CENTRAL LINCOLNSHIRE

Local Plan

Adopted
April 2017

Central Lincolnshire 2012
LOCAL PLAN 2036

3.1 A Presumption in Favour of Sustainable Development

3.1.1 This section of the Local Plan sets out the overall Central Lincolnshire strategy for meeting the area's needs up to 2036. In doing so it sets out how much growth is needed and how it is to be distributed to ensure a sustainable future for all. It is based on a presumption in favour of sustainable development, in line with national policy.

Policy LP1: A Presumption in Favour of Sustainable Development

At the heart of the strategy for Central Lincolnshire is a desire to deliver sustainable growth; growth that is not for its own sake, but growth that brings benefits for all sectors of the community - for existing residents as much as for new ones.

When considering development proposals, the Central Lincolnshire districts of West Lindsey, Lincoln City and North Kesteven will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The districts will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in Central Lincolnshire.

Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the appropriate Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

3.2 Settlement Hierarchy, Spatial Strategy and Settlement Growth Targets

3.2.1 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 and to help meet local needs.

3.2.2 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.

3.2.3 Outside of the main urban areas of Lincoln, Gainsborough and Sleaford, Central Lincolnshire's smaller towns and villages vary in size, demography, accessibility, facilities, issues 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.

3.2.4 The scale of growth directed to each settlement has been established in three steps:

1. Preparation of a settlement hierarchy, based entirely on factual information, together with a strategic policy steer as to what type of development would be appropriate for settlements within each level of the hierarchy (see Policy LP2);
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 LP3); and
3. Establishing what level of growth would be appropriate for each settlement, by way of either (a) specific allocations for those settlements in the top 4 tiers of the hierarchy and (b) a percent target increase, rather than specific allocations, in dwellings for settlements in levels 5 and 6 of the hierarchy (see Policy LP4). This third step takes account of the specific circumstances, opportunities and constraints of a settlement.

3.2.5 The settlement hierarchy is set out below. A separate report, prepared during the formulation of the Local Plan, the Central Lincolnshire Settlement Hierarchy Study (April 2016), is available to explain the rationale in more detail. 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 on the policy below to determine appropriate locations for development. The CLJSPC and district local planning authorities will carefully monitor the effectiveness of LP2, assessing whether the policies provide an effective framework for decision-making and provide a clear indication as to how a decision maker should react to a development proposal. If, through monitoring, it is determined that the policies are not providing an effective framework, the CLJSPC will take steps to address the matter, such as through the preparation of a partial or full review of the Local Plan or through preparation of a Supplementary Planning Document.

Policy LP2: 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 (except where that land is of high environmental value), 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 a 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* 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. Additional growth on non-allocated sites in appropriate locations** within the developed footprint*** of the Lincoln urban area will also be considered favourably.

**The Lincoln urban area is 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. Whilst the Lincoln urban area is not defined by a boundary on the Policies Map, the Key Diagram of Lincoln on page 71 provides an indicative representation of areas that are within the Lincoln Urban Area as opposed to within neighbouring villages.*

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, be the focus for substantial housing development supported by appropriate levels of employment growth, retail growth and wider service provision. Additional growth on non-allocated sites in appropriate locations** within the developed footprint*** of Sleaford and Gainsborough urban area* will also be considered favourably.

** Whilst the Sleaford and Gainsborough urban area is not defined by a boundary on the Policies Map, the Key Diagrams on pages 101 and 94 respectively provide an indicative representation of the built up urban areas of these towns to assist in differentiating between what is within the town and what is within neighbouring villages.*

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. Most of this growth will be via sites allocated in this plan, or appropriate infill, intensification or renewal within the existing developed footprint of Caistor and Market Rasen. However, additional growth on non-allocated sites in appropriate locations** outside of, but immediately adjacent to, the developed footprint*** of these market towns may also be considered favourably, though these are unlikely to be supported if over 50 dwellings / 2 ha per site (whichever is the smaller).

4. Large Villages

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. Most of this growth will be via sites allocated in this plan, or appropriate infill, intensification or renewal within the existing developed footprint. In exceptional circumstances*****, additional growth on non-allocated sites in appropriate locations** outside of, but immediately adjacent to, the developed footprint*** of these large villages might be considered favourably, though these are unlikely to be of a scale over 25 dwellings / 1 ha per site (whichever is the smaller).

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

5. Medium Villages

Unless otherwise promoted via a neighbourhood plan or through the demonstration of clear local community support****, the following applies in these settlements:

- they will accommodate a limited amount of development in order to support their function and/or sustainability.

- no sites are allocated in this plan for development, except for Hemswell Cliff and Lea.
- typically, and only in appropriate locations**, development proposals will be on sites of up to 9 dwellings or 0.25 hectares for employment uses. However, in exceptional circumstances***** proposals may come forward at a larger scale on sites of up to 25 dwellings or 0.5 hectares per site for employment uses where proposals can be justified by local circumstances.

Policy LP4 establishes the total level of % growth for each Medium Village, and further policy requirements in respect of identifying whether a site would be suitable for development.

Bassingham
Blyton
Brant Broughton
Brookenby
Burton Waters
Cranwell
Digby
Dunston
Eagle
Fiskerton
Great Hale
Greylees
Harmston
Helpringham
Hemswell Cliff
Ingham
Lea
Leasingham
Martin
Marton
Morton
Nettleton
Nocton
North Kelsey
North Scarle
Potterhanworth
Reepham
Scothern
Scotton
Sturton By Stow
Sudbrooke
Swinderby
Tealby
Torksey Lock
Waddingham
Welbourn
Wellingore

6. Small Villages

Unless otherwise promoted via a neighbourhood plan or through the demonstration of clear local community support****, the following applies in these settlements:

- they will accommodate small scale development of a limited nature in appropriate locations**.
- proposals will be considered on their merits but would be limited to around 4 dwellings, or 0.1 hectares per site for employment uses.

Policy LP4 establishes the total level of % growth for each Small Village, and further policy requirements in respect of identifying whether a site would be suitable for development.

Anwick
Ashby de la Launde
Aubourn
Beckingham
Bigby
Bishop Norton
Blankney
Boothby Graffoe
Branston Booths
Brattleby
Burton
Cammeringham
Canwick
Carlton Le Moorland
Chapel Hill
Claxby
Coleby
Corringham
Doddington
Holton cum Beckering
Holton le Moor
Kexby
Kirkby
Kirkby Green
Kirkby La Thorpe
Knaith Park
Langworth
Laughterton
Laughton
Leadenham
Legsby
Lissington
Little Hale
Martin Dales
Moortown
New Toft
Newton On Trent
Normanby By Spital
Scampton
Scopwick
Scredington
Searby
Silk Willoughby
Snitterby
South Hykeham Village
South Kelsey
South Kyme
South Rauceby
Southrey
Spridlington
Springthorpe
Stow
Swallow
Swaton
Swinhope
Tattershall Bridge
Thoresway

Dorrington	North Carlton	Thorpe On The Hill
East Ferry	North Greetwell	Threekingham
East Heckington	North Kyme	Timberland
East Stockwith	North Owersby	Torksey
Ewerby	North Rauceby	Upton
Faldingworth	North Willingham	Walcott
Fenton	Northorpe	Walesby
Fillingham	Norton Disney	Whisby
Glentham	Osbournby	Wickenby
Glentworth	Osgodby	Willingham By Stow
Grasby	Owmby By Spital	Willoughton
Great Limber	Riby	Wilsford
Hackthorn	Rothwell	
Hemswell	Rowston	

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 April 2012). Within such hamlets, single dwelling infill developments (i.e. within the developed footprint*** of the village and within an otherwise continuous built up frontage of dwellings) in appropriate locations** will be supported in principle.

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 LP4, LP5, LP7 and LP57), 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;
- renewable energy generation;
- proposals falling under policy LP55; and
- to minerals or waste development in accordance with separate Minerals and Waste Local Development Documents.

** throughout this policy, the term 'appropriate locations' means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan (such as, but not exclusively, Policy LP26). In addition, to qualify as an 'appropriate location', the site, if developed, would:

- retain the core shape and form of the settlement;
- not significantly harm the settlement's character and appearance; and
- not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.

*** throughout this policy and Policy LP4 the term 'developed footprint' of a settlement is defined as the continuous built form of the settlement and excludes:

a. individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;

b. 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;
c. agricultural buildings and associated land on the edge of the settlement; and
d. outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

**** throughout this policy and Policy LP4 the term 'demonstration of clear local community support' means that at the point of submitting a planning application to the local planning authority, there should be clear evidence of local community support for the scheme, with such support generated via a thorough, but proportionate, pre-application community consultation exercise. If, despite a thorough, but proportionate, pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council. If an applicant is in doubt as to what would constitute a 'thorough, but proportionate, pre-application consultation exercise', then the applicant should contact the applicable local planning authority.

***** 'exceptional circumstances' in this policy is a matter for the decision maker to determine, but could be, for example, where the development delivers a community facility (see Policy LP15) substantially above and beyond what would ordinarily be required by Policy LP12 or LP15 (or any other policy in the Local Plan), and for which a clear need has been identified.

3.3 Level and Distribution of Growth

3.3.1 As required by the NPPF, this Local Plan must define the overall level of growth in Central Lincolnshire between 2012 and 2036, based on the requirement to meet the 'objectively assessed needs' (OAN) of Central Lincolnshire over the plan period.

3.3.2 Determining the OAN for housing, both market and affordable, has been assisted by the preparation of a Strategic Housing Market Assessment (SHMA) (2015). In addition to meeting the housing needs of Central Lincolnshire's growing population it is essential that the creation of jobs are facilitated through appropriate policies in this Local Plan, in order to meet the likely growth in the economy (which itself was determined by a separate Economic Needs Assessment (ENA) in 2015). The scale of employment growth to be delivered through the Local Plan is closely related to the housing growth target and vice versa. The SHMA and ENA made recommendations for what the OAN could be. The CLJSPC considered these recommendations and determined the following as the OAN for Central Lincolnshire:

Objectively Assessed Need for Dwellings	Objectively Assessed Need for Jobs
36,960 dwellings (average of 1,540 dwellings per annum) (net)	11,894 FTE net new jobs 2012-36

3.3.3 Subsequently, a housing requirement of 1,540 dwellings (net) per annum has been set for the Local Plan period 2012-36, resulting in a total dwelling requirement of 36,960 dwellings. This 1,540pa figure is higher than required to accommodate demographic need and also sufficiently high enough to support growth in the economy. The 36,960 dwelling figure should not be seen as a ceiling, but rather the level of growth which is both needed and anticipated to take place in the plan period. However, for the purposes of five-year land supply calculations, the fixed figure of 36,960 dwellings will be used.

3.3.4 To propose a slightly lower figure than 1,540pa would mean that the Local Plan could still be providing sufficient dwellings to meet a range of household and demographic forecast signals

3.4 Growth in Villages

3.4.1 Much of Central Lincolnshire is made up of rural countryside, interspersed with villages of a variety of sizes and which perform a number of local roles. Delivering an appropriate level of growth for these villages is a key objective of the Local Plan in line with Policy LP2.

3.4.2 The Local Plan has allocated sites in the top four tiers of the hierarchy, and this process will set the general level of growth expected to occur in these settlements. However, this does not mean some growth should not take place in the smaller settlements lower down the hierarchy as growth will help to enhance or maintain the vitality of rural communities (as required by the NPPF) and support the wider growth aspirations of this Local Plan.

3.4.3 Policy LP4 gives a strategic steer as to what level of growth over the plan period is appropriate in such smaller settlements. As a starting point, this is set at 10% growth in the number of dwellings over the plan period.

3.4.4 A blanket 10% growth policy is not considered appropriate for all settlements as in some cases basic policy considerations, in line with the policies of the Local Plan, suggest that additional or less growth would be more appropriate. As such, in order to ensure that an appropriate level of growth is delivered in our rural settlements, the 10% baseline growth figure has been adjusted upwards in a number of settlements based on a consideration as to whether a settlement in level 5-6 of the hierarchy has the presence of one or more key sustainability criteria. These criteria are:

- Key facilities – where a settlement includes a primary school, convenience store, and some employment;
- Proximity to Lincoln, Sleaford, and Gainsborough (LSG) – where a settlement is not overly constrained and is within 5km of Lincoln, Sleaford, and Gainsborough centres; and
- Proximity to a Strategic Employment Area (SEA) – within 2km of a strategic employment area.

3.4.5 In the opposite direction, some settlements in levels 5-6 of the settlement hierarchy have known, significant, strategic constraints. In these settlements, whilst the 10-15% growth level has not been altered to take account of these constraints, it is questionable whether development proposals will be able to overcome these constraints. The constraints are:

- Flood risk – where a settlement is entirely at risk of flooding so that any likely development site would be in an area of flood risk; and
- Area of Outstanding Natural Beauty (AONB) – where a settlement is within the Lincolnshire Wolds AONB.

3.4.6 If these constraints can be overcome, proposals will be supported up to the growth level proposed for each settlement. However, for the purpose of meeting the growth targets in LP3, this Local Plan assumes a zero per cent increase to take account of the uncertainty that much, if any, growth can take place in these locations.

3.4.7 There are three exceptions to the approach set out in paragraphs 3.4.3-3.4.6 above, these being for Hemswell Cliff, Lea and Canwick for the following reasoning.

3.4.8 Hemswell Cliff village is identified for a greater level of growth than would otherwise be the case if the approach in paragraphs 3.4.3-3.4.4 was followed. The reasoning for this exceptional approach is due to the adjacent Hemswell Cliff Business Park area being identified as a national Food Enterprise Zone, which will lead to significant investment and job creation. As such, this Local Plan makes a specific allocation for dwellings in Hemswell Cliff (see Policy

LP53), to complement the employment and other growth associated with the Enterprise Zone, rather than a more general, no allocation, percentage increase approach.

3.4.9 For Lea, the approach in paragraphs 3.4.3-3.4.4 remains applicable except that, unlike other villages in levels 5 and 6 of the settlement hierarchy, an allocation has been included in this Local Plan for Lea. The reason for this is that whilst Lea is a settlement in its own right, it is physically connected to the urban area of Gainsborough, and the same is the case for Morton. As such, Lea and Morton were considered for allocations to help meet Gainsborough's growth needs. No sites have been allocated in Morton, but one site has been allocated in Lea (see policy LP50, site CL3044). This site in Lea counts towards the 15% level of growth for Lea set out in LP4.

3.4.10 For Canwick, the approach in paragraphs 3.4.3-3.4.6 has not been followed because of the exceptional circumstance of the location of the village and the policy constraints (as identified on the Policies Map) which surrounds it. Canwick is adjacent to the South East Quadrant Sustainable Urban Extension (SUE), and given that the SUE will be developed near to (but avoiding coalescence with) the village there are restricted opportunities for further growth, with likely no opportunity for significant development (such as new housing or employment uses) beyond the developed footprint of the village. As such, no reliance on growth in Canwick is made in the Local Plan, but infill sites may still come forward.

3.4.11 Policy LP4 does not limit development absolutely, but clarifies the anticipated level of growth for each settlement. Where a proposed development would exceed the identified growth level, in conjunction with other developments built since April 2012, other extant committed (permitted) growth and any sites allocated in the Local Plan, it will be expected to be accompanied by clear evidence of appropriate levels of community support or supported by either allocations or policies in an adopted Neighbourhood Plan.

3.4.12 To assist clarification on the exact levels of growth for each settlement in categories 5-6 of the hierarchy, please see Appendix B. Monitoring of dwellings completed and permitted against the target growth level for each village will be undertaken by the applicable district and published on their website and/or the Central Lincolnshire website on a quarterly basis, with additional updates between quarters if prudent to do so. Further details on the application of policy LP4, including its monitoring, is provided at Appendix B.

3.4.13 In order to ensure that the most suitable sites are developed first, development in villages should follow a sequential approach to growth, utilising suitable brownfield and infill sites first, and only then should sites at the edge of villages be considered. Where a site is proposed for development lower in the priority list, an application should be accompanied with evidence that alternative sites are not suitable or available for development.

3.4.14 Communities could have a greater influence over their local area through a Neighbourhood Plan. It allows Parish Councils, or Neighbourhood Forums where Parish Councils do not exist, to prepare a plan that sets policies for the use of land in their area.

3.4.15 Neighbourhood Plans can be produced in locations in all tiers of the settlement hierarchy, but may be particularly suitable for those in the lower tiers of the hierarchy. Each Neighbourhood Plan will need to conform to the strategic policies of the Local Plan. A Neighbourhood Plan could not set lower growth than set by the Policy below, but it could set higher levels of growth or make decisions on precisely where the growth should go. Appendix A has more details on Neighbourhood Planning.

A Growing Central Lincolnshire

Policy LP4: Growth in Villages

In principle, settlements within categories 5-6 of the settlement hierarchy will be permitted to grow by 10% in the number of dwellings over the plan period except for those settlements identified in the table below where an alternative level of growth is identified.

Settlement	Growth Level (%)	Reason for alternative level of growth (see paras 3.4.4 and 3.4.5)
Bassingham	15	Key Facilities
Brookenby	10*	AONB
Burton Waters	15*	LSG / Flood Risk
Burton	15	LSG
Canwick	15*	LSG / SEA (see supporting text)
Chapel Hill	10*	Flood Risk
Corringham	15	LSG
Cranwell	15	LSG / Key Facilities
Digby	15	Key Facilities
East Ferry	10*	Flood Risk
East Stockwith	15*	LSG / Flood Risk
Ewerby	15	LSG
Fenton	10*	Flood Risk
Fiskerton	15	Key Facilities
Glentworth	15	SEA
Great Limber	15	Key Facilities
Greylees	15	LSG
Helpringham	15	Key Facilities
Hemswell	15	SEA
Hemswell Cliff	Allocations	See supporting text
Ingham	15	Key Facilities
Kirkby La Thorpe	15	LSG
Knaith Park	15	LSG
Laughterton	10*	Flood Risk
Lea	15	LSG

Settlement	Growth Level (%)	Reason for alternative level of growth (see paras 3.4.4 and 3.4.5)
Leadenham	15	Key Facilities
Leasingham	15	SEA / LSG / Key Facilities
Martin	15	Key Facilities
Morton	15*	LSG / Flood Risk / Key Facilities
Nettleton	15	Key Facilities
Newton On Trent	10*	Flood Risk
North Greetwell	15	LSG
North Rauceby	15	LSG
North Willingham	10*	AONB
Reepham	15	Key Facilities
Rothwell	10*	AONB
Scredington	15	LSG
Silk Willoughby	15	LSG
South Rauceby	15	LSG
Sturton By Stow	15	Key Facilities
Swallow	10*	AONB
Swinderby	15	SEA / Key Facilities
Swinhope	10*	AONB
Tattershall Bridge	10*	Flood Risk
Tealby	15*	Key Facilities / AONB
Thoresway	10*	AONB
Thorpe On The Hill	15	SEA
Torksey	10*	Flood Risk
Torksey Lock	10*	Flood Risk
Waddingham	15	Key Facilities
Welbourn	15	Key Facilities
Whisby	15	SEA

**Growth levels indicated with a * are subject to known significant strategic constraints being overcome (see supporting text for further explanation).*

In each settlement in categories 5-6 of the settlement hierarchy, a sequential test will be applied with priority given as follows:

1. Brownfield land or infill sites, in appropriate locations**, within the developed footprint** of the settlement
2. Brownfield sites at the edge of a settlement, in appropriate locations**
3. Greenfield sites at the edge of a settlement, in appropriate locations**

Proposals for development of a site lower in the list should include clear explanation of why sites are not available or suitable for categories higher up the list.

A proposal within or on the edge of a village in categories 5-6 of the settlement hierarchy should be accompanied by demonstrable evidence of clear local community support** for the scheme if, in combination with:

a. other development built since April 2012;
b. any extant permissions; and
c. any allocated sites,

the proposal would increase the number of dwellings in a village by more than 10% or, where relevant, the identified growth level in the above table; or for non-dwellings, have a floorspace of 1,000 sqm or more or have an operational area (including, for example, parking and storage spaces) of 0.5ha or more.

Local communities can, through Neighbourhood Plans or other means, deliver additional growth over the levels proposed by this Policy.

** See definitions of 'appropriate locations', 'demonstrable evidence of clear local community support' and 'developed footprint' in Policy LP2.

3.5 Economic Growth, Prosperity and Jobs

3.5.1 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.

3.5.2 Central Lincolnshire is located within the Greater Lincolnshire Local Enterprise Partnership (GLLEP) and represents roughly 30% of the GLLEP area's population, employment and business base. The GLLEP is committed to delivering sustainable economic growth and the Central Lincolnshire Authorities will play a key role in the delivery of its growth plans for Agri-food and Manufacturing, specifically with at least one Enterprise Zone located in Central Lincolnshire.

3.5.3 The GLLEP has set ambitious targets in respect of key growth sectors, notably Agri-food, Manufacturing, and the Visitor Economy, and these three sectors will play a very significant role in growing the economies of Central Lincolnshire. The City of Lincoln expects strong continued growth in the Retail and Business Services Sector, while capitalising on the economic opportunities offered by a fast-improving University, e.g. Science and Innovation Park and Tourism (including the Castle, Cathedral and the nearby International Bomber Command Centre). The policy set out in this Plan reflects these growth aspirations and addresses the specific needs of these diverse sectors.

3.5.4 The Local Plan aims to make sure that there is sufficient employment land available in the right places to support a growing economy. The Local Plan also provides flexibility in seeking

to facilitate high levels of growth and capitalising on identified strengths and opportunities. In the broadest terms, the following policy aims 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; and
- Encourage business start-ups – support the growth of entrepreneurial culture

3.5.5 Policy LP5 is broken down into a set of employment categories, from strategic sites down to expansion of isolated businesses. This approach will make sure new growth happens in the right places (for both the market and to meet sustainability objectives), whilst important established employment areas and businesses are both protected and able to thrive. A few strategic sites, including the GLLEP's proposed new Enterprise Zones, have been allocated so that scarce resources can be focused on delivering a small number of scalable attractive, world class business locations. This concentration of resources in the Lincoln Area (LN6, Network 46, Lincoln Science and Innovation Park etc.) and Main Towns (Sleaford and Gainsborough) is a deliberate attempt to maximise the benefits of scale in order to deliver higher levels of economic growth.

3.5.6 In addition to these strategic employment sites, there are a number of current employment areas which are of such importance to the local economy, and have the potential to be intensified and/or include vacant plots, that they have been identified on the Polices Map and have been awarded a level of protection as set out in Policy LP5. By doing this, it will ensure our most valuable employment areas are not lost to other uses and will enable businesses to invest in those areas with confidence.

3.5.7 In Central Lincolnshire's sparsely populated rural hinterlands of scattered settlements surrounded by large intensively farmed arable estates some types of businesses and some developments of considerable scale are quite naturally located in the countryside or on the edges of rural settlements. This kind of development is not exceptional and needs to be accommodated in the Local Plan. The latter part of the policy does this.

3.5.8 Underpinning the policy is a flexible approach recognising that growth for certain types of businesses will need to take place outside the identified areas. For some sectors, such as Agri-food, Horticulture and Tourism, it is important to acknowledge that this kind of discrete development should be supported where it can be demonstrated to be sustainable and appropriate.

3.5.9 The final part of the policy relates to the conversion and redevelopment of, or change of use from, existing non-allocated employment sites. It is not the intention that such proposals shall meet all of the bullet points listed in the policy, but instead will be considered on their merits having regard to the four criteria and the evidence provided, which should be proportionate to the development proposed.

3.5.10 In terms of quantity of land needed, the Economic Needs Assessment (ENA) (2015) identified the future demand for jobs, employment land and premises in Central Lincolnshire. A significant proportion of the job growth is likely in professional and business services and the visitor economy, as well as through the manufacturing sector with engineering and food manufacturing being a key element of this.

3.5.11 The ENA highlights that forecast baseline jobs growth will result in a requirement for around 23 hectares of new employment land to be developed over the plan period. However, this Local Plan allocates more than the basic 23 hectares for a number of reasons:

- Recognition that a large amount (greater than 23 ha) of employment land has consent but is yet to be implemented;
- To provide choice across Central Lincolnshire;
- To enable business growth (and subsequent job growth) not to be constrained by a lack of available sites;
- To provide flexibility recognising the differing delivery and/or build out rates for the portfolio of employment sites and across different business sectors
- To recognise that some non-allocated (non-protected) current employment sites will be lost to other uses (such as residential);
- To reflect the fact that only estimates can be made of the correlation between site area, floorspace and job numbers; and
- To ensure the identified SUEs become thriving communities, including an element of employment provision.

3.5.12 As such, the Local Plan has identified 111.1ha of strategic employment land (most of which has consent), plus a further 42ha of employment land as part of the SUEs. In addition, vacant plots exist within the Established Employment Areas (EEA), offering further choice and flexibility to the market. The scale of all these existing consents, enterprise zones, provision within SUEs and vacant plots with established employment sites, is of such a degree that further new employment allocations on, for example, greenfield land, would not be effective or justified.

Policy LP5: Delivering Prosperity and Jobs

The Central Lincolnshire authorities will, in principle, support proposals which assist in the delivery of economic prosperity and job growth to the area.

Strategic Employment Sites (SES)

The Policies Map identifies Strategic Employment Sites, as listed below, which are reserved for B1, B2 and B8 Uses. The presumption will be for the Strategic Employment Sites to meet the needs for large scale investment that requires significant land take. Small scale and/or piecemeal development that prevents the delivery of large scale investment will be refused.

Any non-B class uses will only be supported where the applicant can demonstrably show that it is ancillary to the effective functioning of the Strategic Employment Site.

Proposals for the development of Strategic Employment Sites should preferably be progressed through a masterplan prior to or alongside a planning application.

Ref.	Strategic Employment Site	Gross Site Size (ha)	Available Site (2012) (ha)	Employment Class Use	Status (Jan 2016)
E1	Teal Park, Whisby Road, North Hykeham (Phase 1 & Phase 2)	36	33.8	B1, B2 and B8, with ancillary A4, C1, D2 and Sui Generis	Planning consent granted, partial site development
E2	Lincoln Science and Innovation Park	11.5	5.4	B1, B2 and B8	Brownfield site for redevelopment. Planning consent on

Ref.	Strategic Employment Site	Gross Site Size (ha)	Available Site (2012) (ha)	Employment Class Use	Status (Jan 2016)
					site by site basis as per masterplan.
E3	Network 46, Camp Road, Witham St Hughs	22.3	17.3	B1, B2 and B8	Planning consent granted, partial site development
E4	Somerby Park, Gainsborough	12.8	11.5	B1, B2, B8 & Ancillary A2	Outline planning consent.
E5	Sleaford Enterprise Park - Land to the west of The Reservation, south of the A17	14.7	14.7	B1, B2 and B8	Planning application submitted
E6	Land at Hemswell Cliff	26	26	B uses to be defined in an LDO	Land to be designated LDO based on securing new Agri-food Enterprise Zone. Masterplan to be developed.
E7	Land at Lincolnshire Showground	79.8	2.4	B uses to be defined in an LDO	Land to be designated LDO based on securing new Agri-food Enterprise Zone. Masterplan to be developed.
	Total	203.1ha	111.1ha		

Employment provision within Sustainable Urban Extensions (ESUEs)

The Policies Map identifies 8 SUEs all of which will deliver a mix of uses, including job creating uses (B Classes and other Use Classes, as defined in the applicable SUE specific policy). The following summarises such provision:

Ref.	Sustainable Urban Extension	Employment Provision (approximately)
CL1239	Gainsborough Southern SUE	4ha
CL1241	Gainsborough Northern SUE	7ha
CL818	Lincoln NE Quadrant SUE	5ha
CL819	Lincoln Western Growth Corridor SUE	20ha

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Ref.	Sustainable Urban Extension	Employment Provision (approximately)
CL428	Lincoln SE Quadrant SUE	7ha
CL4668	Lincoln SW Quadrant SUE	5ha
CL3036	Sleaford West Quadrant SUE	3ha
CL1016	Sleaford South Quadrant SUE	0ha
	Total	51ha

Important Established Employment Areas (EEA)

The following established employment sites, as identified on the Policies Map, perform an important role in the local economy and therefore are in need of protection for employment (B Class) purposes. They also offer potential for intensification and/or renewal.

Proposals for new B1/B2/B8 employment developments and/or redevelopment of sites for B1/B2/B8 uses that come forward in the following important established employment sites will be supported provided the proposed development is of a scale that respects the character of the area and/or neighbouring land uses. Proposals within the identified areas for any use not listed below will be refused, unless clearly ancillary to the uses identified below.

Ref.	Established Employment Area (EEA)	Location	Uses
E8	Allenby Industrial Estate	Lincoln	B1, B2, B8
E9	Great Northern Terrace	Lincoln	B2, B8
E10	Long Leys Road	Lincoln	B1, B2, B8
E11	Outer Circle Road	Lincoln	B1, B2, B8
E12	Sunningdale Trading Estate	Lincoln	B1, B2, B8
E13	Chieftain Way Industrial Estate	Lincoln	B1, B2, B8
E14	Waterside South	Lincoln	B1, B2, B8
E15	Moorland Industrial Estate	Lincoln	B1, B2, B8
E16	Monks Way Site	Lincoln	B1, B2, B8
E17	Spa Road East	Lincoln	B1, B2, B8
E18	LN6 Industrial Area	North Hykeham	B1, B2, B8
E19	Gainsborough Industrial Area	Gainsborough	B1, B2, B8 & A2
E20	Caistor Industrial Area	Caistor	B1, B2 & B8
E21	Market Rasen Industrial Area	Market Rasen	B1, B2, B8 & A2
E22	Saxilby Industrial Area	Saxilby	B1, B2 & B8
E23	Gateway Park	South Hykeham	B1, B2 & B8

Ref.	Established Employment Area (EEA)	Location	Uses
E24	Sleaford Road Industrial Estate	Bracebridge Heath	B1, B2 & B8
E25	Camp Road Industrial Estate	Witham St Hughs	B1, B2 & B8
E26	Sleaford Industrial Area	Sleaford	B1, B2 & B8
E27	Metheringham Industrial Area	Metheringham	B1, B2 & B8
E28	Heckington Industrial Area	Heckington	B1, B2 & B8

Local Employment Sites (LES)

Appropriate proposals for new B1/B2/B8 employment development and/or redevelopment of sites for B1/B2/B8 uses on non-allocated but existing local employment sites will be supported where:

- they do not conflict with neighbouring land uses;
- their scale does not harm the character of the locality and/or the amenities of neighbouring occupiers; and
- they will not impact unacceptably on the local and/or strategic highway network.

Other Employment Proposals

Other employment proposals in locations not covered by SES, ESUE, EEA and LES categories above will be supported, provided:

- there is a clear demonstration that there are no suitable or appropriate sites or buildings within allocated sites or within the built up area of the existing settlement;
- the scale of the proposal is commensurate with the scale and character of the existing settlement;
- there is no significant adverse impact on the character and appearance of the area, and/or the amenity of neighbouring occupiers;
- there are no significant adverse impacts on the local highway network;
- there is no significant adverse impact on the viability of delivering any allocated employment site; and
- the proposals maximise opportunities for modal shift away from the private car.

Expansion of Existing Businesses

The expansion of existing businesses which are currently located in areas outside allocated employment sites will be supported, provided:

- existing buildings are reused where possible;
- they do not conflict with neighbouring land uses;
- they will not impact unacceptably on the local and/or strategic highway network; and
- the proposal would not have an adverse impact on the character and appearance of the area.

Loss of Employment Sites and Buildings to Non Employment Uses

Conversion and redevelopment of, or change of use from, existing non-allocated employment sites and buildings to non-employment uses will be considered on their merits taking account of the following:

- whether the loss of land or buildings would adversely affect the economic growth and employment opportunities in the area the site or building would likely serve;
- whether the continued use of the site or building for employment purposes would adversely affect the character or appearance of its surroundings, amenities of neighbouring land-uses or traffic conditions that would otherwise be significantly alleviated by the proposed new use. It should also be shown that any alternative employment use at the site would continue to generate similar issues;
- whether it is demonstrated that the site is inappropriate or unviable for any employment use to continue and no longer capable of providing an acceptable location for employment purposes; and
- whether the applicant has provided clear documentary evidence that the property has been appropriately, but proportionately, marketed without a successful conclusion for a period of not less than 6 months on terms that reflect the lawful use and condition of the premises. This evidence will be considered in the context of local market conditions and the state of the wider national economy.

3.6 Retail and Town Centres

3.6.1 Town centres and high streets are at the heart of communities, providing accessible shops and services, employment and leisure facilities. Vital and viable centres not only provide economic and social benefits, such as reducing social isolation and health inequalities, and improving community resilience, but areas of niche and independent retailing and distinctive historic retail premises also help to foster civic pride and promote local identity. Initiatives aimed at encouraging alternative uses of upper floors can also help to ensure vital and viable centres as well as meeting housing needs and contributing towards the aims of sustainable development. However, town centres and high streets are facing challenges from the constantly evolving retail sector. As such many need to reinvent themselves to compete and survive.

3.6.2 The Central Lincolnshire City and Town Centres Study (2012) and update (2015) shows that, overall, Central Lincolnshire has a healthy market share of convenience goods expenditure, and whilst significant variations occur across the area depending upon location and goods type, there is a reasonably good market share of comparison goods expenditure. There is, however, leakage from peripheral areas close to alternative centres outside of the area, particularly in the north and north-east. The study and update conclude that:

- Lincoln is the principal centre and is a popular and well-performing retail and leisure destination, its historic core attracting considerable numbers of tourists and shoppers each year. It has a large amount of retail floorspace and a strong representation from national retailers, reflecting its role as an important sub-regional shopping centre.
- Gainsborough provides an important role for the local area and its performance has improved since the opening of Marshall's Yard in 2007. There is, however, a distinct contrast between the new development and the older parts of the town centre in terms of vitality and viability.
- Sleaford is a popular local retail destination, however its convenience goods offer is relatively weak for a town of its size and catchment and is subject to significant leakage in respect of comparison goods.
- Market Rasen has a more localised role than Gainsborough, Lincoln and Sleaford, and suffers from significant leakage to larger centres.
- Individual health checks of 23 additional centres across the area including the market town of Caistor indicate that the vast majority are performing well, appear to be trading healthily and perform a key role serving the local population, including provision of leisure services.

In addition, a robust assessment of impact on nearby centres will be required for any edge-of-centre or out-of-centre retail, leisure or office proposal that is located:

a. within 1km of Lincoln primary shopping area and is greater than 2,500m²; or
b. within 500m of the boundary of a District Centre and is greater than 300m² gross;
c. within 500m of the boundary of a Local Centre and is greater than 200m² gross; or
d. in any other location not covered by a-c above and is greater than 500m².

New centres will be required in the proposed SUEs at Lincoln, Gainsborough and Sleaford, as set out in the individual SUE policies. Such provision must be appropriate in scale and location to the need of the areas they serve. The development of new centres will be required to consolidate and enhance the existing network and hierarchy of centres and not harm their vitality and viability.

3.7 The Visitor Economy

3.7.1 The visitor economy is one of the most important sectors of Central Lincolnshire's economy. Lincoln, the principal visitor destination in Central Lincolnshire, attracts over 3.3 million visitors a year, generating over £130 million and supporting 2,000 jobs. The Visit Lincoln Partnership[1] considers that, by comparison with similar historic towns and cities, there is potential for Lincoln's visitor economy to grow.

3.7.2 Rural Central Lincolnshire also makes a significant contribution to the visitor economy, with many visitors attracted to the waterways, walking and cycling routes, aviation attractions and other attractions across the area which are varied and numerous.

3.7.3 The importance of this sector is highlighted by the Greater Lincolnshire Local Enterprise Partnership's (GLLEP) Strategic Economic Plan (SEP)(March 2014) which recognises the visitor economy as one of the top three strongest economic sectors within Greater Lincolnshire and identified this sector as one of the priorities for growth. The GLLEP has committed to working in partnership with public and private sector partners to extend the network of visitor attractions, to supporting the development of the visitor accommodation and hospitality sectors, and to deliver investment in local visitor infrastructure such as parking and tourist information. To this end, the GLLEP has published the Greater Lincolnshire Destination Management Plan (DMP) (2015-20) and the Destination Management Priorities[2].

3.7.4 The Central Lincolnshire Economic Growth Delivery Plan (2016) also identifies the visitor economy as a key sector in its action plan for achieving growth.

3.7.5 Policy LP7 aims to encourage sustainable growth in the visitor economy. The policy acknowledges that Lincoln, as well as Sleaford and Gainsborough, are the main centres, but recognises that large parts of Central Lincolnshire with tourism potential are rural in nature. The tourism offer of more urban areas is different to that in rural areas where the scale and types of visitor economy uses need to be in scale with their surroundings.

1 http://www.visitlincoln.com/about
2 http://www.greaterlincolnshirelep.co.uk/documents-and-resources

Policy LP7: A Sustainable Visitor Economy

Development and activities that will deliver high quality sustainable visitor facilities such as culture and leisure facilities, sporting attractions and accommodation, including proposals for temporary permission in support of the promotion of events and festivals, will be supported. Such development and activities should be designed so that they:

a. contribute to the local economy; and
b. benefit both local communities and visitors; and
c. respect the intrinsic natural and built environmental qualities of the area; and
d. are appropriate for the character of the local environment in scale and nature.

Development should be located within existing settlements, or as part of planned urban extensions, unless it can be demonstrated that:

- such locations are unsuitable for the nature of the proposal and there is an overriding benefit to the local economy and/or community and/or environment for locating away from such built up areas; or
- it relates to an existing visitor facility which is seeking redevelopment or expansion.

3.8 Lincolnshire Showground

3.8.1 The Lincolnshire Showground is an important asset not only to Central Lincolnshire but the County as a whole, attracting large numbers of visitors at certain times of the year. Development to complement the principle use of the site for shows could help to:

- sustain the showground as one of the key agricultural show venues in the UK;
- augment the range of events and services leading to increased overnight stays in the area that will benefit the local visitor economy; and
- contribute to the GLLEP vision of doubling the economic value of the agri-food sector in Greater Lincolnshire by 2030.

3.8.2 The Lincolnshire Showground (together with the Hemswell Cliff Business Park) was identified in 2015 as an ideal location to develop a food and farming Enterprize Zone. It lies adjacent to the A15, which forms the main North / South road corridor between Lincoln, Scunthorpe and the Humber Bridge. A Local Development Order (LDO) is under preparation for the Enterprize Zone and once in place will facilitate and speed up the development of appropriate businesses in the Zone because it will enable certain developments to proceed without the need for planning permission.

3.8.3 The LDO is being prepared by West Lindsey District Council and is separate to the preparation of this Local Plan. Nevertheless, due to the strategic importance of the Showground, and the wider implications of development on the site, it is considered appropriate for this Local Plan to both identify the site on the Policies Map for development, and set out in policy, below, the strategic proposals for the site.

c. Must have sufficient space for vehicle manoeuvring and parking within the site; and
d. Should provide an acceptable standard of amenity for the site's occupants, and will not have an unacceptable impact on the amenity of nearby residents (in accordance with Policy LP26); and
e. Should be adequately serviced, or capable of being adequately serviced, preferably by mains connections; and
f. For non-allocated sites, should be located within reasonable travelling distance to both primary health care facilities and schools, preferably by walking, cycling or public transport. An exception to this may be allowed in the case of Travelling Showpeople, where there is a need to locate the development close to the primary road network: in such event, access to primary health care and schools should still be achievable.

Ministry of Defence Establishments

10.3.12 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.

10.3.13 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, particularly high value sites; and
- Consolidating on fewer, larger sites where resources can be better deployed.

10.3.14 The re-use of MOD sites which are, or are known to be shortly, surplus to MOD operational purposes presents a significant opportunity for new housing, economic development and/or regeneration. The following policy will assist in considering the determination of such proposals. However, the policy also acknowledges that there may be some MOD land and assets that are isolated in the countryside, or only adjacent to hamlets or small settlements. In such circumstances, redevelopment as a significant civilian community may not be suitable or follow the principles of sustainable development, and could conflict with the spatial strategy of the plan set by LP2.

Policy LP57: Ministry of Defence Establishments

Development related to operational purposes

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

Development of MOD land and assets surplus to Defence requirements

The redevelopment or change of use of currently or recently operational MOD land and facilities which are, or are known to shortly become, 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;
d. In cases where large scale redevelopment of a site is planned, a comprehensive masterplan is prepared and agreed to ensure the holistic planning of the site and avoid piecemeal development.

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

- include appropriate infrastructure and community facilities; and
- demonstrate that the new community can access higher level services (such as jobs, leisure, retail and culture) either within the development or at other nearby settlement(s) by sustainable modes of travel; and
- set out the extent of any increase in population compared with the previous use of the site, and where the increase in population is significant the presumption will be against such proposals unless it accords with the overall spatial strategy and settlement hierarchy in Policy LP2.

Further to policy LP16, 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.