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The Planning Inspectorate  
National Infrastructure Directorate  
Room 3/18  
Temple Quay House  
2 The Square  
BRISTOL  
BS1 6PN

**For the attention of Mike Harris**

Dear Sirs

**PLANNING ACT 2008 (PA 2008) AND THE INFRASTRUCTURE PLANNING  
(EXAMINATION PROCEDURE) RULES 2010**

**APPLICATION FOR DEVELOPMENT CONSENT BY ABLE HUMBER PORTS LTD  
FOR THE PROPOSED ABLE MARINE ENERGY PARK – RESPONSES TO  
SECOND ROUND QUESTIONS**

In respect of the Examining Panel's questions, below are the responses required from North Lincolnshire Council.

**Q66 How do the respective council's Local Development Framework/emerging Local Plan and NHS North Lincolnshire's strategy for the area take account of the potential demand for affordable housing, education and healthcare?**

North Lincolnshire's Adopted Local Development Framework (LDF) Core Strategy Development Plan Document (DPD) has a significant evidence base which has been used to set a transformational 'spatial strategy' for the area. Included in this is a joined-up economic development and housing strategy that seeks to position North Lincolnshire to deliver its 'global gateway' strategic objectives. In setting an overall housing requirement for the Core Strategy the policies have factored in the economic growth potential of the South Humber Bank strategic employment site. Economic development opportunities are already allocated on the South Humber Bank in the existing North Lincolnshire Local Plan Adopted May 2003 and this allocation is carried forward in the LDF through the Core Strategy and the emerging Housing & Employment Land Allocations DPD. The strategic significance of the South Humber Bank has been reflected in the joint working of strategic partners, and

the co-ordinated production of delivery plans addressing key issues and opportunities.

Alongside the strategic policies of the Core Strategy, a robust evidence base has been created to assess the impact this increase in employment and inward migration would have on existing and new critical infrastructure (including that for affordable housing, education and healthcare) in line with section 4 of the National Policy Statement for Ports.

### *Affordable Housing*

The need for affordable housing has been calculated using government guidance and has been evidenced by the North and North East Lincolnshire Strategic Housing Market Assessment 2008 (SHMA) which is currently being refreshed. This study took into account:

- Population change and inward migration (including the economic growth projections of the SHG);
- Local incomes;
- House prices;
- Affordability and entry level housing; and
- Housing need and demand for affordable housing.

The affordable housing policy in the Core Strategy was then set using the joint SHMA 2008 and Rural Housing Survey 2009. The SHMA evidence along with an Affordable Housing Financial Viability Assessment calculated the potential demand for affordable housing across the area against the Core Strategy overall housing requirement and spatial strategy to ensure that it was genuinely viable and sustainable. The policy therefore aims to ensure that adequate affordable housing is available to meet the new housing demands emanating from the South Humber Bank employment opportunities.

### *Education and Health*

Alongside the Core Strategy, an Infrastructure Delivery Plan (IDP) was produced to assist in achieving its vision and objectives through identifying the existing and future infrastructure deficiencies and allow appropriate policies to be included to address these needs. Issues assessed by the IDP include education and healthcare facilities. Based upon the spatial strategy, the IDP calculated the level of new provision required for education and healthcare infrastructure in close liaison with NHS North Lincolnshire and the Local Education Authority. These needs were then included in an infrastructure delivery schedule (Appendix One of the Core Strategy) which then set out infrastructure needs and cost, how it will be funded, the lead delivery

organisations and contingencies should they be needed. This permits the relevant bodies to plan based on this information providing a better integrated service. The Core Strategy then included appropriate policies to require education (CS13) and healthcare (CS24) improvements/contributions as part of qualifying development sites. This approach to assessing the potential demand for education and healthcare was determined as sound by the Planning Inspector at the Core Strategy public examination.

**Q67 Have the Council's given joint consideration within their spatial planning activities as to how housing demand would be met if both developments were implemented?**

North and North East Lincolnshire Council have worked in partnership, reaching consensus on RSS requirements and splits and are continuing to work closely on other strategic planning matters. North Lincolnshire Council has retained the RSS overall housing requirements as it was demonstrated at public examination to be a robust approach to take in setting its housing figures. The RSS requirement factored in the future job projections of the South Humber Bank and the specific housing market characteristics of each area in setting the respective figures for each local authority area. The split between that of North and North East Lincolnshire in RSS has been retained by North Lincolnshire Council as it used appropriate robust evidence to set each local authorities housing requirements (including household projections, economic growth, land availability, housing completions, etc).

The housing trajectory has been developed to ensure that it plans for the growth anticipated by the economic potential of the South Humber Bank and that it can deliver higher completions to meet the newly arising need later in the plan period.

Both North and North East Lincolnshire Council's have worked together to produce joint housing market area analysis studies locally through joint housing markets assessments and reports. These joint studies have supported a joint strategic approach to meeting the increased housing demand and that a joint spatial planning approach is applied if both developments are implemented. A Strategic Housing Market Assessment (SHMA) was jointly produced for both North and North East Lincolnshire Council's which factored in the existing housing markets of each area, existing and future housing demands, land availability, etc.

Yours faithfully

**William Hill**  
**Principal Planning Officer**