadest terms Policies S28-S34 aim to meet the following objectives:
- Protect existing important employment sites and premises;
  - Make it easier for our key growth sectors and fastest growing companies to achieve their potential;
  - Encourage new inward investment and expansion;
  - Support the growth of small and micro business;
  - Encourage business start-ups – support the growth of entrepreneurial culture; and
  - Encourage inward investment in accordance with the spatial strategy.
- 5.1.11. This local plan has been produced at a time of great uncertainty and change to the economy brought on by both the Covid 19 pandemic and the UK departing the European Union. The true impact to the commercial environment of these events are yet to be fully understood. The Central Lincolnshire Districts, the County Council and the Greater Lincolnshire Local Enterprise Partnership are working together to ensure the Central Lincolnshire economy is robust and will bounce back strongly. The objectives above and the following policies are consistent with achieving this immediate recovery and also to ensure adequate certainty, yet flexibility, for the longer term outlook in the local economy.

### **Policy S28: Spatial Strategy for Employment**

In principle, employment related development proposals should be consistent with meeting the following overall spatial strategy for employment.

The strategy is to strengthen the Central Lincolnshire economy offering a wide range of employment opportunities focused mainly in and around the Lincoln urban area and the towns of Gainsborough and Sleaford, with proportionate employment provision further down the Settlement Hierarchy (see Policy S1).

Aligned to the Greater Lincolnshire Local Industrial Strategy, and as a key component of the Midlands Engine, there will be significant growth in a number of sectors, most notably agri-food, manufacturing, business services and the visitor economy, including accommodation and food services.

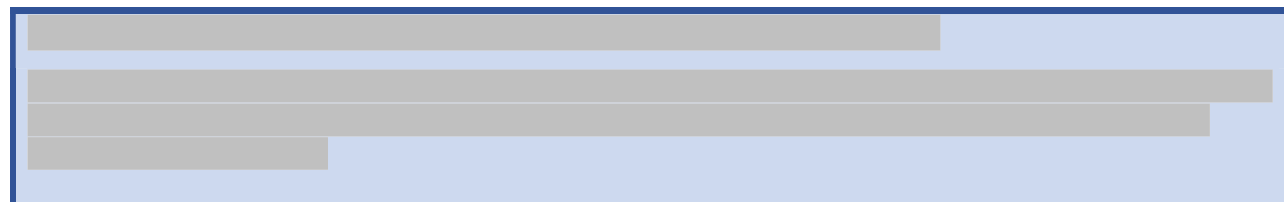
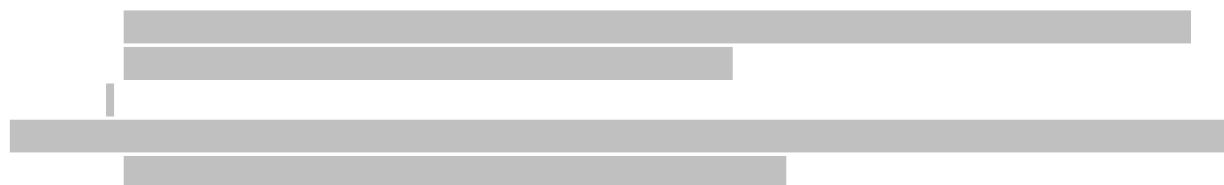
Land has been made available in appropriate locations in this plan to meet the strategic needs identified in Central Lincolnshire. Strategic Employment Sites (SES), and existing Important Established Employment Areas (IEEA) will be protected for their importance to the economy. Employment development will mainly be directed to these SES and IEEA and at Sustainable Urban Extensions (SUEs) as part of mixed use communities being created.



Elsewhere, policies will seek to protect Local Employment Areas (LEA) to help ensure there are jobs and services available to meet the local needs of the community and to allow enterprises to flourish at suitable sites across Central Lincolnshire.

Outside of existing employment areas and allocated sites, economic development will typically be limited to small-scale proposals which satisfy the requirements of Policy S33 or Policy S34.

Policy	Description	Location	Area	Notes
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
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## 8.2. Accessibility and Transport

- 8.2.1. The NPPF sets out the importance of sustainability in relation to transport, in particular the need to ensure that developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable travel can be maximised.
- 8.2.2. As a predominantly rural area, there is a heavy reliance on car use across large parts of Central Lincolnshire. This can have a significant impact on the elderly, children, young people and those without access to a private car who can become isolated and find it difficult to access health, social and educational facilities. In the larger urban areas, there are different transport issues with Lincoln, and to a lesser extent Gainsborough and Sleaford, experiencing congestion at peak times.
- 8.2.3. Across Lincolnshire as a whole there are no motorways and only approximately 40 miles of dual carriageway. The key roads in Central Lincolnshire, including the A15, A17, A46, A158, A159 and A631 are essential for connecting communities and important routes for businesses, including local agricultural and food industries that use the network to move goods and freight to, from and across Central Lincolnshire.
- 8.2.4. Within the Lincoln area, the bus network is relatively good with most services operating commercially, whilst fully accessible “Into Town” services operate in Gainsborough and Sleaford. Across the rural areas, “InterConnect” services run on the key inter-urban corridors (e.g. Lincoln – Gainsborough – Scunthorpe), with demand responsive “CallConnect” services providing pre-bookable, flexible feeder services to local centres and to onward connections to the larger urban centres. Although progress has been made in expanding the bus network in recent years, outside of Lincoln services typically remain very limited in the evenings and at weekends.
- 8.2.5. The Great Northern Great Eastern Rail (GNGE) line runs through Central Lincolnshire, with stations at: Gainsborough Lea Road, Saxilby, Lincoln, Metheringham, Ruskington and Sleaford. Lincoln and Sleaford are the principal rail hubs, providing connections to the East Coast Main Line and destinations beyond. The GNGE line has recently been upgraded to provide increased freight capacity in order to take freight traffic away from the East Coast Main Line. These improvements should also offer the opportunity for improved passenger services. There is also a number of direct services from Lincoln to London via the East Coast Main Line. East Midlands Railway (EMR) run from Leicester, Nottingham and other parts of the East Midlands via Lincoln to Grimsby with stations at: Swinderby, Hykeham, Lincoln and Market Rasen. EMR also provide wider connections to Grantham,

Boston and Skegness in Lincolnshire. In addition, Northern Rail operate an hourly service between Lincoln and Sheffield which has been strengthened by the new Northern franchise. Investment in the parking and station facilities at North Hykeham station sought to encourage greater use of the rail service both into Lincoln and to Newark and Nottingham. Investment has also been made at Swinderby Station, with the construction of a new car park. However, the large number of level crossings in Central Lincolnshire has an impact on rail capacity as well as having an impact on other parts of the transport network with increased rail use, especially by freight services, increasing waiting times for road users and pedestrians. However, new footbridge provision over the railway in Lincoln city centre has eased the delays caused by the level crossing barrier downtime.

- 8.2.6. Central Lincolnshire’s navigable rivers and canals were originally built to transport goods around the country and although many are now largely used for recreation and leisure there continues to be a role for freight movement by water. The River Trent runs through the North Midlands to Newark and along the edge of Central Lincolnshire, through Gainsborough and on to the Humber and is identified as a major freight waterway which can take large barges of several hundred tons. In recent years the focus has been on the movement of aggregates, containers, waste and recycling but interest has been growing as fuel costs have risen and awareness of the environmental benefits of moving freight by water, such as relieving road congestion and reducing exhaust emissions, has increased. The Fossdyke and Witham navigations are broad waterways which run through Lincoln and connect with the Trent and the sea via Boston. Potential also exists to expand the existing use of towpaths and river banks as useful routes for cycle and footpaths enhancing connectivity and providing a recreational resource.
- 8.2.7. The Local Transport Plan (LTP) sets out the overall strategy and delivery arrangements for transport across the whole of Lincolnshire, including supporting growth, tackling congestion, improving accessibility, creating safer roads and supporting the larger settlements. The LTP reflects the objectives of the latest Local Plan, and vice-versa, with each updated version aiming to complement one another. The objectives contained within the current strategy support the development of a sustainable, efficient and safe transport system, increasing the use of sustainable travel modes, protecting the environment, and improving access to key services.
- 8.2.8. The 4<sup>th</sup> Lincolnshire Local Transport Plan (LTP4) covers the period 2013/14-2022/23. At the time of writing, this is in the process of being replaced by the 5<sup>th</sup> Local Transport Plan (LTP5). This LTP5 is being produced under 6 key themes within which sit a number of objectives as follows:

**Theme 1 – Supporting economic growth**

- a) Improve connectivity throughout Lincolnshire and to the East Midlands, the rest of the UK and beyond.
- b) Ensure a resilient and reliable transport system for the movement of people, goods and services.
- c) Support the vitality and viability of our town centres and rural communities.
- d) Improve connectivity to jobs and employment opportunities.
- e) Provide a transport system that supports the priority sectors identified in the LIS.

**Theme 2 – Future ready, green transport**

- a) Support the introduction of low-carbon technologies and thus reduce reliance on fossil fuels.

- b) Develop and support communities to flourish locally and thereby helping reduce the need to travel.
- c) Deliver sustainable development by ensuring that new developments are designed to reduce the need to travel, minimise car use and support the use of more sustainable modes.
- d) Ensure the transport network is made resilient to climate change.

**Theme 3 – Promote thriving environments**

- a) Develop opportunities to both protect and enhance the built and natural environment.
- b) Minimise waste and make the best the use of available resources.
- c) Provide sustainable access to Lincolnshire’s wonderful environment and heritage.

**Theme 4 – Supporting safety, security and a healthy lifestyle**

- a) Improve road safety.
- b) Increase confidence in a safer and more secure transport network.
- c) Reduce the impacts of air quality, noise and light pollution.
- d) Improve the health of our communities through the provision for active travel.

**Theme 5 – Promoting high aspirations**

- a) Improve connectivity and access to education, healthcare and leisure.
- b) Improve the accessibility of the transport system and in particular access onto public transport.
- c) Encourage wider community participation in developing and delivering transport services.

**Theme 6 – Improve quality of life**

- a) To deliver on the first five objectives above.
- b) To improve the quality of place and reduce the overall negative impacts of transport on people's lives.

8.2.9. These key themes and objectives are consistent with the objectives of the Local Plan and its policies.

8.2.10. Transport Strategies for Lincoln, Gainsborough and Sleaford set out a range of local proposals to help tackle congestion and improve transport options in the main urban areas.

8.2.11. To demonstrate how accessibility, mobility and transport related matters have been considered and taken into account in the development of proposals, one or more of the following should be submitted with planning applications, with the precise need dependent on the scale and nature of development:

- a design and access statement (all proposals); and/ or
- a transport statement (typically required for developments of 50 - 80 dwellings); and/ or
- a transport assessment and travel plan (typically required for developments over 80 dwellings).

8.2.12. Advice on the level of detail required should be confirmed through early discussion with the local planning or highway authority.

**Policy S47: Accessibility and Transport**

Development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported.

All developments should demonstrate, where appropriate, that they have had regard to the following criteria:

- a) Located where travel can be minimised and the use of sustainable transport modes maximised;
- b) Minimise additional travel demand through the use of measures such as travel planning, safe and convenient public transport, car clubs, walking and cycling links and integration with existing infrastructure;
- c) Making allowance for low and ultra-low emission vehicle refuelling infrastructure.

**Delivering Transport Related Infrastructure**

All development proposals should have regard to the IDP, and, where necessary contribute to the delivery of the following transport objectives, either directly where appropriate (such as the provision of infrastructure or through the contribution of land to enable a scheme to occur) or indirectly (such as through developer contributions as set out in Policy S45).

**For Strategic Transport Infrastructure:**

- d) Improve and manage the strategic highway infrastructure for a range of users and increased capacity where appropriate and viable;
- e) Improve and manage the wider road infrastructure to benefit local communities including through the use of traffic management and calming initiatives where appropriate on rural roads, and key transport links in the towns and villages;
- f) Deliver opportunities for improved road and rail interaction, and avoiding impacts upon level crossings;
- g) Improve, extend and manage the strategic cycling network for a range of users;
- h) Support the enhancement of existing or proposed transport interchanges;
- i) Improve and manage the strategic highway infrastructure, wider road infrastructure and public rights of way network to deliver biodiversity net gain, including improved connectivity and extent of green infrastructure guided by local nature recovery strategy; and
- j) Explore opportunities to utilise waterways for transport, particularly freight.

**For Public and Community Transport Infrastructure and Services:**

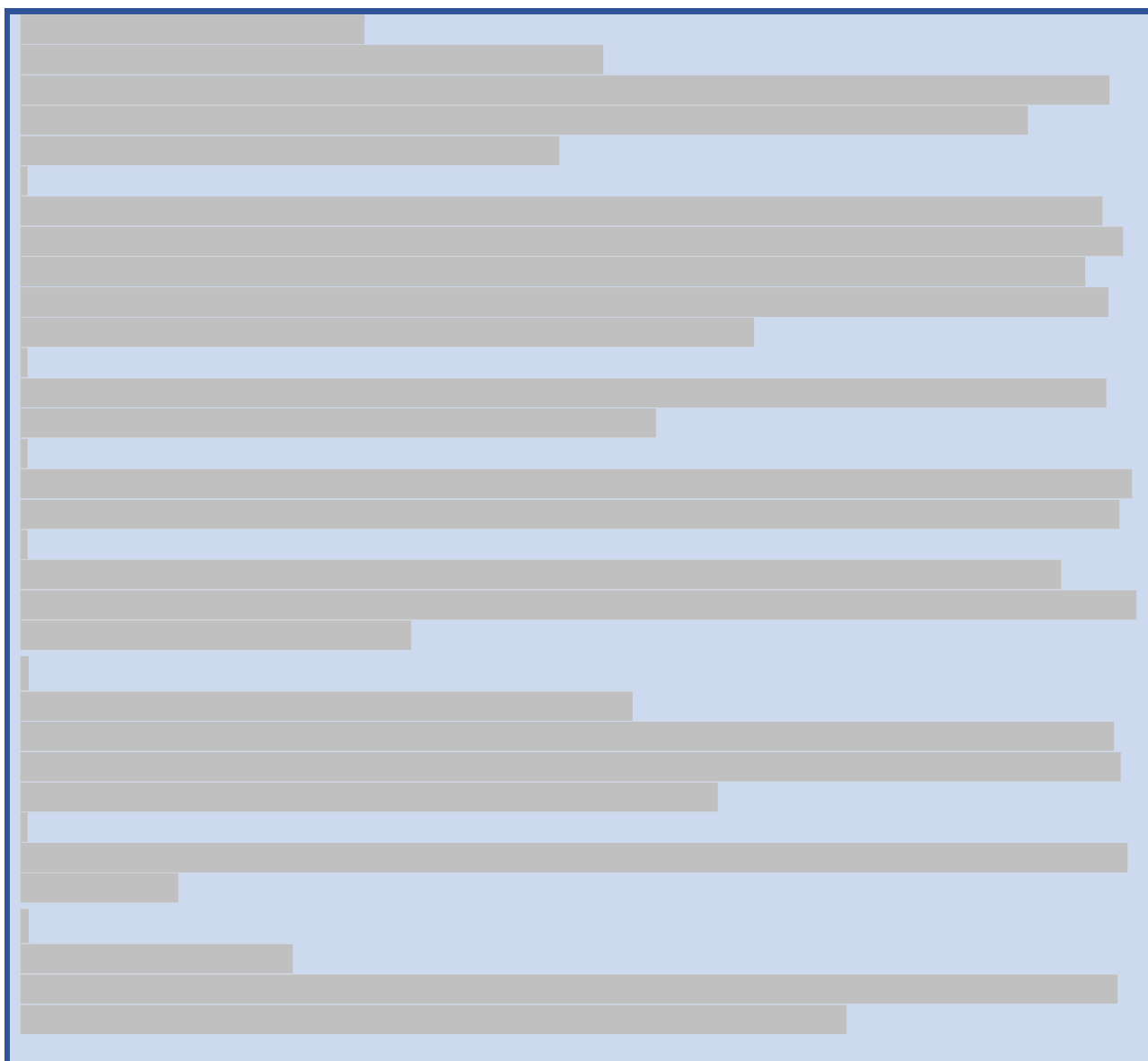
- k) Assist in the implementation of infrastructure which will help all communities in Central Lincolnshire, including people living in villages and small settlements, to have opportunities to travel without a car for essential journeys;
- l) Improve the integration, efficiency, accessibility, safety, convenience and comfort of public transport stations, including both rail and buses;
- m) Deliver flexible transport services that combine public and community transport, ensuring that locally based approaches are delivered to meet the needs of communities;
- n) Assist in bringing forward one or more mobility hubs in the Lincoln area.

To demonstrate that developers have considered and taken into account the requirements of this policy, an appropriate Transport Statement/ Assessment and/ or Travel Plan should be submitted with proposals, with the precise form dependent on the scale and nature of development and agreed through early discussion with the local planning or highway authority and external bodies where relevant.



Any development that has severe transport implications will not be granted planning permission unless deliverable mitigation measures have been identified, and arrangements secured for their implementation, which will make the development acceptable in transport terms.

[Redacted content]



## 8.5. Community Facilities

8.5.1. Certain types of services and facilities help create supportive communities by meeting the day-to-day needs of residents and businesses. Known as ‘Community Facilities’ they are essential to the delivery of integrated, inclusive and sustainable development because they:

- Encourage community cohesion and social interaction;
- Improve the ‘liveability’ of places;
- Encourage healthy lifestyles;
- Make a positive contribution to social wellbeing;
- Can provide employment opportunities.

8.5.2. There are many existing facilities embedded within our settlements that provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. Some of these serve a local community, while some serve a wider catchment area or serve a group or cluster of interdependent settlements. It is important to seek to preserve these existing community facilities. However, it is recognised that

there may be instances where facilities become demonstrably no longer fit for purpose and it can be demonstrated that there is no longer an existing or future community need for the facility, either in situ or elsewhere. Where the policy refers to 'redevelopment' this also includes proposals for the demolition, change of use and other forms of development that would result in the loss of an existing community facility.

### **Policy S50: Community Facilities**

All development proposals should recognise that community facilities such as, but not limited to, leisure facilities, libraries, public houses, places of worship and community halls, or any registered asset of community value, or a community facility identified in a neighbourhood plan, are an integral component in achieving and maintaining sustainable, well integrated and inclusive development.

#### **Existing facilities**

The redevelopment or expansion of an existing facility to enhance, extend or diversify the level of service provided will be supported.

In most instances, the loss of an existing community facility will not be supported.

The loss, via redevelopment, of an existing community facility to provide an alternative land use which is not that of a community facility will only be permitted if it is demonstrated that:

- a) The facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or
- b) The service provided by the facility is met by alternative provision that exists within reasonable proximity: what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or
- c) The proposal includes the provision of a new community facility of similar nature and of a similar or greater size in a suitable on or offsite location.

#### **New stand-alone facilities**

Proposals for new community facilities will be supported in principle, and should:

- d) Prioritise and promote access by walking, cycling and public transport. Community facilities may have a local or wider catchment area: access should be considered proportionately relative to their purpose, scale and catchment area;
- e) Be accessible for all members of society;
- f) Be designed so that they are adaptable and can be easily altered to respond to future demands if necessary; and
- g) Where applicable, be operated without detriment to local residents: this especially applies to facilities which are open in the evening, such as leisure and recreation facilities.

#### **New facilities as part of wider development proposals**

Where new community facilities are deemed necessary as part of a wider development proposal (such as a residential development scheme which generates demand for new facilities), and acceptable within the guidance set out in Policy S45, then developers will be expected to provide such relevant facilities either directly on-site and/or off site, through a financial contribution, either alone or cumulatively with other developments.

Opportunities to incorporate community facilities within or adjacent to the development site should be sought in the first instance. Offsite provision may be acceptable as an alternative if:

- h) There is insufficient space available onsite/ adjacent to the site; or

- i) Incorporation of the facility onsite/ adjacent would not be financially viable; or
- j) It would be more appropriate to contribute (in whole or part) to the establishment or expansion of a facility elsewhere in order to meet wider demand or combine facilities.

Whether on or off-site, community facilities required as part of wider development proposals should, in addition to criteria (d) – (g) above:

- k) Be implemented, as appropriate, at an early stage of the phasing of development;
- l) Have a robust business plan and governance arrangements in place, prepared by the applicant, including any funding arrangement, to ensure the facility is financially sustainable in the longer term.

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<sup>18</sup> Such as through Natural Flood Management schemes which can be used to hold back water from natural watercourses to reduce flooding downstream.

## 9. Design and Amenity

### 9.0. Delivering Good Design

- 9.0.1. To design successful places, all development should meet the aspiration for quality and sustainability in their design and layout. In short, good design is inseparable from good planning and should be at the heart of every development.
- 9.0.2. High quality sustainable design is design that is of a notable standard, which, by its nature, features and usability, will sustain over the longer term as it is fit for purpose, is adaptable to changing needs, and enables occupiers / users to live more sustainably.
- 9.0.3. A fundamental part of achieving high quality sustainable design, and ultimately high quality sustainable places, is the need to develop a thorough understanding of the local character and the qualities which contribute to local distinctiveness.
- 9.0.4. Central Lincolnshire is made up of many locally distinctive places including high streets, market squares, industrial estates, urban neighbourhoods, rural villages, historic environments and landscapes, which, in combination with a variety of natural forms and features, contribute to the rich and varied character. The scale of Central Lincolnshire means that villages vary greatly from one another, as do larger settlements due to the differing roles and periods of growth experienced in our settlements. The Central Lincolnshire Local Plan is a strategic document and so is not the appropriate mechanism to undertake a detailed assessment of the character and heritage of every settlement, instead the Local Plan should provide a framework for applicants, decision makers and communities to undertake such assessments and deliver the right responses for the local context.
- 9.0.5. All development must make a positive contribution to the character and appearance of the environment within which it is located, having regard to its local context, without harming the amenity experienced by neighbours.
- 9.0.6. The Government promotes good design through the publication of its National Design Guide and National Model Design Code in January 2021 which are aimed at ensuring that the requirement for good design is embedded in planning policy and ultimately is delivered through the development being built and the places being created. The National Design Guide sets out the characteristics of well-designed places under ten themes:
- Context
  - Identity
  - Built form
  - Movement
  - Nature
  - Public spaces
  - Uses
  - Homes and buildings
  - Resources
  - Lifespan
- 9.0.7. Policy S53 provides a clear set of standards and considerations under these ten themes that need to be deliberated when designing and making decisions on all schemes across Central Lincolnshire and it provides a framework for the development of local design guides or codes by communities, parish councils, applicants or individual District Councils in the future.



- 9.0.8. Good design is not only about the way a building looks, but it is also about the way a place functions, how it makes users feel, how it lasts and how it adapts. Policy S53 pulls together design specific requirements for all schemes but other policies throughout this plan, including, but not limited to, Policy S6, (Design Principles for Efficient Buildings) S7 and S8 (Reducing Energy Consumption), S20 (Resilient and Adaptable Buildings), Policy S54 (Health and Wellbeing) and Policy S57 (The Historic Environment) also set out requirements which are intrinsically linked to good design.
- 9.0.9. Developers will be expected to demonstrate how their proposal is good design, telling the story behind the scheme and explaining how the policy matters below have been addressed within their development proposals in supporting evidence such as in the Design and Access Statement submitted with their planning application. Development should be bespoke and respond positively to and be informed by local context and vernacular but without stifling innovation and new technologies which sympathetically complement or contrast with the local architectural style. ‘Standard’ house types or the repetition of layouts, development densities, and the use of construction materials mimicking schemes elsewhere (whether within or outside Central Lincolnshire) will seldom be acceptable.
- 9.0.10. To provide assessment and support to ensure high standards of design are achieved, the Central Lincolnshire authorities may use the design review services offered by Design:Midlands, the regional Design Review Panel as necessary, and, when appropriate, refer major projects for national design review by the Design Council.

### **Policy S53: Design and Amenity**

All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.

Good design will be at the centre of every development proposal and this will be required to be demonstrated through evidence supporting planning applications to a degree proportionate to the proposal. Design Codes may be produced for parts of Central Lincolnshire or in support of specific developments. The approach taken in these Design Codes should be informed by the National Model Design Code and where these codes have been adopted, developments will be expected to adhere to the Code.

Proposals for new buildings should incorporate the Design Principles for Efficient Buildings in Policy S6 at the centre of design.

All development proposals will be assessed against, and will be expected to meet the following relevant design and amenity criteria. All development proposals will:

#### **1. Context**

- a) Be based on a sound understanding of the context, integrating into the surroundings and responding to local history, culture and heritage;
- b) Relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area;
- c) Protect any important local views into, out of or through the site;

## **2. Identity**

- a) Contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness;
- b) Reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- c) Use appropriate, high quality materials which reinforce or enhance local distinctiveness;
- d) Not result in the visual or physical coalescence with any neighbouring settlement nor ribbon development;

## **3. Built Form**

- a) Make effective and efficient use of land that contribute to the achievement of compact, walkable neighbourhoods;
- b) Be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme;
- c) Achieve a density not only appropriate for its context but also taking into account its accessibility;
- d) Have a layout and form that delivers efficient and adaptable homes in accordance with Policy S6 and Policy S20.

## **4. Movement**

- a) Form part of a well-designed and connected travel network with consideration for all modes of transport offering genuine choices for non-car travel and prioritising active travel and where relevant demonstrate this through evidence clearly showing connectivity for all modes and a hierarchy of routes (also see Policy S47 and Policy S48);
- b) Maximise pedestrian and cycle permeability and avoid barriers to movement through careful consideration of street layouts and access routes both within the site and in the wider context contributing to the delivery of walkable and cyclable neighbourhoods in accordance with Policy S48;
- c) Ensure areas are accessible, safe and legible for all including people with physical accessibility difficulties;
- d) Deliver well-considered parking, including suitable electric vehicle charging points, with appropriate landscaping provided in accordance with the parking standards set out in Policy NS18 and Policy S49;
- e) Deliver suitable access solutions for servicing and utilities;

## **5. Nature**

- a) Incorporate and retain as far as possible existing natural features including hedgerows, trees, and waterbodies particularly where these features offer a valuable habitat to support biodiversity, aligned with policies in the Natural Environment chapter of the Local Plan;
- b) Incorporate appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area, maximising opportunities to deliver diverse ecosystems and biodiverse habitats, strengthening wildlife corridors and green infrastructure networks, and helping to achieve wider goals for biodiversity net gain, climate change mitigation and adaptation and water management;

## **6. Public Spaces**

- a) Ensure public spaces are accessible to all, are safe and secure and will be easy to maintain with clear definition of public and private spaces;
- b) Form part of a hierarchy of spaces where relevant to offer a range of spaces available for the community and to support a variety of activities and encourage social interaction;
- c) Be carefully planned and integrated into the wider community to ensure spaces feel safe and are safe through natural surveillance, being flanked by active uses and by promoting activity within the space;
- d) Maximise opportunities for delivering additional trees and biodiversity gains through the creation of new habitats and the strengthening or extending wildlife corridors and the green infrastructure network in accordance with policies in the Natural Environment chapter;

## **7. Uses**

- a) Create or contribute to a variety of complementary uses that meet the needs of the community;
- b) Be compatible with neighbouring land uses and not result in likely conflict with existing uses unless it can be satisfactorily demonstrated that both the ongoing use of the neighbouring site will not be compromised, and that the amenity of occupiers of the new development will be satisfactory with the ongoing normal use of the neighbouring site;
- c) Not result in adverse noise and vibration taking into account surrounding uses nor result in adverse impacts upon air quality from odour, fumes, smoke, dust and other sources;

## **8. Homes and Buildings**

- a) Provide homes with good quality internal environments with adequate space for users and good access to private, shared or public spaces;
- b) Be adaptable and resilient to climate change and be compatible with achieving a net zero carbon Central Lincolnshire as required by Policies S6, S7 and S8;
- c) Be capable of adapting to changing needs of future occupants and be cost effective to run by achieving the standards set out in Policy S20;
- d) Not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare;
- e) Provide adequate storage, waste, servicing and utilities for the use proposed;

## **9. Resources**

- a) Minimise the need for resources both in construction and operation of buildings and be easily adaptable to avoid unnecessary waste in accordance with Policies S10 and S11;
- b) Use high quality materials which are not only suitable for the context but that are durable and resilient to impacts of climate change in accordance with the requirements of Policy S20;

## **10. Lifespan**

- a) Use high quality materials which are durable and ensure buildings and spaces are adaptive; and
- b) Encourage the creation of a sense of ownership for users and the wider community with a clear strategy for ongoing management and stewardship.

Development proposals will be expected to satisfy requirements of any adopted local design guide or design code where relevant to the proposal.

## 9.1. Health and Wellbeing

- 9.1.1. The vital role of planning in creating and supporting strong, vibrant and healthy communities, in terms of physical and mental health, is well recognised and is a key element in delivering sustainable development.
- 9.1.2. Central Lincolnshire’s health priorities and issues are set out in the latest Joint Health and Well Being Strategy for Lincolnshire; Joint Strategic Needs Assessment; and Public Health England Local Authority Health Profiles for Lincoln, North Kesteven and West Lindsey. The most significant issues include mental health and emotional wellbeing of children and young people, unpaid carers, obesity levels, adult mental health, dementia, increasing physical activity levels and the link between housing and health.
- 9.1.3. In addressing these priorities and issues, it is essential that community needs are supported through appropriate physical and social infrastructure, and by other facilities and key services which contribute to improving physical and mental health and wellbeing, and the overall quality of life experienced by residents.
- 9.1.4. Active Design, developed by Sport England and supported by Public Health England, provides a set of principles that promote activity, health and stronger communities through the way we design buildings, streets, neighbourhoods, towns and cities. The Active Design guidance<sup>19</sup>, which provides further details for each of the principles along with a set of case studies, can be found on Sport England’s website. Developers may find it helpful to consider the guidance as the principles are cross cutting across other policy areas within this Local Plan.
- 9.1.5. Helping communities’ experience a high quality of life is a key theme that cuts across many policies in this Local Plan.
- 9.1.6. The impacts of proposed development on health should be assessed and considered by the applicant at the earliest stage of the design process, to avoid negative health impacts and ensure positive health outcomes for the community as a whole. This includes developers consulting with health care commissioners at an early stage to identify the need for new or enhanced health care infrastructure. Guidance on preparing Health Impact Assessments is published on the Central Lincolnshire website.

### **Policy S54: Health and Wellbeing**

The potential for achieving positive mental and physical health outcomes will be taken into account when considering all development proposals. Where any potential adverse health impacts are identified, the applicant will be expected to demonstrate how these will be addressed and mitigated.

The Central Lincolnshire authorities will expect development proposals to promote, support and enhance physical and mental health and wellbeing, and thus contribute to reducing health inequalities. This will be achieved by:

- a) Seeking, in line with the Central Lincolnshire Developer Contributions SPD, developer contributions towards new or enhanced health facilities from developers where

<sup>19</sup> Available at <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

development results in a shortfall or worsening of provision, as informed by the outcome of consultation with health care commissioners;

- b) In the case of development of 150 dwellings or more, or 5ha or more for other development, developers submitting a fit for purpose Health Impact Assessment (HIA) as part of the application or master planning stage where applicable, and demonstrating how the conclusions of the HIA have been taken into account in the design of the scheme. The HIA should be commensurate with the size of the development;
- c) Development schemes safeguarding and, where appropriate, creating or enhancing the role of allotments, orchards, gardens and food markets in providing access to healthy, fresh and locally produced food; and
- d) Ensuring quality green infrastructure provides adequate access to nature for its benefits to mental and physical health and wellbeing and potential to overcome health inequalities.

**Proposals for new health care facilities**

Proposals for new health care facilities should relate well to public transport services, walking and cycling routes and be easily accessible to all sectors of the community. Proposals which utilise opportunities for the multi-use and co-location of health facilities with other services and facilities, and thus co-ordinate local care and provide convenience for the community, will be particularly supported.

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<sup>20</sup> Town and Country Planning (Control of Advertisements) (England) Regulations 2007 as amended.



## 10. Built Environment

### 10.0. Historic Environment

- 10.0.1. Central Lincolnshire has a rich historic environment. The rural countryside and historic towns and villages are attractive aspects of Central Lincolnshire as a whole, while within Lincoln’s historic core are aspects of national and wider importance. The notable historic environment positively contributes to Central Lincolnshire’s character, the quality of life experienced by residents, and its appeal as a destination for visitors and tourists. Within the area there are: over 2,300 listed buildings, more than 70 conservation areas, almost 200 scheduled ancient monuments, 13 national registered parks and gardens of special historic interest, and a wealth of nationally and locally significant archaeological remains. In addition, there are numerous other heritage assets that, whilst not designated, are considered to be nationally, regionally or locally significant.
- 10.0.2. Central Lincolnshire’s local character is heavily influenced by Lincoln, a world class Cathedral City, which lies at its heart and, in part, by its roots in agriculture which resulted in the development of market towns. The landscape form has intrinsically influenced the area’s development, from the Wolds and the Fens, to the development of settlements along the Lincolnshire Edge (and Lincoln Cliff). Transport infrastructure, both natural and man-made also provides an important legacy. This includes transport infrastructure dating from Roman times through to the 18th and 19th century developments of the roads and railways associated with the development of industry within the more major settlements. A more recent influence on Central Lincolnshire’s character and development has been the 20th century development of the area for military operations.
- 10.0.3. Central Lincolnshire’s heritage assets<sup>21</sup> and their settings, including the significant historic building stock and archaeological resource, are irreplaceable and require careful management as the area evolves and undergoes significant growth and regeneration.
- 10.0.4. The opportunities to retain, enhance and improve Central Lincolnshire’s historic environment include:
- Using the income generated from the growing local tourism economy to invest in the maintenance and upkeep of heritage assets;
  - Ensuring development schemes enhance the setting of heritage assets and do not detract from their character and the appearance of the area;
  - Supporting proposals for heritage led regeneration, ensuring that heritage assets are conserved, enhanced and their future secured.
- 10.0.5. Our positive strategy for the historic environment will be achieved through the implementation of Policy S57 and through:
- the preparation and maintenance of a local list of buildings, structures and other heritage assets of local importance, including those identified in local plans, the Lincolnshire Historic Environment Record (HER) and as part of the decision-making process on planning applications;
  - safeguarding heritage assets at risk and taking steps to reduce the number of heritage assets in Central Lincolnshire: on the national Heritage at Risk Register, the

<sup>21</sup> Refer to the National Planning Policy Framework (2021) for definition of ‘heritage assets’ and ‘non-designated heritage assets’.

Lincolnshire Heritage at Risk Register and Grade II listed buildings at risk as identified by the local planning authority;

- encouraging the sympathetic maintenance and restoration of listed buildings, scheduled monuments (both structural and archaeological), historic shop fronts and historic parks, gardens and landscapes, based on thorough historical research and using traditional materials and techniques;
- strengthening the distinctive character of Central Lincolnshire's settlements, through the application of high quality design and architecture that responds to this character and the setting of heritage assets, including the historic evolution of those settlements as identified through local heritage strategies and studies;
- the preparation of conservation area appraisals and neighbourhood plans which identify non-designated heritage assets.

#### **Scheduled Monuments**

- 10.0.6. Scheduled Monuments are of national importance. Application for Scheduled Monument Consent (SMC) must be made to the Secretary of State for Digital, Culture, Media and Sport before any work can be carried out which may affect a monument, either above or below ground level.

#### **Listed Buildings and their setting**

- 10.0.7. A proposal to demolish a listed building, or to alter or extend it in a way that would affect its special character, requires Listed Building Consent. If the proposal also involves 'development', planning permission is required and, in that case, the Local Planning Authority will wish to consider applications for Listed Building Consent and planning applications concurrently.
- 10.0.8. Proposals to alter or extend any Listed Building will be assessed against the need to conserve the special architectural or historic interest which led to the building being listed. There is a general presumption in favour of the conservation of Listed Buildings, and consent to demolish or partly demolish such buildings will only be granted in exceptional circumstances.
- 10.0.9. The setting of a Listed Building may be affected by development. It is important that applications for planning permission for development affecting Listed Buildings, or their settings, include full details of the proposal so that an informed decision can be reached.

#### **Conservation Areas and their setting**

- 10.0.10. The effect of a proposed development on the character or appearance of a Conservation Area is always a material consideration in the determination of planning applications. All development should conserve or enhance the special character or appearance of the designated area and its setting. It is also important that the spaces around and within the conservation area are retained, where they add to its character.
- 10.0.11. Development within Conservation Areas and their setting must respect the local character through careful design and consideration of scale, height, massing, alignment, and use of appropriate materials. Keeping valued historic buildings in active and viable use is important for both the maintenance of the building concerned and the overall character of the Conservation Area. Proposals to change the use of a building might therefore be supported, where features essential to the special interest of the individual building are not lost or altered to facilitate the change of use.

10.0.12. Demolition within a Conservation Area should only be allowed in exceptional circumstances, and will normally be permitted only if the Council is satisfied that the proposal for redevelopment is acceptable and there is an undertaking to implement it within a specified period.

10.0.13. Conservation Areas are reviewed from time to time to provide more detailed information about the designated area. Conservation area appraisals and management plans have been prepared for many of the Conservation Areas and may be reviewed and updated as appropriate.

#### **Registered Historic Parks and Gardens and their setting**

10.0.14. Historic parks and gardens are an important historic, cultural and environmental asset within Central Lincolnshire. This plan aims to protect them from development that would harm their character. Historic England is responsible for compiling and maintaining the 'Register of Parks and Gardens of Special Historic Interest in England'. Registration of a site means that its significance must be taken into account when considering any proposed development that may affect the site or its setting.

#### **Non-Designated Heritage Assets and their setting**

10.0.15. Non-designated heritage assets cover a wide range of asset types, such as buildings and structures, but may also include parks, gardens, cemeteries, landscapes or known archaeological monuments or sites. They are not formally designated, but are identified locally as having a degree of significance because of their heritage, architectural or artistic interest. The Lincolnshire HER, the Local Heritage Listing campaign, conservation area appraisals and neighbourhood plans are important sources of information regarding non-designated heritage assets in Central Lincolnshire.

#### **Archaeology**

10.0.16. Local Planning Authorities may require developers to assess the potential impacts of their proposal on archaeological remains in order to reach a decision on a development proposal. Where archaeological impacts are indicated, developers are expected to work with the local planning authority to devise a scheme for mitigating such impacts, which may form part of a planning condition or a planning obligation. Such conditions are designed to ensure that such remains are either preserved in situ wherever possible, or recorded.

10.0.17. All archaeological work should be based on a thorough understanding of the available evidence, and of the local, regional and national contribution it makes. The known and potential archaeological heritage of the area is recorded by the Lincolnshire Historic Environment Record and, in Lincoln, by the Lincoln Heritage Database and the Lincoln Archaeological Research Assessment. These and other sources, such as Lincoln's online heritage information management system, ARCADE, the Lincolnshire Archives, The Lincolnshire Archaeological Handbook, the Lincolnshire Historic Landscape Characterisation, Conservation Area Appraisals, Local Lists and the Lincolnshire Extensive Urban Survey should be used to inform all proposals and decisions.<sup>22</sup>

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<sup>22</sup> Information about Heritage Assets within Central Lincolnshire is available at the websites and archives hosted by a number of organisations. The Evidence Report for Policy S57 includes web links to all of the current sources of information.

**Policy S57: The Historic Environment**

Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.

In instances where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made by its setting, the applicant will be required to undertake and provide the following, in a manner proportionate to the asset's significance:

- a) describe and assess the significance of the asset, including its setting, to determine its architectural, historical or archaeological interest; and
- b) identify the impact of the proposed works on the significance and special character of the asset, including its setting; and
- c) provide a clear justification for the works, especially if these would harm the significance of the asset, including its setting, so that the harm can be weighed against public benefits.

Development proposals will be supported where they:

- d) protect the significance of heritage assets (including where relevant their setting) by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, architectural detailing, materials, siting, layout, mass, use, and views and vistas both from and towards the asset;
- e) promote opportunities to better reveal significance of heritage assets, where possible;
- f) take into account the desirability of sustaining and enhancing non-designated heritage assets and their setting.

Proposals to alter or to change the use of a heritage asset, will be supported provided:

- g) the proposed use is compatible with the significance of the heritage asset, including its fabric, character, appearance, setting and, for listed buildings, interior; and
- h) such a change of use will demonstrably assist in the maintenance or enhancement of the heritage asset; and
- i) features essential to the special interest of the individual heritage asset are not harmed to facilitate the change of use.

Development proposals that will result in substantial harm to, or the total loss of, a designated heritage asset will only be granted permission where it is necessary to achieve substantial public benefits that outweigh the harm or loss, and the following criteria can be satisfied:

- j) the nature of the heritage asset prevents all reasonable uses of the site; and
- k) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- l) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- m) the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal would result in less than substantial harm to a designated heritage asset, permission will only be granted where the public benefits, including, where appropriate, securing its optimum viable use, outweigh the harm.

Where a non-designated heritage asset is affected by development proposals, there will be a presumption in favour of its retention, though regard will be had to the scale of any harm or loss

and the significance of the heritage asset. Any special features which contribute to an asset's significance should be retained and reinstated, where possible.

### **Listed Buildings**

Permission to change the use of a Listed Building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building's conservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

Development proposals that affect the setting of a Listed Building will, in principle, be supported where they make a positive contribution to, or better reveal the significance of the Listed Building.

### **Conservation Areas**

Significant weight will be given to the protection and enhancement of Conservation Areas.

Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should conserve, or where appropriate enhance, features that contribute positively to the area's special character, appearance and setting, including as identified in any adopted Conservation Area appraisal. Proposals should:

- n) retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces and architectural details that contribute to the character and appearance of the area;
- o) where relevant and practical, remove features which have a negative impact on the character and appearance of the Conservation Area;
- p) retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and plot widths of the existing built environment;
- q) assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape; and
- r) aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.

### **Archaeology**

Development affecting archaeological remains, whether known or potential, designated or undesignated, should take every practical and reasonable step to protect and, where possible, enhance their significance.

Planning applications for such development should be accompanied by an appropriate and proportionate assessment to understand the potential for and significance of remains, and the impact of development upon them.

If initial assessment does not provide sufficient information, developers will be required to undertake field evaluation in advance of determination of the application. This may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site.

Wherever possible and appropriate, mitigation strategies should ensure the preservation of archaeological remains in-situ. Where this is either not possible or not desirable, provision must be made for preservation by record according to an agreed written scheme of investigation submitted by the developer and approved by the planning authority.

Any work undertaken as part of the planning process must be appropriately archived in a way agreed with the local planning authority.



## 11. Natural Environment

### 11.0. Green and Blue Infrastructure

11.0.1. Green and blue infrastructure can be defined as a strategically planned and delivered network of multi-functional, green and blue (water) spaces and other natural features, and the connections between them, in both urban and rural areas, which is capable of delivering a range of environmental, economic, health and quality of life benefits for local communities. The green infrastructure network may comprise of spaces in public or private ownership, with or without public access.

11.0.2. The types of green and blue infrastructure assets to be found in Central Lincolnshire are wide ranging and include, but are not limited to:

- Allotments, community gardens and orchards;
- Amenity greenspaces - including play areas, urban commons, communal spaces within housing areas, and village greens;
- Cemeteries, churchyards and disused burial grounds;
- Green corridors – including rivers and canals, main drains, rail corridors, hedgerows, ditches, cycle routes, pedestrian paths and rights of way;
- Golf courses;
- Natural and semi-natural greenspaces – including woodland, scrub, grassland, wetlands, open water, bare rock habitats, existing sites of national and local biodiversity importance;
- Parks and gardens – including urban parks and gardens and country parks;
- Domestic gardens and street trees;
- Green roofs and walls;
- Functional green space, such as SuDS and flood storage areas;
- Historic environmental assets – including listed buildings, conservation areas, scheduled monuments and historic parks and gardens;
- Predominantly undeveloped natural floodplains and fens; and
- Previously developed land that is wildlife rich, such as restored mineral sites and open mosaic habitats.

11.0.3. Well planned, designed and managed green infrastructure has the potential to deliver a wide range of direct and indirect benefits for people and the environment, including:

- opportunities to mitigate and adapt the natural and built environment to climate change;
- improving air and water quality;
- reducing and managing flood risk and drought;
- improving quality of place;
- supporting people’s physical and mental health and social wellbeing;
- encouraging active and more sustainable travel;
- sustaining economic growth, attracting investment, promoting employment and skills improvement;
- protecting and enhancing existing habitats and providing opportunities to create a more joined-up and resilient ecological network;
- providing opportunities for local, sustainable food production; and
- conserving and enhancing landscape character, local distinctiveness and the setting of heritage assets.

- 11.0.4. Benefits to people provided by nature have been termed 'ecosystem services'. The extent to which green infrastructure provides these benefits depends on how it is designed and maintained. Individual elements of the green infrastructure network can serve a useful purpose without being connected. However, connectivity between different green infrastructure assets can help maximise the benefits that they generate and reduces fragmentation and severance. For example, well-connected green infrastructure assets create a network that allows and encourages movement by people and wildlife, helping to maximise the benefits and support adaptation and resilient to a changing climate, such as potentially dramatic increases in rainfall.
- 11.0.5. The overarching aim is to establish a comprehensive, high quality network of green infrastructure throughout Central Lincolnshire. In 2011, a partnership of local organisations produced the Central Lincolnshire Green Infrastructure Study, which sets out a green infrastructure network and strategy for Central Lincolnshire. The strategy defines specific priority areas where targeting investment in green infrastructure is most likely to deliver multiple benefits. Detailed descriptions of each of the priority areas are contained within the Study and are summarised below.

**Central Lincolnshire Green and Blue Infrastructure Network Priority Areas**

Priority Area	Explanation
Strategic Green Corridors	7 priority landscape-scale areas for strategic GI enhancement, linkage and creation
Strategic Green Access Links	16 priority routes within and connecting the Strategic Green Corridors intended to provide for multi-user, predominantly off road access routes for pedestrians and cyclists. Also offer opportunities as wildlife corridors.
Urban Green Grids	3 priority areas with key opportunities for greening the built environment for Lincoln, Gainsborough and Sleaford.
Green Infrastructure Zones	30 areas with opportunities for targeted green infrastructure improvements in the wider countryside.

- 11.0.6. The Gainsborough Open Space and Green Infrastructure Strategy (LUC, 2019) describes the current green infrastructure provision across Gainsborough, sets out a vision and core principles that all green infrastructure should follow, and identifies potential projects to deliver improved existing and provide new high quality, multi-functional green spaces and environmental features for Gainsborough. In June 2021, green infrastructure profiles were published for Lincoln and Sleaford, identifying green infrastructure assets within and adjacent to each urban area and opportunities to enhance, link and extend the green infrastructure network.
- 11.0.7. In 2019, the Greater Lincolnshire Nature Partnership (GLNP) produced a baseline GI Map for Central Lincolnshire. This highlights areas of existing priority habitats, designated sites and other areas of green or blue space and updates the baseline GI maps in the 2011 GI Study.
- 11.0.8. The Central Lincolnshire green infrastructure network can be viewed on the Central Lincolnshire Interactive Map and within Green Infrastructure Strategies and Green Infrastructure Profile and Opportunity Plans for Lincoln, Gainsborough and Sleaford, available on the Central Lincolnshire website.

- 11.0.9. Green infrastructure is integral to place-making, significantly contributing towards places where people want to live, work and invest. As Central Lincolnshire continues to grow and develop, the green infrastructure network is likely to come under increasing pressure from new development, particularly within and around the main urban settlements. However, development brings opportunities to enhance the network and deliver new green infrastructure of all types and sizes.
- 11.0.10. New development should contribute to the extension of the green infrastructure network, helping to address deficiencies in provision and providing good quality connections to the network and throughout the development. Developer contributions will be sought proportionate to the scale of the proposed development to provide, or contribute towards, the cost of providing new or improved existing green infrastructure, where this is required as a consequence of the development, on its own, or as a result of the cumulative impact of a development in the area.
- 11.0.11. Green infrastructure principles should be considered and incorporated into a scheme from the earliest stages of the design process, at every scale (from a single building to a new settlement), and be capable of delivering a wide range of environmental, health and quality of life benefits for local communities. Developers should appraise the site context for green infrastructure functions and take opportunities to achieve multi-functionality by bringing green infrastructure functions together. Natural England’s Green Infrastructure Framework provides a useful guide for considering green infrastructure.
- 11.0.12. In developing proposals, the green infrastructure network for Central Lincolnshire should be viewed and considered alongside other relevant policies in this Local Plan to identify opportunities for protecting, enhancing and connecting green infrastructure assets as part of new development.

### **Policy S59: Green and Blue Infrastructure Network**

The Central Lincolnshire Authorities will safeguard green and blue infrastructure in Central Lincolnshire from inappropriate development and work actively with partners to maintain and improve the quantity, quality, accessibility and management of the green infrastructure network.

Proposals that cause loss or harm to the green and blue infrastructure network will not be supported unless the need for and benefits of the development demonstrably outweigh any adverse impacts. Where adverse impacts on green infrastructure are unavoidable, development will only be supported if suitable mitigation measures for the network are provided.

Development proposals should ensure that existing and new green and blue infrastructure is considered and integrated into the scheme design from the outset. Where new green infrastructure is proposed, the design and layout should take opportunities to:

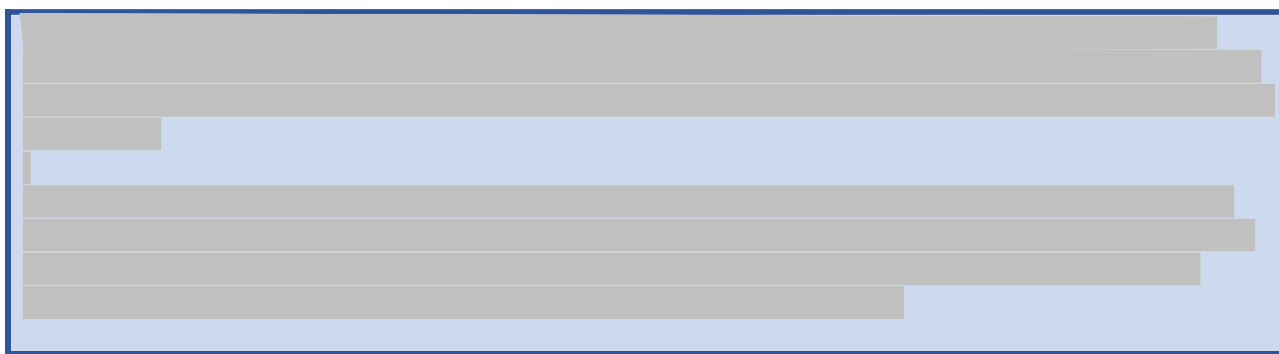
- a) incorporate a range of types and sizes of green and blue spaces, green routes and environmental features that are appropriate to the development and the wider green and blue infrastructure network to maximise the delivery of multi-functionality;
- b) deliver biodiversity net gain and support ecosystem services;
- c) respond to landscape/townscape and historic character;
- d) support climate change adaptation and resilience including through use of appropriate habitats and species; and
- e) encourage healthy and active lifestyles.

Development proposals must protect the linear features of the green and blue infrastructure network that provide connectivity between green infrastructure assets, including public rights of way, bridleways, cycleways and waterways, and take opportunities to improve and expand such features.

Development will be expected to make a contribution proportionate to their scale towards the establishment, enhancement and on-going management of green and/or blue infrastructure by contributing to the development of the strategic green infrastructure network within Central Lincolnshire, in accordance with the Developer Contributions SPD.

[Redacted content]

<sup>23</sup> NBN (2019) State of Nature 2019



## 11.1. Biodiversity and Geodiversity

- 11.1.1. The abundance and distribution of the UK's species has declined rapidly since the 1970's<sup>23</sup>. There is now an urgent need to reverse the net loss of biodiversity, as this trend is not just a significant problem for wildlife. It has serious implications for the physical environment (air, soil, water) the ability of the natural environment to provide natural resources (such as food and construction materials), our ability to respond to the climate emergency and for our physical and mental health and well-being. Indeed, Lincolnshire Environmental Records Centre data highlights that over 900 species of wildlife previously recorded in Lincolnshire have not been recorded since 1960. This potentially indicates significant losses.
- 11.1.2. The Environment Act received royal assent on 9 November 2021 and includes a new target to reverse the decline of species abundance in England by 2030.
- 11.1.3. The Central Lincolnshire authorities have a duty to protect and enhance biodiversity. They will work collaboratively and across administrative boundaries with other Local Planning Authorities, public bodies and local stakeholders, in order to support the delivery of strategic ambitions and priorities for nature, such as those set out in the Local Nature Recovery Strategy.
- 11.1.4. Central Lincolnshire has many areas which are noted for their natural beauty and biodiversity value. These areas also support a wide variety of species and habitats, and form an important part of the network of biodiversity sites within the wider environment. Wildlife sites and habitats that are, as at 2020, recognised as being of national, regional and local importance within or partly within Central Lincolnshire include: Bardney Limewoods National Nature Reserve (NNR), over 20 Sites of Special Scientific Interest (SSSI), 383 Local Wildlife Sites (LWS), 17 Local Geological Sites (LGS), and 7 Local Nature Reserves (LNR). These sites support important natural assets, such as ancient woodland, heathland, acid grassland and wetland.
- Designated Sites**
- 11.1.5. Designated sites for nature conservation importance are classified into a hierarchy according to their status and the level of protection they should be afforded. International sites form the top tier of the hierarchy with the highest level of protection, followed by national and then locally designated sites. This policy seeks to ensure that appropriate weight is given to their importance and the contribution that they make to the wider ecological network. The table below sets out the hierarchy of designated sites that can be

<sup>23</sup> NBN (2019) State of Nature 2019



found in Central Lincolnshire, and National and Local sites are shown on the Interactive Policies Map.

**Hierarchy of Protected Designated Sites in Central Lincolnshire**

<b>International Sites</b>	None within Central Lincolnshire
<b>National Sites</b>	Sites of Special Scientific Interest (SSSI) National Nature Reserves (NNR)
<b>Local Sites</b>	Local Nature Reserves (LNR) Local Wildlife Sites (LWS) Local Geological Sites (LGS)

- 11.1.6. Although there are no international sites within Central Lincolnshire, there are 5 European sites within 15km of its boundary: Humber Estuary SAC, Humber Estuary SPA/Ramsar, Thorne Moor SAC, Hatfield Moor SAC and Thorne and Hatfield Moors SPA. These internationally important sites are protected by the Habitats Regulations.
- 11.1.7. Nationally designated sites are of national importance for biodiversity or geodiversity and are designated under UK legislation. Development that is likely to have an adverse effect on such sites, alone or in combination with other developments, will only be supported in exceptional circumstances, in accordance with the NPPF.
- 11.1.8. Locally designated sites are non-statutory, but none the less are valuable components of the local ecological network, make an important contribution to nature’s recovery, and provide benefits for both people and wildlife. On-going surveys can reveal new areas that warrant such protection. Policy S60 will be applied to any new sites or extensions to existing sites following the adoption of this Local Plan.
- 11.1.9. Irreplaceable habitats are defined in the NPPF glossary. Examples present in Central Lincolnshire include ancient woodland, ancient and veteran trees, ancient grassland and heathland. Their significance is derived from age, uniqueness, species diversity or rarity. Development resulting in the loss or deterioration of irreplaceable habitats will be refused, unless there are wholly exceptional reasons<sup>24</sup> and a suitable compensation strategy exists.

**Biodiversity Outside of Designated Sites**

- 11.1.10. Landscape and habitat features that lie outside of designated sites can also provide valuable spaces and corridors for habitats and species, including protected species. Waterways, for example, can be valuable for biodiversity, providing green and blue corridors that link habitats and wildlife sites. Maintaining and enhancing a network of habitats, species and wildlife sites, and linkages between them, is important to achieving the vision and aims of the Greater Lincolnshire Local Nature Recovery Strategy.
- 11.1.11. The Nature Recovery Network is a major commitment in the UK Government’s 25-Year Environment Plan and intends to improve, expand and connect habitats to address wildlife decline and provide wider environmental benefits for people. This approach will build on the work of previous national initiatives, such as Nature Improvement Areas (NIAs). NIAs are landscape-scale initiatives that aim to ensure land is used sustainably to achieve

<sup>24</sup> For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), only where the public benefit would clearly outweigh the loss or deterioration of habitat.

multiple benefits for people, wildlife and the local economy. The Humberhead Levels is a nationally selected NIA that spans the administrative boundaries of North Lincolnshire and West Lindsey District Councils.

### **Mitigation Hierarchy**

- 11.1.12. The mitigation hierarchy is an approach to limiting the negative impacts of development on biodiversity and is set out in the NPPF. It requires that if significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Avoidance of adverse impacts to biodiversity as a direct or indirect result of development must be the first consideration. Avoidance measures may include either locating development on an alternative site with less harmful impact, or locating development within the site to avoid damaging a particular habitat feature. Compensation will only be considered after all other options have been explored and strictly as a last resort.

### **Species and Habitats of Principal Importance**

- 11.1.13. Some species benefit from statutory protection under a range of legislative provisions (such as the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017). There are also a range of Priority Habitats and Priority Species in England that are listed as habitats or species of principal importance under Section 41 of the Natural Environment and Rural Community Act (2006). The current national list (August 2010) contains 56 habitats of principal importance and 943 species of principal importance.
- 11.1.14. Developers will be expected to submit sufficient, suitable and robust information with their application to demonstrate a comprehensive understanding of habitats and species associated with their site, and to enable the likely effects on biodiversity to be assessed. This may include a desk study, a completed biodiversity checklist or toolkit, Phase 1 habitat survey, or other appropriate ecological survey, where there is a reasonable likelihood of the presence of important habitats or species. This will help to avoid potentially costly delays at a later date and allow a planning decision to be made in a timely manner.
- 11.1.15. The Lincolnshire Environmental Records Centre holds data on statutory and non-statutory designated sites, habitats and species and is therefore a useful source of biodiversity information.
- 11.1.16. The Partnership for Biodiversity in Planning has created a free online tool, the Wildlife Assessment Check<sup>25</sup>, to help applicants identify whether there is a need to conduct ecological appraisals before submitting a planning application.

## **Policy S60: Protecting Biodiversity and Geodiversity**

All development should:

- a) protect, manage, enhance and extend the ecological network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site;
- b) minimise impacts on biodiversity and features of geodiversity value;

<sup>25</sup> <https://www.biodiversityinplanning.org/wildlife-assessment-check/>

- c) deliver measurable and proportionate net gains in biodiversity in accordance with Policy S61; and
- d) protect and enhance the aquatic environment within or adjoining the site, including water quality and habitat.

### **Part One: Designated Sites**

The following hierarchy of sites will apply in the consideration of development proposals:

#### **1. International Sites**

The highest level of protection will be afforded to internationally protected sites. Development proposals that will have an adverse impact on the integrity of such areas, will not be supported other than in exceptional circumstances, in accordance with the NPPF.

Development proposals that are likely to result in a significant adverse effect, either alone or in combination with other proposals, on any internationally designated site, must satisfy the requirements of the Habitats Regulations (or any superseding similar UK legislation). Development requiring Appropriate Assessment will only be allowed where it can be determined, taking into account mitigation, that the proposal would not result in significant adverse effects on the site's integrity.

#### **2. National Sites (NNRs and SSSIs)**

Development proposals should avoid impact on these nationally protected sites. Development proposals within or outside a national site, likely to have an adverse effect, either individually or in combination with other developments, will not normally be supported unless the benefits of the development, at this site, clearly outweigh both the adverse impacts on the features of the site and any adverse impacts on the wider network of nationally protected sites.

#### **3. Irreplaceable Habitats**

Planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitats, including ancient woodland and aged or veteran trees, unless there are wholly exceptional reasons and a suitable compensation strategy will be delivered.

#### **4. Local Sites (LNR, LWS and LGS)**

Development likely to have an adverse effect on locally designated sites, their features or their function as part of the ecological network, will only be supported where the benefits of the development clearly outweigh the loss, and the coherence of the local ecological network is maintained. Where significant harm cannot be avoided, the mitigation hierarchy should be followed.

### **Part Two: Species and Habitats of Principal Importance**

All development proposals will be considered in the context of the relevant Local Authority's duty to promote the protection and recovery of priority species and habitats.

Development should seek to preserve, restore and re-create priority habitats, ecological networks and the protection and recovery of priority species set out in the Natural Environment and Rural Communities Act 2006, Lincolnshire Biodiversity Action Plan, Lincolnshire Geodiversity Strategy and Local Nature Recovery Strategy.

Where adverse impacts are likely, development will only be supported where the need for and benefits of the development clearly outweigh these impacts. In such cases, appropriate mitigation or compensatory measures will be required.

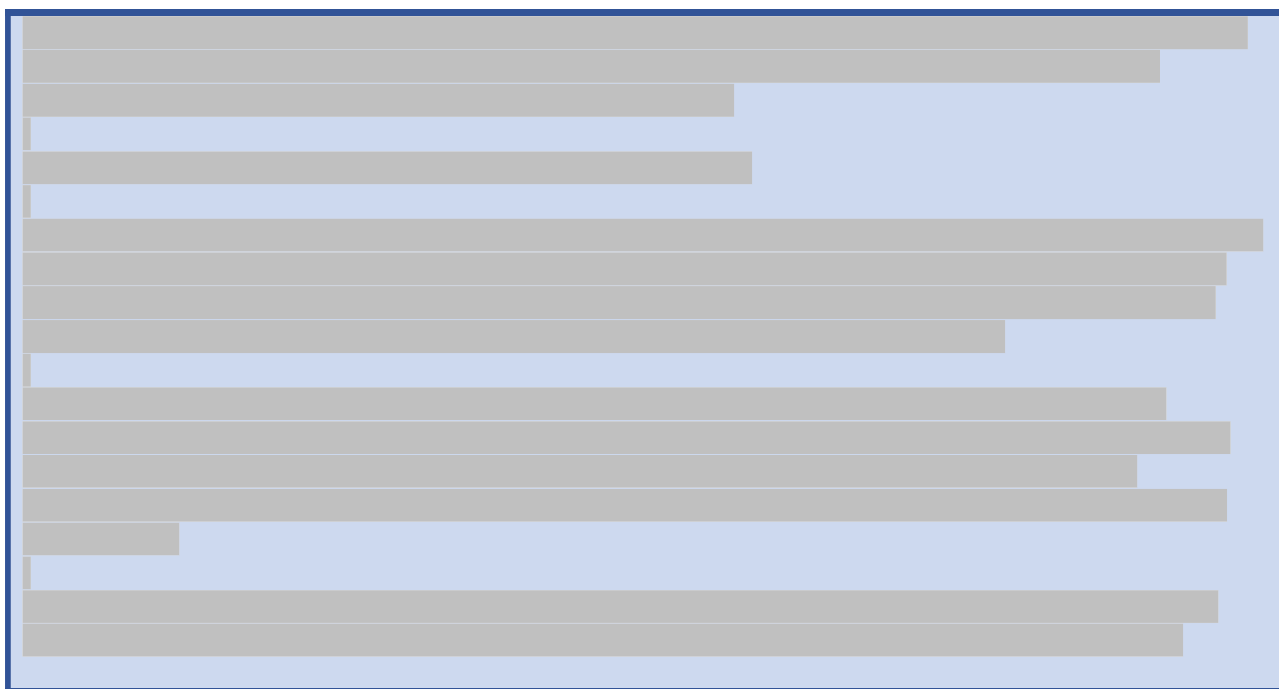
**Part Three: Mitigation of Potential Adverse Impacts**

Development should avoid adverse impact on existing biodiversity and geodiversity features as a first principle, in line with the mitigation hierarchy. Where adverse impacts are unavoidable they must be adequately and proportionately mitigated. If full mitigation cannot be provided, compensation will be required as a last resort where there is no alternative.

Development will only be supported where the proposed measures for mitigation and/or compensation along with details of net gain are acceptable to the Local Planning Authority in terms of design and location, and are secured for the lifetime of the development with appropriate funding mechanisms that are capable of being secured by condition and/or legal agreement.

If significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.

[Redacted content]



## 11.2. Biodiversity Opportunity and Net Gain

- 11.2.1. National planning policy states that development should deliver a net gain in biodiversity. The Environment Act sets out a mandatory requirement for development to deliver at least a 10% biodiversity net gain and approval of a biodiversity net gain plan. The Act includes provision for secondary legislation to set a date for the requirement to come into force.
- 11.2.2. Biodiversity net gain means leaving the natural environment in a measurably better state than before, and is central to delivering nature's recovery and increasing stocks of natural capital. Net gain should deliver genuine additional improvements for biodiversity by creating or enhancing habitats in association with development. Such improvements should go beyond any required mitigation and/or compensation measures following the application of the mitigation hierarchy. As part of delivering net gains for nature, development proposals will be expected to protect, provide and extend green infrastructure in accordance with Policy S59 Green and Blue Infrastructure Network.
- 11.2.3. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures, or, as a last resort, through the purchase of statutory biodiversity credits. Development proposals can, for example, provide a net gain in biodiversity on-site through the enhancement of the existing features of the site, the creation of additional habitats or the linking of existing habitats to reduce fragmentation in the local ecological network. The Central Lincolnshire Authorities' preference is for biodiversity net gain to be delivered on, or adjacent to, the development site, in accordance with the mitigation hierarchy. Off-site biodiversity net gain, either on the applicant's own land or by purchasing units on the market, may be considered acceptable, if sufficient biodiversity net gain cannot be achieved within the development site and where there is opportunity to create, restore or enhance habitats off site that form part of the Nature Recovery Network and where this is considered the best outcome for biodiversity.



- 11.2.4. Net gains in biodiversity can be delivered by almost all development, by following the principles of the mitigation hierarchy and understanding the ecological constraints and opportunities from the early stages of design.
- 11.2.5. Biodiversity enhancements can include both the creation of new habitat as well as improving existing habitats and can include, but are not limited to:
- Bird and bat boxes/bricks integrated into the structure of existing and/or new buildings
  - Wildlife friendly sustainable urban drainage (SuDs)
  - Wildlife tunnels under paths and roads
  - Wildlife friendly ponds
  - Living roofs and walls
  - Bug hotels
  - Using native plants in landscaping
  - Setting aside space within a development to create new habitat, such as woodland, wetland or wildflower meadows
  - Improve and re-naturalise waterways
- 11.2.6. The proposals for enhancement of biodiversity will depend on the nature and scale of the development, however a development with limited or no impacts on biodiversity should still seek to demonstrate a net gain. Small-scale development proposals form a significant proportion of the planning applications received by the Central Lincolnshire Authorities and therefore collectively, could make a notable contribution to biodiversity net gain and the wider Nature Recovery Network. The Local Planning Authority will use planning conditions to require that a planning permission provides for works that will measurably increase biodiversity.
- 11.2.7. A suitable biodiversity metric should be used to demonstrate that a ‘measurable biodiversity net gain’ has been achieved. The preferred metric for calculating biodiversity net losses and gains is the Natural England Biodiversity Metric, which supports and reinforces the application of the mitigation hierarchy.<sup>26</sup> The metric calculates the change in biodiversity resulting from a project or development by subtracting the number of pre-intervention or ‘baseline’ biodiversity units (i.e. those originally existing on-site and off-site where applicable) from the number of post-intervention units (i.e. those projected to be provided after the development or change in land management). All applications should be supported by the submission of the full metric assessment.
- 11.2.8. Local Ecological Network<sup>27</sup>, Biodiversity Opportunity and Green Infrastructure Mapping has been prepared for Central Lincolnshire by the GLNP. These maps identify the known existing areas of high biodiversity value and areas of local biodiversity priority where it is considered most important and feasible to target habitat creation, extension and restoration. To complement these maps, a set of principles has been prepared (see Appendix 4 of this Local Plan), to guide development proposals that fall within or overlap the biodiversity opportunity areas. Development proposals should have regard to the above evidence and to the biodiversity opportunity area principles.

<sup>26</sup>Biodiversity Metric 4.0 or its successor. User guidance can be found on Natural England’s website: [The Biodiversity Metric 4.0 \(JP039\)](#).

<sup>27</sup> The components of the ecological network within Central Lincolnshire have been mapped and are available to view on the Central Lincolnshire website on the Interactive Map. This will be updated annually incorporating data supplied by the GLNP.

- 11.2.9. Recognising the need for a consistent approach to delivering Biodiversity Net Gain across Greater Lincolnshire, the Lincolnshire Wildlife Trust established a multi-agency Task and Finish Group in September 2020. The purpose of this Group is to work in partnership to produce a framework document of shared principles for Biodiversity Net Gain and to ensure Biodiversity Net Gain is delivered in an exemplary and consistent way across Greater Lincolnshire. The framework document will be available on the Central Lincolnshire website once completed.
- 11.2.10. Major and large scale development schemes<sup>28</sup> should deliver wider environmental net gain wherever possible, reflecting the opportunities identified in the Central Lincolnshire Biodiversity Opportunity and GI Mapping, Central Lincolnshire Green Infrastructure Strategy and Local Nature Recovery Strategy (or any subsequent replacements). Seeking to achieve wider environmental net gain should reduce pressure on, and achieve overall improvements in, natural capital and ecosystem services and the benefits that they deliver.<sup>29</sup>
- 11.2.11. The baseline data on habitats and species that underpin local biodiversity strategy, the local ecological network, biodiversity, and green infrastructure opportunities, will be kept up to date by the GLNP through the management of the Lincolnshire Environmental Record Centre.

### **Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains**

Following application of the mitigation hierarchy, all development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and geodiversity features proportionate to their scale, through site layout, design of new buildings and proposals for existing buildings with consideration to the construction phase and ongoing site management.

Development proposals should create new habitats, and links between habitats, in line with Central Lincolnshire Biodiversity Opportunity and Green Infrastructure Mapping evidence, the biodiversity opportunity area principles set out in Appendix 4 to this Plan and the Local Nature Recovery Strategy (once completed), to maintain and enhance a network of wildlife sites and corridors, to minimise habitat fragmentation and provide opportunities for species to respond and adapt to climate change.

Proposals for major and large scale development should seek to deliver wider environmental net gains where feasible.

#### **Biodiversity Net Gain**

The following part of the policy applies unless, and until, subsequently superseded, in whole or part, by national regulations or Government policy associated with the delivery of mandatory biodiversity net gain arising from the Environment Act 2021. Where conflict between the policy below and the provisions of Government regulations or national policy arises, then the latter should prevail.

All qualifying<sup>30</sup> development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England's Biodiversity Metric.

<sup>28</sup> As defined in the Glossary [Glossary attached](#)

<sup>29</sup> Guidance on the application of a natural capital approach can be found on the Government website at: [Enabling a Natural Capital Approach guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/guidance/enabling-a-natural-capital-approach)

<sup>30</sup> As defined in The Environment Act 2021, Schedule 14, Part 2, Paragraph 17.

Biodiversity net gain should be provided on-site wherever possible. Off-site measures will only be considered where it can be demonstrated that, after following the mitigation hierarchy, all reasonable opportunities to achieve measurable net gains on-site have been exhausted or where greater gains can be delivered off-site where the improvements can be demonstrated to be deliverable and are consistent with the Local Nature Recovery Strategy.

All development proposals, unless specifically exempted by Government, must provide clear and robust evidence for biodiversity net gains and losses in the form of a biodiversity gain plan, which should ideally be submitted with the planning application (or, if not, the submission and approval of a biodiversity gain plan before development commences will form a condition of any planning application approval), setting out:

- a) information about the steps to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b) the pre-development biodiversity value of the onsite habitat;
- c) the post-development biodiversity value of the onsite habitat following implementation of the proposed ecological enhancements/interventions;
- d) the ongoing management strategy for any proposals;
- e) any registered off-site gain allocated to the development and the biodiversity value of that gain in relation to the development; and
- f) exceptionally any biodiversity credits purchased for the development through a recognised and deliverable offsetting scheme.

Demonstrating the value of the habitat (pre and post-development) with appropriate and robust evidence will be the responsibility of the applicant. Proposals which do not demonstrate that the post-development biodiversity value will exceed the pre-development value of the onsite habitat by a 10% net gain will be refused.

Ongoing management of any new or improved onsite and offsite habitats, together with monitoring and reporting, will need to be planned and funded for 30 years after completion of a development.

[Redacted content]

## Appendix 4: Principles for Development within Biodiversity Opportunity Areas

The following guidance provides a set of development principles which should be used when considering site allocations and determining planning applications in the context of the Central Lincolnshire Biodiversity Opportunity Mapping (BOM) and the ecological network it alludes to. These principles are to be used in conjunction with policy S61 within this Local Plan.

Ecological networks are key to creating a more robust natural environment which will be resilient to future pressures<sup>45</sup>. They will play an integral role in the creation of Nature Recovery Networks and likely act as the basis of any local work towards a national strategy, for example Local Nature Recovery Strategies.

### Central Lincolnshire Biodiversity Opportunity Mapping Categories

#### Dark Green: Ecological network - high quality

Consists of Priority habitat, these are the core areas of an ecological network and are of high value in terms of distinctiveness. These may require management to either maintain or improve their current condition.

#### Light Green: Ecological network - opportunity for management

These areas are not currently Priority habitat, but are important for biodiversity and the functionality of the ecological network of which they are part. They provide an opportunity for their quality to be improved through management, with positive results for biodiversity.

#### Dark Brown: Opportunity for creation - more joined up

These are not currently part of an ecological network, but provide opportunities to connect together two or more ecological networks through habitat creation.

#### Light Brown: Opportunity for creation

These areas are not currently part of an ecological network, but provide opportunities for increasing the size of an ecological network through habitat creation.

### Guidance regarding site allocations and planning permission applications in a Biodiversity Opportunity Mapping context.

Biodiversity opportunity mapping developed by the Greater Lincolnshire Nature Partnership highlights both the existing ecological network and where the best opportunities lie for improvement in regards to the extent of habitat in the network, the condition or distinctiveness of said habitat and overall connectivity of the network. All policy and decisions should take into account the impact of development to these networks and where possible avoid permitting proposals which may negatively affect the existing network. Where this is not possible, or where development is planned on areas identified as an opportunity for creation, principles should call for quality design which will protect and enhance the existing network.

Biodiversity net gain should prioritise onsite habitat creation and management over offsite. Where land earmarked for development contains, either partially or entirely, any areas highlighted by the BOM, these should be seen as opportunities to contribute to onsite biodiversity net gain requirements in a way that will also conserve, restore and enhance ecological connectivity. However, it should be recognised that **Ecological network - opportunity for management areas**

<sup>45</sup> Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework.

and **Opportunity for creation areas** identified by the BOM, which are not part of a development area, are well placed as locations for habitat creation or management. Doing so contributes towards any required offsite biodiversity net gain commitments for development. Additionally, habitat created in an ecologically desirable location or in an area identified for biodiversity by a local strategy are valued more highly by Defra’s biodiversity net gain metric. Any sites recognised by the BOM which apply to be included on the register of biodiversity gain sites should be given due regard in planning for their importance to enhancing ecological networks.

## Notes on Development Principles

- For the purpose of ecological networks “habitat creation” refers to semi natural or natural habitats.
- Any habitat created should fit with the existing ecological network and be either the same habitat type or related habitat. A related habitat refers to habitats often found in association as part of a dynamic complex.<sup>46</sup>
- Ecological advice should be sought in the preservation and enhancement of ecological networks and achievement of biodiversity net gain.

## Development Principles

Where allocated sites or sites submitted for planning permission contain or overlap with any **Ecological network – high quality area**, the following principles should apply:

1. **High quality ecological network areas** consist of Priority habitat and contain the most valuable habitats. It should not be built on and should be buffered against impacts of development. Where development is permitted on land containing areas of **high quality ecological network**, the development layout should use the principles of the Mitigation Hierarchy and be designed in such a way as to avoid damage to these areas.
2. **High quality ecological network areas** should be recognised as a potential opportunity to achieve biodiversity net gain requirements by improving condition through sensitive management.

Where allocated sites or sites submitted for planning permission contain or overlap with any **Ecological network – opportunity for management area**, the following development principles should apply:

1. Proposals should avoid development on **Ecological network – opportunity for management areas** where possible.
2. Where this is not possible, the development layout should ensure that connectivity of the network is maintained. This can be achieved through quality design, for example by leaving strategically important habitat in place to create wildlife corridors or the use of green/brown roofing to act as stepping stones between larger areas of habitat; or through the effective creation of new habitat as part of a landscaping scheme which allows for the migration and dispersal of species.
3. Proposals should fulfil onsite net gain requirements through creation and sensitive management of habitats, in a way that will enhance the ecological network either by ensuring connectivity or improving condition.

<sup>46</sup> Natural England (2021) The Biodiversity Metric 3.0: Technical Supplement



Where allocated sites or sites submitted for planning permission contain or overlap with any mapped **Opportunity for creation areas**, the following development principles should apply:

1. Where development takes place on **Opportunity for creation areas**, applications should include information clearly demonstrating how opportunities to maintain or enhance the ecological network (in regards to the extent of habitat in the network, the condition or distinctiveness of said habitat) and overall connectivity in the network, have or will be taken. It should include aspects of quality design; for example, by leaving strategically important habitat in place where possible to create wildlife corridors or the use of green/brown roofing to act as stepping stones between larger areas of habitat. It should also take any opportunities for effective habitat creation as part of a landscaping scheme which ensures connectivity between habitats for the species which utilise them.
2. Proposals should prioritise any **Opportunity for creation areas** within the development site for habitat creation. This will ensure that requirements for both biodiversity net gain and the enhancement of ecological networks are achieved in an effective way. Habitat creation onsite should maximise the potential for the ecological network in regards to: the extent of habitat in the network, the condition or distinctiveness of said habitat and the overall connectivity of the network. Additionally, habitat created onsite in an ecologically desirable location or in an area identified by a local strategy, are valued more highly by Defra's biodiversity net gain metric.

## Glossary

<b>Affordable Housing</b>	<p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.</p> <p>Affordable home ownership is included within the definition as discounted market housing provided arrangements are put in place for the discount to remain for future eligible households.</p> <p>Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes. The above definition was derived from the definition set out in the NPPF published in 2021.</p>
<b>Amenity</b>	A general term used to describe the tangible and intangible benefits or features associated with a property or location that contribute to its character, comfort, convenience or attractiveness.
<b>Ancient Woodland</b>	<p>Any wooded area that has been wooded continuously since at least 1600AD.</p> <p>It includes: ‘ancient semi-natural woodland’ – mainly made up of trees and shrubs native to the site, usually arising from natural regeneration; and, ‘plantations on ancient woodland sites’ – areas of ancient woodland where the former native tree cover has been felled and replaced by planted trees, usually of species not native to the site.</p>
<b>Appropriate Locations</b>	<p>Appropriate locations means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan. In addition, to qualify as an ‘appropriate location’, the site, if developed, would:</p> <ul style="list-style-type: none"> <li>• retain the core shape and form of the settlement;</li> <li>• not significantly harm the settlement’s character and appearance; and</li> <li>• not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.</li> </ul>
<b>Best and Most Versatile Agricultural Land</b>	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
<b>Biodiversity</b>	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
<b>BREEAM</b>	<p>BREEAM is the world’s leading sustainability assessment method for master planning projects, infrastructure and buildings.</p> <p>Assets are assessed through third party certification, using standards developed by BRE (The Building Research Establishment).</p>
<b>Brownfield land / Previously Developed Land</b>	Land that has been previously developed.

<b>Catchment Flood Management Plans (CFMPs)</b>	Produced by the Environment Agency, CFMPs give an overview of the flood risk across each river catchment. They recommend ways of managing those risks now and over the next 50-100 years.
<b>Central Lincolnshire Joint Strategic Planning Committee (CLJSPC)</b>	The Central Lincolnshire Joint Strategic Planning Committee (CLJSPC) was established in October 2009. It contains representatives from the four constituent authorities, namely City of Lincoln Council, North Kesteven District Council, West Lindsey District Council, and Lincolnshire County Council.
<b>Convenience and Comparison Shopping</b>	<p><b>Convenience</b> – including food and non-alcoholic beverages, tobacco, alcoholic beverages, newspapers and periodicals, non-durable household goods such as cosmetics, cleaning products, stationary.</p> <p><b>Comparison</b> - including clothing materials and garments, shoes and other footwear, materials for the maintenance and repair of dwellings, furniture and furnishings, carpets and other floor coverings, household textiles, major household appliances whether electrical or not, small electrical household appliances, tools and miscellaneous accessories, glassware, tableware and household utensils, medical goods and other pharmaceutical products, bicycles, books and stationary, plants, jewellery, games, toys, hobbies, camping equipment.</p>
<b>Community Infrastructure</b>	Facilities available for use by all the community, such as church or village halls, doctor’s surgeries and hospitals, even public houses. Community facilities could also include children’s playgrounds and sports facilities.
<b>Conservation Area</b>	A formally designated area of special historic or architectural interest whose character must be preserved or enhanced.
<b>Developed Footprint</b>	<p>Developed footprint of a settlement is defined as the continuous built form of the settlement and excludes:</p> <ul style="list-style-type: none"> <li>• individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;</li> <li>• gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;</li> <li>• agricultural buildings and associated land on the edge of the settlement; and</li> <li>• outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.</li> </ul>
<b>Economic Needs Assessment</b>	An evidence report examining the economic needs of Central Lincolnshire which projects the economic growth and job growth in Central Lincolnshire to 2040.
<b>Ecosystem Services</b>	<p>The benefits to people provided by nature, including:</p> <ul style="list-style-type: none"> <li>• provisioning services (e.g. food, water, wood, construction materials)</li> <li>• regulating services (e.g. water quality, flood regulation, erosion protection, carbon storage, noise reduction, air quality regulation, cooling and shading)</li> </ul>

	<ul style="list-style-type: none"> <li>• supporting services (e.g. habitats, thriving plants and wildlife, pollination)</li> <li>• cultural services (e.g. access to nature, sense of place, aesthetic value, recreation and education)</li> </ul>
<b>Environmental net gain</b>	Where biodiversity net gain, through habitat creation and enhancement, is achieved first and then goes further to deliver overall improvements in natural capital, ecosystem services and the benefits that they deliver.
<b>Examination</b>	A form of independent public inquiry into the soundness of a submitted Local Plan, which is chaired by an Inspector appointed by the Secretary of State. After the examination has ended the Inspector produces a report with recommendations which, in simple terms, are binding on the Council.
<b>First Homes</b>	<p>A specific kind of discounted market sale housing, being prioritised by Government which will account for at least 25% of all affordable housing being delivered through planning obligations, which:</p> <ul style="list-style-type: none"> <li>a) must be discounted by at least 30% against market value;</li> <li>b) are sold to persons meeting set First Homes eligibility criteria;</li> <li>c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and</li> <li>d) after the discount has been applied, the first sale must be at a price no higher than £140,000 (locally set price).</li> </ul>
<b>Food Enterprise Zone</b>	Food Enterprise Zones are based on local development orders and streamline planning procedures for businesses that meet the zone's criteria, making it cheaper and simpler for them to expand. They also make it easier for new businesses to set up, attracting investment and boosting the rural economy.
<b>Full Time Equivalent (FTE)</b>	The hours worked by one employee on a full-time basis.
<b>Geodiversity</b>	The range of rocks, minerals, fossils, soils and landforms.
<b>Greater Lincolnshire Local Enterprise Partnership (GLLEP)</b>	<p>The GLLEP works with the public and private sector to deliver sustainable economic growth.</p> <p>The purpose of the GLLEP is to drive economic growth and to be the voice of the local business community, ensuring that the economic interests of the area are properly represented.</p>
<b>Greenfield Land</b>	Land which has not been previously developed.
<b>Gypsies and Travellers</b>	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
<b>Health Impact Assessment (HIA)</b>	A method of considering the positive and negative impacts of development upon human health.

<b>Historic Environment Record (HER)</b>	HERs are an important starting point for anyone interested in the archaeology, built heritage, and history of an area. They can provide information on a wide variety of buildings and sites and are a primary source of information for planning, development-control work, and land management.
<b>Important Established Employment Areas (IEEA)</b>	Well established employment areas which include some plots available for development, offering choice and flexibility to the market through intensification or redevelopment.
<b>Important Open Spaces</b>	Existing open spaces that are protected under Policy S65.
<b>Infill</b>	Development of a site between existing buildings. A collective term which relates to essential services, including road and transport facilities; education and medical facilities; and open space.
<b>Infrastructure Delivery Plan (IDP)</b>	The Central Lincolnshire Infrastructure Development Plan (IDP) has been prepared alongside this Local Plan and will be regularly updated. The IDP is produced to identify the range of infrastructure types and projects required to support growth and it identifies likely funding sources, delivery agents, timescales and priorities.
<b>Infrastructure Integrated Impact Assessment</b>	See ‘Sustainability Appraisal’
<b>Lead Local Flood Authority (LLFA)</b>	LLFAs are county councils and unitary authorities. They lead in managing local flood risks (i.e. risks of flooding from surface water, ground water and ordinary (smaller) watercourses).
<b>Joint Strategic Needs Assessment</b>	The means by which Primary Care Trusts and local authorities describe the future health care and wellbeing needs of the local population and to identify the strategic direction of service delivery to meet those needs.
<b>Local Green Space</b>	Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Local Green Space can be designated through a Local Plan or Neighbourhood Plan.  The National Planning Policy Framework and National Planning Practice Guidance set out criteria and guidance for the designation of Local Green Space.
<b>Local Industrial Strategy (LIS)</b>	The Local Industrial Strategy is the Government’s long term plan to boost the productivity and earning power of people throughout the UK. Published in November 2017, it sets out five “foundations of productivity” as the building blocks for a transformed economy: ideas; people; infrastructure; business environment; and places.  The Greater Lincolnshire LIS is led by the GLLEP.
<b>Local Plan</b>	A Development Plan Document (DPD) which contains the spatial vision, main objectives and policies for managing the future development of the area.
<b>Local Transport Plan (LTP)</b>	The LTP sets out the overall strategy and delivery arrangements for transport across the whole of Lincolnshire, including supporting growth, tackling congestion, improving accessibility,



	creating safer roads and supporting the larger settlements. The LTP reflects the objectives of the latest Local Plan, and vice-versa, with each updated version aiming to complement one another.
<b>Local Planning Authority (LPA)</b>	The local authority which has duties and powers under the planning legislation.
<b>Main Town Centre Uses</b>	Defined by the NPPF (2021) as “Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)”
<b>Major Development</b>	Where the phrase ‘major development’ is used in this Local Plan, it means major development as defined by national legislation at the time. At the time of writing this Local Plan, the phrase is defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 as follows: “major development” means development involving any one or more of the following— (a) the winning and working of minerals or the use of land for mineral-working deposits; (b) waste development; (c) the provision of dwellinghouses where — (i) the number of dwellinghouses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i); (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e) development carried out on a site having an area of 1ha or more.
<b>Ministry of Defence (MOD)</b>	The Ministry of Defence is the British government department responsible for implementing the defence policy set by Her Majesty's Government, and is the headquarters of the British Armed Forces.
<b>Minor Development</b>	Any development which is not major development.
<b>Multi-functionality</b>	The ability to perform more than one function at the same time e.g. for nature, health and wellbeing, climate and prosperous communities.
<b>National Planning Policy Framework (NPPF)</b>	Sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
<b>National Planning Practice Guidance (NPPG)</b>	Provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. The guidance is categorised into subject categories.

<b>Natural Capital</b>	A concept that considers the natural environment as a series of assets that provide society with goods and services that support human wellbeing and the economy.
<b>Objectively Assessed Need (OAN)</b>	The identified housing need to meet the needs of the local authority area over the plan period.
<b>Park Home</b>	A residential mobile home, similar to a bungalow or caravan in style, installed as a dedicated site or ‘home park’. They are designed to be lived in permanently, and provide opportunity for residents to own a home, but pay rent to the owner of the site.
<b>Pitch</b>	A pitch on a “gypsy and traveller” site
<b>Plot (when relating to Policy S83)</b>	A pitch on a “travelling showpeople” site (often called a yard)
<b>Permitted Development</b>	Permission to carry out certain limited forms of development without the need to make a planning application to a local planning authority.
<b>Planning Obligations/ Section 106 Agreements</b>	Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called “Section 106” agreements.
<b>Policies Map</b>	A map on an Ordnance Survey base map which shows where Local Plan policies apply.
<b>Primary Shopping Area</b>	An area where retailing and the number of shops in a town centre is most concentrated. The extent of this area is defined on the Policies Map.
<b>Primary Shopping Frontages</b>	A Shopping Frontage where a high proportion of retail uses (A1) is located. Defined on the Policies Map.
<b>Proposed Submission Documents</b>	Defined by The Town and Country Planning (Local Planning) (England) Regulations 2012 as: (a) the local plan which the local planning authority propose to submit to the Secretary of State, (b) if the adoption of the local plan would result in changes to the adopted policies map, a submission policies map, (c) the sustainability appraisal report of the local plan, (d) a statement setting out— (i) which bodies and persons were invited to make representations under regulation 18, (ii) how those bodies and persons were invited to make such representations, (iii) a summary of the main issues raised by those representations, and (iv) how those main issues have been addressed in the development plan document, and (e) such supporting documents as in the opinion of the local planning authority are relevant to the preparation of the local plan.
<b>Sequential Approach</b>	An approach to planning decisions which may require certain sites or locations to be fully considered for development before the consideration moves on to other sites or locations. The approach could apply to issues such as retail development, the use of previously developed land or the use of land at risk from flooding.

<p><b>Strategic Flood Risk Assessment (SFRA)</b></p>	<p>A Strategic Flood Risk Assessment, or SFRA, is part of the evidence base for the Local Plan and collates information on all known sources of flooding that may affect existing or future development within the Central Lincolnshire area. Such sources include tidal, river, surface water (local drainage), sewers and groundwater.</p> <p>In collecting this information, the SFRA identifies and maps areas that have a ‘low’, ‘medium’ and ‘high’ probability of flooding, in accordance with national policy.</p> <p>Within the flood affected areas, the SFRA recommends appropriate land uses that will not unduly place people or property at risk of flooding. Where flood risk has been identified as a potential constraint to future development, the SFRA recommends possible flood mitigation solutions that may be integrated into the design (by the developer) to minimise the risk to property and life should a flood occur.</p>
<p><b>Strategic Housing Market Assessment (SHMA)</b></p>	<p>An assessment of housing need in the housing market area, including the scale and mix of housing and the range of tenures that is likely to be needed over the plan period.</p>
<p><b>Supplementary Planning Document (SPD)</b></p>	<p>SPDs expand on policies or provide further detail to policies contained in a Local Plan. At the time of writing, The Town and Country Planning (Local Planning) (England) Regulations 2012 set out what an SPD can cover.</p>
<p><b>Sustainability Appraisal (SA)</b></p>	<p>A formal, systematic process to assess the environmental, economic and social effects of strategies and policies from the start of preparation onwards. The process includes the production of reports to explain the outcomes of the appraisal. In the case of this Central Lincolnshire Local Plan, an Integrated Impact Assessment (IIA) has been undertaken which incorporates sustainability appraisal.</p>
<p><b>Sustainable Development</b></p>	<p>Usually referred to as “development which meets the needs of the present without compromising the ability of future generations to meet their own needs” (Brundtland, 1987). See also the NPPF.</p>
<p><b>Sustainable Drainage Systems (SuDS)</b></p>	<p>A sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than what has been the conventional practice of routing run-off through a pipe to a watercourse.</p>
<p><b>Sustainable Urban Extensions</b></p>	<p>SUEs are urban extensions developed in sustainable locations.</p> <p>SUEs coordinate the planning of residential opportunities, employment opportunities and the services and facilities that will enable residents to meet their day to day needs locally. They must be designed to integrate with the existing built and natural environment, integrate with existing communities, and maximise travel by sustainable travel modes, so that they do not result in a physically and socially segregated community. They present an opportunity to deliver a wide range of sustainable development principles that often cannot be achieved at a smaller scale.</p>

<b>Urban Grain</b>	The pattern and arrangement of the blocks, streets, green infrastructure and plots in a settlement.
<b>Use Class</b>	A Use Class is something that falls under the General Use Classes Order. The General Use Classes Order is a piece of national secondary legislation which groups types of use of premises into classes, so that no development is involved if a building is changed from one use to another within the same class. Changing the use of a building from one class to another constitutes development, and needs planning permission, but in certain circumstances this may be automatically permitted without the need to submit a planning application.
<b>E Use Classes</b>	<p>Uses under the new E Use Class introduced in September 2020 – Commercial, Business and service:</p> <ul style="list-style-type: none"> <li>• E(a) Display or retail sale of goods, other than hot food</li> <li>• E(b) Sale of food and drink for consumption (mostly) on the premises</li> <li>• E(c) Provision of: <ul style="list-style-type: none"> <li>○ E(c)(i) Financial services,</li> <li>○ E(c)(ii) Professional services (other than health or medical services), or</li> <li>○ E(c)(iii) Other appropriate services in a commercial, business or service locality</li> </ul> </li> <li>• E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)</li> <li>• E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)</li> <li>• E(f) Creche, day nursery or day centre (not including a residential use)</li> <li>• E(g) Uses which can be carried out in a residential area without detriment to its amenity: <ul style="list-style-type: none"> <li>○ E(g)(i) Offices to carry out any operational or administrative functions,</li> <li>○ E(g)(ii) Research and development of products or processes</li> <li>○ E(g)(iii) Industrial processes</li> </ul> </li> </ul>
<b>Water Framework Directive</b>	<p>The Water Framework Directive introduced a comprehensive river basin management planning system to help protect and improve the ecological health of our rivers, lakes, estuaries and coastal and groundwaters.</p> <p>The Water Framework Directive (WFD) originates from the EU but has been retained in UK law following the UK's exit from Europe.</p>
<b>Windfall Development</b>	Development on a site which is not allocated for development in the Local Plan. Windfall developments are typically small scale (1-9 units); infill; change of use; or unexpected large sites (e.g. brownfield site)

## 11.7. Trees, Woodland and Hedgerows

- 11.7.1. The Central Lincolnshire Authorities have a statutory duty (s197 of the Town and Country Planning Act 1990) to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees is a material consideration that must be taken into account in dealing with planning applications.
- 11.7.2. Trees, and hedgerows, contribute enormously to the character of many parts of the Central Lincolnshire area – they are very important visual elements in the landscape, since they are attractive in themselves, soften and give a context to development, provide focal points and screen unsightly areas from view. However, the amenity value of trees is not confined only to their contribution to visual character, trees, woodland and hedgerows are important components of Central Lincolnshire’s green infrastructure network. They can also help to reduce noise and prove beneficial in terms of atmospheric pollution, modifying microclimates and flood mitigation through storm water attenuation. Furthermore, they provide habitats for biodiversity, help to stabilise soil against erosion, and play a role in reducing climate change by locking up carbon dioxide. As a result, they are highly valued, and the relative scarcity of tree cover particularly in the southern half of the Central Lincolnshire area (North Kesteven District) gives them an added importance.
- 11.7.3. Trees and woodlands take many years to mature, ancient woodlands and aged or veteran trees in particular are irreplaceable. Aged and veteran trees are those which, because of their great age, size or condition are of exceptional wildlife, landscape or cultural value.
- 11.7.4. Mature trees, woodlands and hedgerows are sensitive to the impacts of development, either directly through their removal or indirectly through the impacts of construction or the future use of the site. Due to the length of time and the cost taken to replace mature features, and the contribution they can make to the quality of development, they should be retained and protected wherever possible.
- 11.7.5. The Central Lincolnshire Authorities will look to prevent the loss or damage of good quality trees, woodlands or hedgerows, especially those which are protected such as ancient woodlands, or have a high public amenity value. Policy S66 ensures that trees are not considered in isolation and that they are integral to the overall design of a scheme and contribute to the wider objectives of securing biodiversity and green infrastructure on new developments.
- 11.7.6. Where trees are present on a development site, a British Standard 5837 Tree Survey ‘Trees in relation to Construction survey’, a Tree Constraints Plan, an Arboricultural Impact Assessment and any other related survey information, should be submitted along with an application for planning permission. This will ensure it is clear that a proper consideration of all trees and woodlands has taken place and been taken into account in the preparation of proposals for a site. To ensure that tree cover and habitat is retained, it is important that both the short term and long term impacts that a development may have on trees is evaluated at the earliest opportunity. In addition, an Arboricultural Method Statement and associated Tree/Hedgerow Protection Plan will also be required where there is a likely adverse impact on the health and wellbeing of the trees, either through the pressure to prune or fell or through excavation works which could harm the root systems. The Statement should set out the measures that will need to be taken to protect the health of the trees during the construction period and afterwards.



- 11.7.7. Consideration also needs to be given to the growth potential and management requirements of trees and hedgerows. Where the loss of trees and hedges is unavoidable, they should be replaced with suitable new planting either within the site or in the locality if this is more appropriate. In the case of hedges, the renovation of existing hedges in the wider area can be an appropriate form of mitigation. Development can make a positive contribution to the tree resource in the area through on or off site planting.
- 11.7.8. The preference will be to incorporate existing natural features into the development. However, there may be instances where the loss of important natural features is unavoidable, for example to enable a scheme to fulfil important objectives such as economic development or the provision of housing. Where the loss of such features is demonstrably unavoidable, adequate replacement provision, preferably by native British species, of the same or greater value will be sought. The proposal will also be required to demonstrate:
- That the development could not equally well go ahead elsewhere, where no harm to trees would be involved;
  - That the proposed development scheme could not be modified to retain the tree; and
  - That the amenity value of the tree is outweighed by the benefits to the community of the development proposal.
- 11.7.9. Proposals that either directly or indirectly result in the loss or deterioration of ancient woodland will not be supported unless there are exceptional reasons and the need for and benefits of the development at that location clearly outweigh the loss. When considering the planning balance in these cases compensation proposals must not be considered as part of the benefits resulting from a development.
- 11.7.10. In terms of mitigation where loss of trees and woodland is proposed (and where it is deemed acceptable for such tree(s) to be lost, taking account of the status of the tree), then suitable proposals for mitigation, via compensation, should be provided. The tree compensation standard set out in this policy provides a suitable mechanism to determine the appropriate level of mitigation. The Council's first preference is for on-site replacement at suitable locations within the curtilage of the development. In exceptional circumstances, where planting cannot be achieved on-site without compromising the achievement of good design, new tree planting proposals may be considered off site (including on public land) to mitigate. Where trees are to be provided off-site, planning obligations will be sought to cover replacement trees, their planting and their future maintenance.
- 11.7.11. Where new tree planting is proposed (irrespective of whether this is to compensate for losses on site), then the quantity, location and species selection of new trees will be expected to take practicable opportunities to meet the following six Tree Planting Principles:
1. Create habitat and, if possible, connect the development site to the Strategic Green Infrastructure Network; and
  2. Assist in reducing or mitigating run-off and flood risk on the development site; and
  3. Assist in providing shade and shelter to address urban cooling, and in turn assist in mitigating against the effects of climate change; and
  4. Create a strong landscaping framework to either (a) enclose or mitigate the visual impact of a development or (b) create new and enhanced landscape;
  5. Be of an appropriate species for the site; and

6. Avoid tree planting where it has potential to cause harm, such as to important habitats, peat soils, property or infrastructure.

**Policy S66: Trees, Woodland and Hedgerows**

Development proposals should be prepared based on the overriding principle that:

- the existing tree and woodland cover is maintained, improved and expanded; and
- opportunities for expanding woodland are actively considered, and implemented where practical and appropriate to do so.

**Existing Trees and Woodland**

Planning permission will only be granted if the proposal provides evidence that it has been subject to adequate consideration of the impact of the development on any existing trees and woodland found on-site (and off-site, if there are any trees near the site, with ‘near’ defined as the distance comprising 12 times the stem diameter of the off-site tree). If any trees exist on or near the development site, ‘adequate consideration’ is likely to mean the completion of a British Standard 5837 Tree Survey and, if applicable, an Arboricultural Method Statement.

Where the proposal will result in the loss or deterioration of:

- a) ancient woodland; and/or
- b) the loss of aged or veteran trees found outside ancient woodland,

permission will be refused, unless and on an exceptional basis the need for, and benefits of, the development in that location clearly outweigh the loss.

Where the proposal will result in the loss or deterioration of a tree protected by a Tree Preservation Order or a tree within a Conservation Area, then permission will be refused unless:

- c) there is no net loss of amenity value which arises as a result of the development; or
- d) the need for, and benefits of, the development in that location clearly outweigh the loss.

Where the proposal will result in the loss of any other tree or woodland not covered by the above, then the Council will expect the proposal to retain those trees that make a significant contribution to the landscape or biodiversity value of the area, provided this can be done without compromising the achievement of good design for the site.

**Mitigating for loss of Trees and Woodland**

Where it is appropriate for higher value tree(s) (category A or B trees (BS5837)) and/or woodland to be lost as part of a development proposal, then appropriate mitigation, via compensatory tree planting, will be required. Such tree planting should be on-site wherever possible and should:

- e) take all opportunities to meet the six Tree Planting Principles (see supporting text); and
- f) unless demonstrably impractical or inappropriate, provide the following specific quantity of compensatory trees:

Trunk diameter(mm) at 1.5m above ground of tree lost to development	Number of replacement trees required, per tree lost*
75 - 200	1
210 - 400	4
410 - 600	6
610 - 800	9

810 - 1000	10
1000+	11

\* replacement based on selected standards 10/12 cm girth at 1m

**New Trees and Woodland**

Where appropriate and practical, opportunities for new tree planting should be explored as part of all development proposals (in addition to, if applicable, any necessary compensatory tree provision). Where new trees are proposed, they should be done so on the basis of the five Tree Planting Principles. Proposals which fail to provide practical opportunities for new tree planting will be refused.

Planting schemes should include provision to replace any plant failures within five years after the date of planting. Planting of trees must be considered in the context of wider plans for nature recovery which seeks to increase biodiversity and green infrastructure generally, not simply planting of trees, and protecting / enhancing soils, particularly peat soils. Tree planting should only be carried out in appropriate locations that will not impact on existing ecology or opportunities to create alternative habitats that could deliver better enhancements for people and wildlife, including carbon storage. Where woodland habitat creation is appropriate, consideration should be given to the economic and ecological benefits that can be achieved through natural regeneration. Any tree planting should use native and local provenance tree species suitable for the location.

**Management and Maintenance**

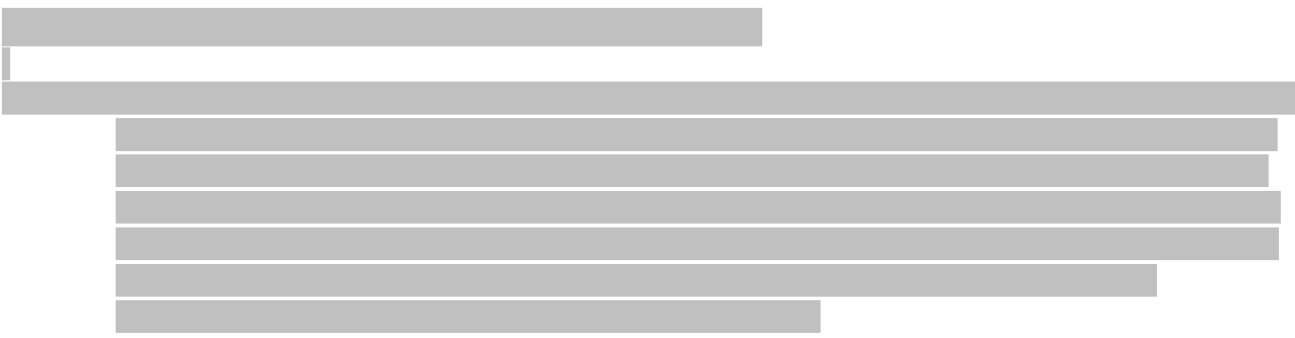
In instances where new trees and/or woodlands are proposed, it may be necessary for the council to require appropriate developer contributions to be provided, to ensure provision is made for appropriate management and maintenance of the new trees and/or woodland.

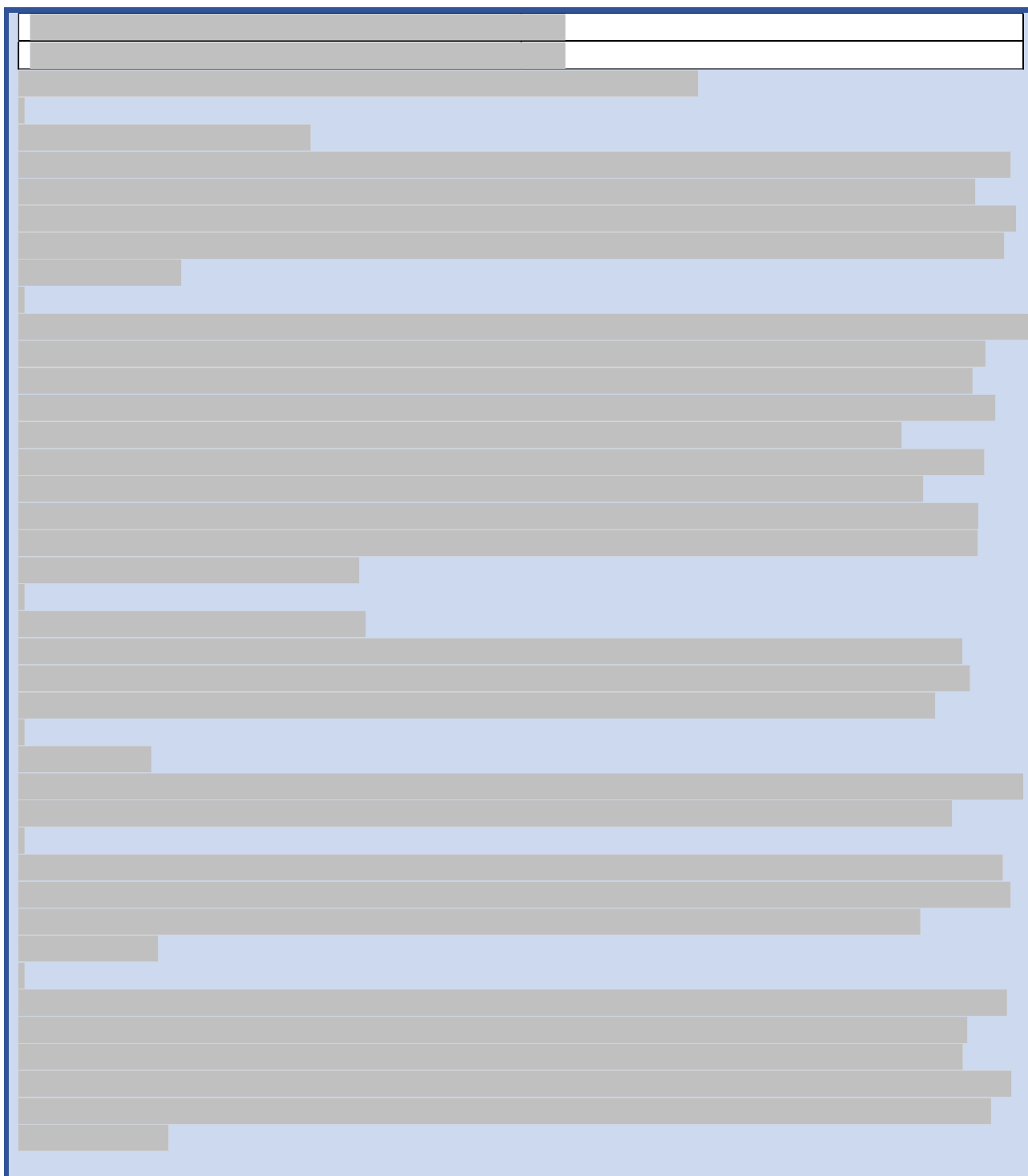
**Hedgerows**

Proposals for new development will be expected to retain existing hedgerows where appropriate and integrate them fully into the design having regard to their management requirements.

Proposals for new development will not be supported that would result in the loss of hedges of high landscape, heritage, amenity or biodiversity value unless the need for, and benefits of, the development clearly outweigh the loss and this loss can be clearly demonstrated to be unavoidable.

Development requiring the loss of a hedgerow protected under The Hedgerow Regulations will only be supported where it would allow for a substantially improved overall approach to the design and landscaping of the development that would outweigh the loss of the hedgerow. Where any hedges are lost, suitable replacement planting or restoration of existing hedges, will be required within the site or the locality, including appropriate provision for maintenance and management.





## 11.8. Best and Most Versatile Agricultural Land

- 11.8.1. Agriculture is a significant land use across Central Lincolnshire, and the wider Lincolnshire area and generates a significant proportion of the national food production. Therefore the protection of the best and most versatile land is key to ensure that food production is not negatively impacted by development. The Agricultural Land Classification (ALC) mapping shows that with the exception of a few relatively small areas of Grade 1 land, the majority of agricultural land within Central Lincolnshire is either Grade 2 or Grade 3, with approximately 50% of the area classified as Grade 3.

- 11.8.2. Development of the best and most versatile agricultural land will only be supported where it can be demonstrated that the need for the development, its benefits and/or sustainability considerations outweigh the need to protect such land taking into account the economic and other benefits of the best and most versatile agricultural land.
- 11.8.3. Proposals for development on unallocated sites which would individually or cumulatively result in a significant loss (1 hectare or more) of best and most versatile agricultural land will also need to demonstrate that there are no other suitable alternative sites which could accommodate either all or part of the development on either previously developed land, or land within the built up area of existing adjacent or nearby settlements, or on poorer quality agricultural land. All proposals over one hectare which would have the potential to involve the loss of best and most versatile agricultural land will be expected to be accompanied by an agricultural land classification statement.

### **Policy S67: Best and Most Versatile Agricultural Land**

Proposals should protect the best and most versatile agricultural land so as to protect opportunities for food production and the continuance of the agricultural economy.

With the exception of allocated sites, significant development resulting in the loss of the best and most versatile agricultural land will only be supported if:

- a) The need for the proposed development has been clearly established and there is insufficient lower grade land available at that settlement (unless development of such lower grade land would be inconsistent with other sustainability considerations); and
- b) The benefits and/or sustainability considerations outweigh the need to protect such land, when taking into account the economic and other benefits of the best and most versatile agricultural land; and
- c) The impacts of the proposal upon ongoing agricultural operations have been minimised through the use of appropriate design solutions; and
- d) Where feasible, once any development which is supported has ceased its useful life the land will be restored to its former use (this condition will be secured by planning condition where appropriate).

Where proposals are for sites of 1 hectare or larger, which would result in the loss of best and most versatile agricultural land, an agricultural land classification report should be submitted, setting out the justification for such a loss and how criterion b has been met.



## 15. Ministry of Defence Establishments

- 15.1.1. The Ministry of Defence (MOD) is one of the largest land owners in the UK, with an estate consisting of a wide range of facilities such as barracks, depots and airfields. Large areas of Central Lincolnshire have been used for MOD purposes throughout the last century and the military presence has brought, and continues to bring, many benefits, particularly to the economy. Many of these sites are also essential for maintaining the defence and security of the country and so are of national importance.
- 15.1.2. The areas currently in MOD use are:
- Beckingham Training Area;
  - RAF Cranwell;
  - RAF Digby;
  - RAF Scampton; and
  - RAF Waddington.
- 15.1.3. It is important that the role and the ongoing use of these establishments is protected and able to adapt in accordance with MOD operational plans.
- 15.1.4. The MOD is committed to making the most efficient use of its existing estate by maximising the utilisation of sites, identifying sites which can be released and consolidating on fewer, larger sites where resources can be better deployed. One site identified to be released within the plan period is RAF Scampton with its functions being relocated elsewhere, including RAF Waddington.
- 15.1.5. The re-use of suitably located MOD sites which are surplus to MOD operational purposes presents a significant opportunity for new housing, economic development and/or regeneration and also to deliver biodiversity net gain and enhanced green infrastructure when such opportunities arise.
- 15.1.6. The following policy will assist in determining such proposals. Policy S84 will only apply to the MOD establishments listed above and development at any former military establishments or installations not listed will be subject to other policies in the plan (including but not limited to Policy S5: Development in the Countryside) and in line with the policy for the relevant tier of the Settlement Hierarchy in Policy S1.

### **Policy S84: Ministry of Defence Establishments**

#### **Part One: Development related to operational purposes**

Defence related non-residential development within or adjoining an operational MOD site that is required for operational purposes will be supported in principle.

Development for housing or communal accommodation for MOD personnel connected to an operational MOD site will be supported provided that it satisfies relevant policy requirements in the Local Plan including but not limited to *Policy S53 Design and Amenity*, *Policy S21 Flood Risk and Water Resources*, and *Policy S47 Accessibility and Transport*.

#### **Part Two: Development affecting MOD establishments**

Development will not be supported where it would adversely affect military operations or capability unless those impacts can be appropriately mitigated in agreement with the MOD.

**Part Three: Development of MOD land and assets surplus to Defence requirements**

The redevelopment of RAF Scampton is addressed in Policy S75.

The redevelopment or change of use of any other operational MOD land and facilities which are surplus to MOD requirements, whether for the whole or part of the MOD landholding in that area, will be supported provided that:

- a. where feasible the majority of the proposal is on brownfield land;
- b. any increase in traffic likely to arise as a result of the development can be safely accommodated on the local road infrastructure;
- c. the proposal would not conflict with the existing land uses on neighbouring land; and
- d. in cases where large scale redevelopment of a site is planned, a comprehensive masterplan is prepared which demonstrates how the site will be redeveloped to ensure the holistic planning of the site and avoid piecemeal development.

Where the proposal is to create a civilian community, proposals must also:

- e. include appropriate infrastructure and community facilities for the new community and any existing community remaining; and
- f. demonstrate that the new community is sustainably located with reasonable access to essential services such as jobs, education, health, leisure, retail and culture either within the development or at other nearby settlement(s) by sustainable modes of travel; and
- g. through satisfying the above criteria a-f clearly demonstrate how the proposal supports the spatial strategy of the Local Plan.

Further to Policy S56, an Unexploded Ordnance Certificate and Land Quality Assessment (LQA) may be required (where relevant) as part of a proposal, or required through condition to a grant of permission, in order to assess and identify the necessary remedial action for defence specific contaminants.