# **Local Plan Review - Frequently Asked Questions**

## **Why is the Local Plan important?**

Local Plans are used to help decide on planning applications and other planning related decisions. In effect, they are the local guide to what can be built where, shaping infrastructure investments, and determining the future pattern of development in the borough.

## **Why are we reviewing the Local Plan now?**

The North East Lincolnshire Local Plan was adopted in March 2018; and all Local Plans must be reviewed within five years of their adoption. This to ensure they remain consistent with national planning policy and reflect changing local circumstances. This Local Plan Review guides development looking forward to 2042.

## **How can you be involved in the review?**

The easiest way for you to comment is via our web-based Consultation Portal: [Consultation Home - Keystone (objective.co.uk)](https://nelincs-consult.objective.co.uk/kse/) This allows you to add your comments directly alongside the relevant sections of the online document. It also ensures that no responses are lost in the post or missed.

A reminder, that you will need to enter your contact details to submit comments via the portal. But this is a one-time registration, and you can request to be removed from the database at any time. However, any comments you have made will remain in the public domain along with your name and organisation. And once registered you will automatically receive notifications about future planning policy consultations.

You can, if you want, download a copy of the response form from the Consultation Portal [Consultation Home - Keystone (objective.co.uk)](https://nelincs-consult.objective.co.uk/kse/) or the council's website [Draft Plan with Options | NELC (nelincs.gov.uk)](https://www.nelincs.gov.uk/planning-and-building-control/planning-policy/local-plan-review/draft-plan-with-options/) and following the link that says **‘How to respond to this consultation’** complete the form, and then send it to us via email to: Spatialplanning@nelincs.gov.uk.

Alternatively paper copies of the response forms are available on request from the Planning Department at: EQUANS, New Oxford House, 2 George Street, Grimsby, DN31 1HB;

## **What will the review address?**

Much of the Local Plan is working effectively and therefore does not require revision, however, to remain consistent with national planning policy some updates and changes are required, and some themes have grown in importance, these include:

* Changes to the calculation of housing need;
* Revisions to the delivery of affordable housing;
* An emphasis on improving design quality;
* Concerns over the vitality and health of town centres;
* An increased focus on addressing aspects of climate change, and;
* A drive to improve the environment.

## **Now we look at some of the above points in more detail:**

### **How will the level of housing need be set?**

The council is consulting on options for growth, but ultimately will need to determine what level of growth is appropriate. It does that by taking a recommended view on the job’s growth in North East Lincolnshire in the years to 2042. That then determines what the council is ‘mindful’ to recommend when it comes to how many new houses should be built every year.

The council is unlikely to progress an approach that would see a loss of jobs over the plan period, as that would conflict with its economic strategy. A loss of workers combined with an ageing of the population would see a reduction in the money flowing through the local economy combined with increased costs of social and healthcare. This is considered an unsustainable approach.

### **How will the sites to be included in the Local Plan be selected?**

The sites identified in the Draft Plan have yet to be assessed, they include sites under construction, consented sites and other sites (sites previously allocated but yet to secure planning consent, sites previously identified as deliverable but not allocated, and new sites promoted by landowners and developers) These sites will initially be assessed through the preparation of a Strategic Housing and Employment Land Assessment (SHELA). Those sites that are identified as deliverable will then be assessed through a further site selection process. These documents will be available when the Submission Draft document is consulted upon.

**Please note:** *The text in the draft plan includes an error in the list of the colour of housing sites shown on the plan. The text under para 10.1.13 should read “Yellow sites are those under construction (identified to provide context only). Amber indicates those sites with planning permission, but which are yet to commence development on site. Many of these sites are however, currently progressing. The brown sites, include sites previously allocated but yet to receive planning consent, together with new sites promoted through the ‘call for sites’, these are sites promoted by landowners and developers and sites previously identified as deliverable.*

### **Will the strategic housing sites set out in the existing Local Plan be retained?**

There are three strategic housing sites identified in the existing Local Plan. Scartho Top is now fully consented, and development is progressing. This will be identified in the Local Plan as a site under construction. The Grimsby West and Humberston Road sites have yet to secure planning consent and will therefore be reassessed through the Strategic Housing and Employment Land Assessment (SHELA) as site selection progresses. The council will need to ensure that sufficient sites are identified to meet the defined level of housing need, taking account of expected delivery rates. Please note that any revised Local Plan will not be implemented until 2026 and until then the current Plan remains.

### **How will new infrastructure be delivered? New homes will put a strain on current services, highways, and schools etc.**

The council will be producing an infrastructure delivery plan to identify future infrastructure requirements which will be developed in coordination with the infrastructure providers, and contributions will be sought from developers to support this provision. The level of these contributions will be subject to viability assessment.

### **Why is development not being built on brownfield sites?**

The council is keen to maximise the delivery of housing on brownfield sites. Unfortunately, there are circumstances where, due to site and local market considerations that development is not progressed on some sites. A significant element of new housing is also delivered through conversions of property and other minor developments (less than 10 units).

### **How do you ensure that new development will not lead to increased flooding?**

The council is maintaining its agreement with the Environment Agency not to allocate areas of greenfield land at risk from flooding for housing development. In addition, developers of all sites are expected to incorporate sustainable drainage approaches to manage water on site.

## **What consultation will be undertaken?**

The review of the Local Plan must follow a process set out in legislation. The key stages are set out below:

* Scoping and Issues (this is the stage of informal engagement);
* Development of the evidence base;
* Publication of a Draft Plan for formal consultation (this is the process that is happening now);
* The publication of a Submission Draft Plan (formal consultation prior to the submission to Secretary of State Examination by an appointed independent inspector;
* Formal Adoption.

## **How long will the review take?**

The Council is required to publish a timetable for the Local Plan review in a document called the Local Development Scheme. As an initial guide an indicative timeframe has been set out below for future stages.

* Draft Local Plan consultation 15th Jan – 8th March 2024 (now underway);
* Submission Draft Plan preparation and consultation supported by key evidence late 2024;
* Early 2025, Submission to the Secretary of State for formal examination;
* 2026: New Local Plan adopted.