

EAST LINDSEY LOCAL PLAN CORE STRATEGY

ADOPTED JULY 2018

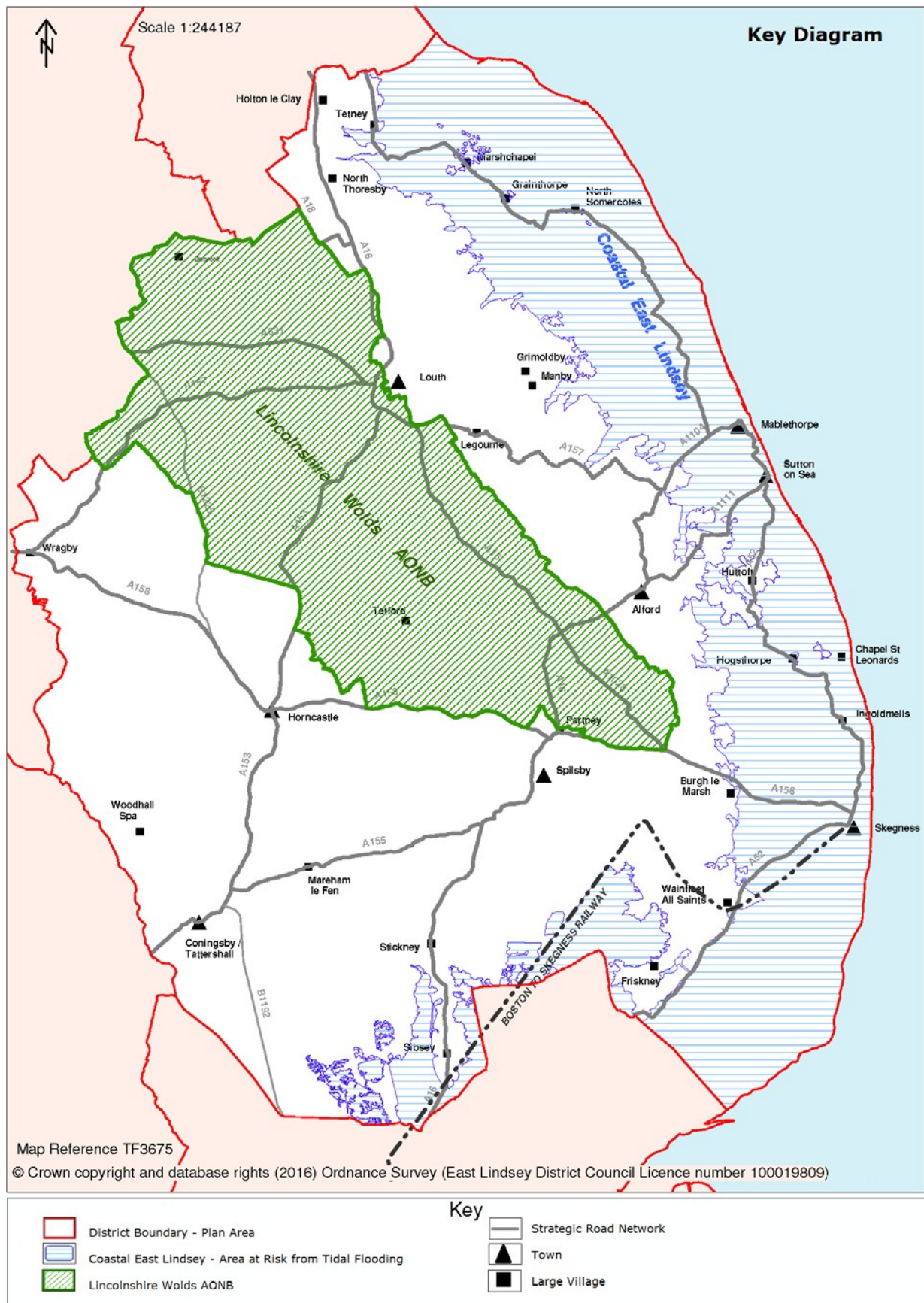
Supporting Economic Growth for the Future



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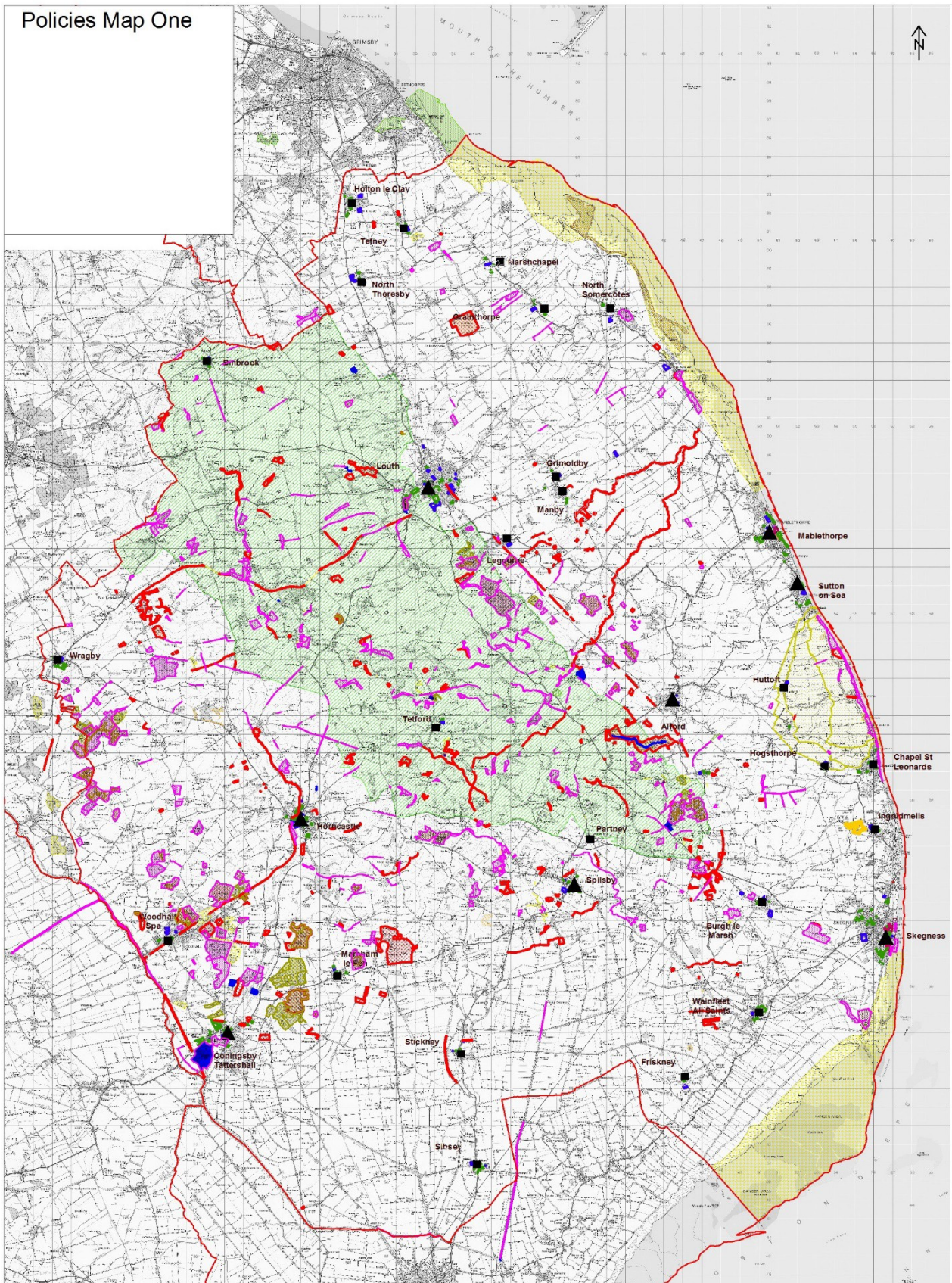
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KEY DIAGRAM

The illustration of 'Coastal East Lindsey – area at risk from flooding' is illustrative only. The definitive boundaries are shown on the policies map.

Policies Map One

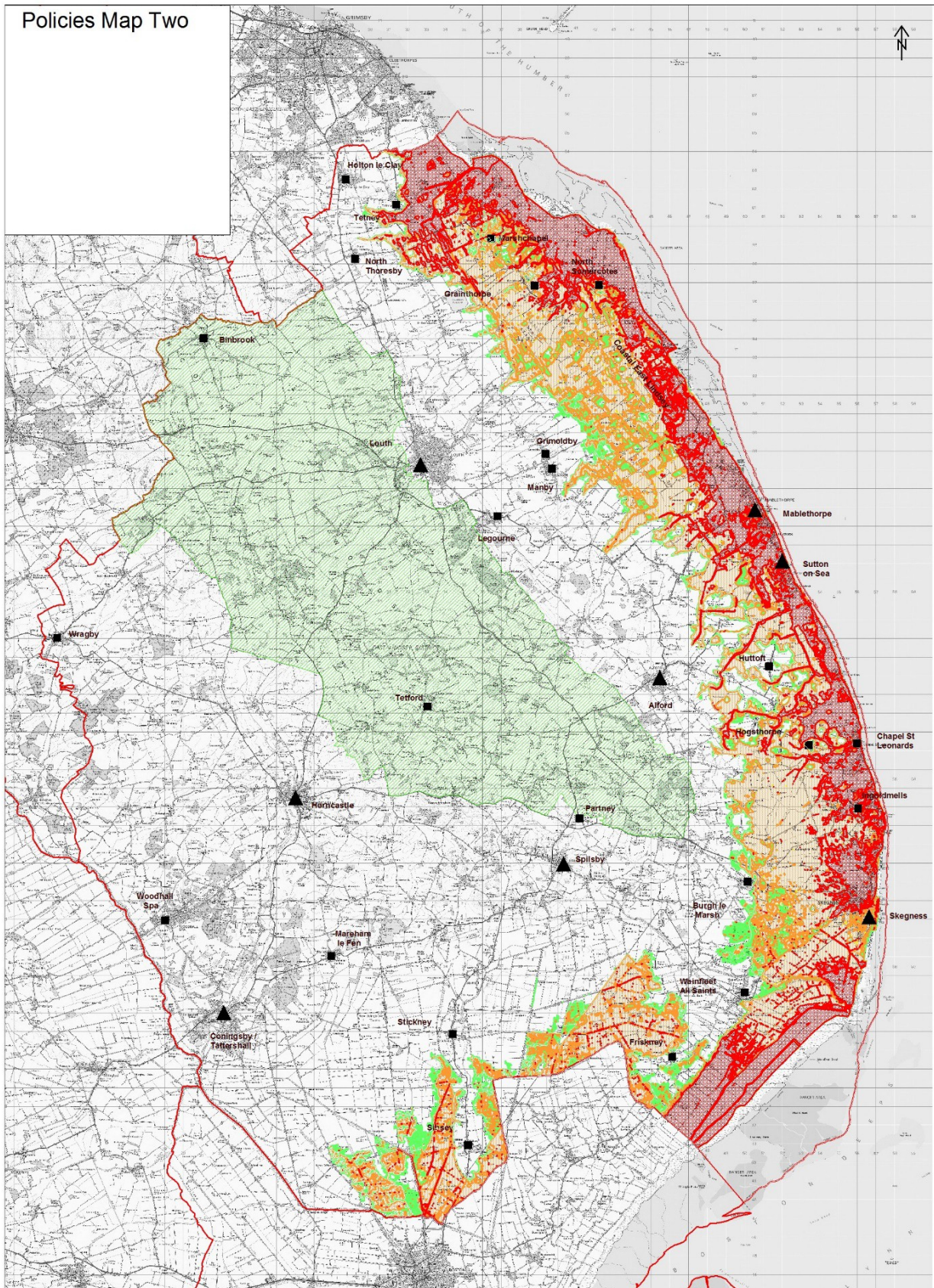


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POLICIES MAP 1

Policies Map Two

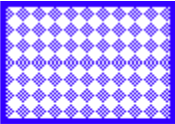

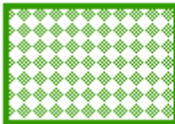
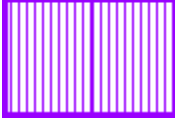







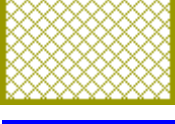
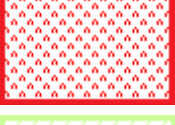








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POLICIES MAP 2 - COASTAL ZONE/COASTAL FLOOD HAZARD AREAS.

Key to Policies Maps One & Two

	Sports and Recreation Facility (SP26)		Serviced Holiday Accommodation Area (SP19)
	Protected Open Space (SP25)		Coastal Amusement Areas (SP14 & SP20)
	Flood Hazard Danger for All (SP17, SP18 & SP19)		Coastal Country Park (SP20)
	Flood Hazard Danger for Most (SP17, SP18 & SP19)		Sites of Special Scientific Interest (SP24)
	Flood Hazard Danger for Some (SP17, SP18 & SP19)		Foreshore (SP20)
	Flood Hazard Low Hazard (SP17, SP18 & SP19)		Ancient Woodland (SP11 & SP24)
	Sites of Nature Conservation Importance (SP24)		Local Geological Sites (SP24)
	Lincolnshire Wolds AONB (SP23)		National Nature Reserve (SP24)
	Local Wildlife Sites (SP24)		Protected Area Addlethorpe (SP19)
	Local Nature Reserves (SP24)		

CHAPTER 1 - INTRODUCTION

1.1 The Council is required to produce a local plan setting out its strategic priorities for its area, and policies for the growth and development across the District.

This document is called the Core Strategy and it sets out the vision and strategic policies for the growth and development of the District up to 2031.

Spatial planning is broader than just the use of individual pieces of land. It looks at the roles of, and interaction between, places and spaces and the communities that use them. It takes account of community aspirations for places expressed, for example, through Community or Neighbourhood Plans and aims to balance the competing demands of economy, environment and community.

The Core Strategy will; -

- Lay down an overall spatial vision for the District up to 2031.
- Include objectives to help achieve the vision.
- Present a strategy and strategic policies to meet all the objectives.
- Broadly direct growth and development across the District.
- Set challenging but realistic targets to assist in making sure that planned change actually happens.

The Council has also produced a Settlement Proposals Plan document which contains site allocations and areas shown on proposals maps which relate to the policies in the Core Strategy. The Council will seek to monitor the impact of its policies on these sites through its monitoring framework.

In this document, we will try to avoid the use of jargon but there will be times when technical, legal or seemingly obscure terminology will be unavoidable. A glossary of such terms can be found at Annex 6. We will avoid the use of all but the most well-known acronyms. The term “we” in the document refers to East Lindsey District Council.

The policies in this plan 2016 – 2031 supersede those listed at Annex 7 which comprises the East Lindsey Local Plan 1995 Saved Policies identified by the Secretary of States Direction September 2007.

The Core Strategy and Settlement Proposals Development Plan Document supersedes the 1995 (amended 1999) East Lindsey Local Plan in its entirety.

How We Arrived Here

1.2 The Council;

Gathered evidence from existing and new surveys and studies.

- Consulted the public and organisations to understand the issues important to stakeholders and our communities.
- Consulted widely on the Issues and Options Document in November 2007 and on a Draft Core Strategy in November 2009.
- Consulted on a Draft Core Strategy for three months from November 2012 to January 2013 and again from June 2016 to August 2016.
- Carried out a Publication Version consultation 30th November 2016 to 25th January 2017
- Carried out a Sustainability Appraisal of the key issues.
- Carried out an exercise to ensure the Core Strategy is in conformity with the National Planning Policy Framework. The Statement of Conformity can be found on the Councils website.

All the documents prepared for the Local Plan can be found on the Councils website www.e-lindsey.gov.uk

East Lindsey's Distinctive Characteristics

- Extending over 1,762 square kilometres, East Lindsey is the third largest district in the UK. With 0.8 persons per hectare, it is also one of the most sparsely populated, with its 137,887 population spread among some 200 settlements.
- The District does not have a single dominating urban centre. Instead, its distinctive widespread settlement pattern is a legacy of a history of small farming communities with local markets.
- The average house price in the District of all properties in 2015 was £139,000, with terrace houses averaging at £109,000 which is 4.74 times the average wage in the District.
- The District is home to many more older people than the national norm and its coastal towns and villages are popular retirement destinations.
- Wages and skills are on the low side and the District has a higher than average self-employed work force.
- The District is a safe and healthy place to live with low crime rates and very little noise, air, light or water pollution. Many residents have migrated to the District for the quality of life.
- There are pockets of social deprivation and unemployment is slightly higher than the national mean, average earnings are relatively low and dependence on benefits is high, particularly along the coast where seasonal and temporary employment is common.
- Four settlements (Louth, Horncastle, Alford and Spilsby) have built on their historic market town roles to grow and serve wider rural hinterlands. On the coast, Mablethorpe also has a vibrant market and with Skegness has grown to serve both a local rural hinterland and a vibrant tourism market. These two different groups of settlements have contrasting characters. The former have attractive town centres, with market squares and streets typified by red and ochre brick buildings with pantile or slate roofs. The latter have a much more mixed visual character.
- The Lincolnshire Wolds is the only Area of Outstanding Natural Beauty in the East Midlands region and covers one third of the District's area.
- The District retains an impressive sense of early history, typified by numerous prehistoric barrows, ancient tracks, scheduled ancient monuments and views of distant medieval church spires and towers.

- Between the Wolds and the coastline, the landscapes north and south of the River Steeping are classed as marsh and fen respectively. They are generally flat and expansive, giving long distance views where "large skies" are a distinctive feature. To the south, the fens are generally devoid of trees and hedgerows, drainage channels being common features.
- Between the Wolds and the Coast, the land is typified more by small hedge-lined fields and scattered small villages set within clumps of trees and aligned along low ridges set marginally above the coastal flood plain.
- The 70 km North Sea coastline forms a clearly defined eastern edge to the District. Extensive dune-backed salt marshes form internationally recognised Special Protection Areas, SSSI`s, Ramsar Sites, Special Areas of Conservation (SAC) and National Nature Reserves fronting the Humber Estuary and the Wash. These peaceful and remote areas are rich habitats for varied coastal flora and fauna and are important havens on bird migration routes.
- The holiday coast between Mablethorpe and Skegness is characterised by lively seaside resort activity. Caravan parks along the coastal plain, accommodating upward of 24,000 static vans, are a particular feature. In addition, this area contains pockets of wild coast and now encompasses a coastal country park.
- Farming remains the dominant land use across the District. Farm diversification is increasing with more farm-based and non-farm based tourism activities becoming a growing feature in the countryside.
- The District's relative isolation, dispersed settlements, and thinly spread public transport services all add to a high level of car-dependency.
- The District displays an important historic environment in the widespread distribution of its listed buildings and conservation areas, Scheduled Ancient Monuments, six parks and gardens of special historic interest and a registered Civil War battlefield at Winceby, some of which are considered at risk on Historic England`s at Risk Register.

East Lindsey is also distinctive for what it does not have – notably:

- motorways;
- out of town supermarkets (the Council has striven to protect the vitality and viability of its town centres);
- heavily trafficked roads (with a few exceptions at peak times on the A16 and in summer on coastal access roads);
- derelict land and many brownfield sites.

What are the Districts Issues that need to be addressed over the next 15 years?

1.3 If our spatial strategy and policies are to be effective, they must tackle those issues and challenges that are specific to East Lindsey and its communities as well as those on the national agenda.

The issues that have been identified are as follows; -

Communities

- The District has a high inward migration of elderly, economically inactive and infirm people. This places pressure on existing services particularly on the coast.
- Demographic imbalance is made worse by high outward migration of young adults.
- There is a relative lack of skilled employment opportunities and high levels of seasonal unemployment, leading to low income and poor job prospects.
- A large percentage of the District is rural in nature, which on the one hand raises difficulties accessing essential services and facilities; however, both residents and visitors value the tranquil nature of the District.
- The District is mainly a healthy place to live but does have areas where long-term illness is high, especially along the coast. This reflects the demographic imbalance in the population.
- The District has low rates of crime and anti-social behaviour.
- Access to green infrastructure is relatively limited. Whilst there is an extensive rights of way network, there are comparatively few sites with open or amenity access.
- There are localised pockets of social deprivation with a high dependency on benefits, particularly along the coast.

Housing

- There are divergent views about where new housing should be built. On the one hand, some stakeholders feel that the villages should be allowed more housing whilst others believe that too much building harms village character.

- Because the District is so rural, there is a limited supply of previously developed sites for development.
- There is a significant shortage of affordable housing.
- Housing along the coast is at risk of flooding.

Transport

- Rural isolation can create problems for those without access to transport.
- Car dependency in the District is high and residents do not want to give up the use of their cars.
- The District is not connected by rail to the rest of the country in any meaningful way.

Economy

- Compared nationally, the District has a relatively low percentage of employees working full-time but a high percentage of self-employed workers. Lack of skilled workers can deter inward investment.
- The District is reliant on the two dominant industries of agriculture and tourism both of which are seasonal employers.
- The expanding growth in IT and electronic communication provides opportunities for further expansion for small, footloose (does not have a permanent base) and home based businesses. A lack of fast communication networks will slow down potential growth.
- Coastal settlements where the need for regeneration has been identified are also at the greatest risk of flooding.
- Opportunities have been identified to widen the tourism offer through greener, more sustainable tourism.

Environment, landscape and biodiversity

- The rural character of East Lindsey and the high quality of its landscape and natural environment have been highlighted as assets.
- A key issue will be how to balance the need to respect the distinct character and landscape and to diversify the rural economy.
- As well as a need to protect biodiversity, there was a call from consultees to improve and extend it.

- There was an identified need to protect the historic landscape and heritage assets of the District.
- Unpolluted night skies should be protected because they contribute to the character of the Wolds and Marshes.

Climate change

- Adapting to flooding and climate change is one of the most significant challenges to be faced by the District. The District faces both coastal and fluvial flood risk.
- Coastal flooding has the potential to affect some 38% of the District and the potential threat to property and life needs to be balanced against the continuing need to encourage inward investment essential to ensure economic viability and the needs of the coastal population.
- Water resources are a key consideration, including a lack of potable water and increased surface water discharges.
- The impact on the landscape and the food-growing potential of the countryside from sea level rise and the national demand for renewable energy is a major key concern for stakeholders.

Our Vision

1.4 The Core Strategy vision and objectives for the development of East Lindsey up to 2031 have been identified from-

- the strategic plans of public service bodies;
- community consultation on the issues and;
- the evidence gathered through monitoring land use change.

The Core Strategy also aims to match its vision with the Council's Corporate Strategy, so that, through shared action, their common priorities can effectively be tackled, in order to achieve the delivery of sustainable development

East Lindsey District Councils Corporate Strategy

Has as its overarching ambition to:

- 1. Be adaptable and flexible, working closely with the community to provide relevant and valued services*
- 2. Provide, enable and procure high quality services through the most appropriate and efficient mechanisms*
- 3. Aim to meet community needs and aspirations in a time of severe spending restraint*
- 4. Know and understand our community, and work in partnership with them*
- 5. Be aware of the external environment and be prepared as far as possible for future challenges*
- 6. Secure efficiencies through collaboration and partnership with other agencies and organisations.*

The Core Strategy focuses on 6 key factors, as set out below and derived from these the Council has formed its key objectives, these run through the policies outlined in this document.

Vision and Objectives for East Lindsey

1.5 By 2031, East Lindsey will be a district with: -

- 1. A network of thriving, safer and healthy sustainable communities, where people can enjoy a high quality of life and an increased sense of well-being and where new development simultaneously addresses the needs of the economy, communities and the environment.***

- 2. Quality affordable and open market housing to try and meet the differing needs of the District's residents.**
- 3. A growing and diversified economy that not only builds on, and extends the important agriculture and tourism base but supports the creation of all types of employment.**
- 4. A commitment to address the issues of deprivation and rural isolation to make an inclusive, equal and diverse district.**
- 5. A high quality environment that makes the most of its special qualities, particularly the coast, the Lincolnshire Wolds and the historic market towns; and**
- 6. A commitment to tackling the causes and effects of global climate change through local action.**

1.6 To achieve our vision of a network of thriving, safer and healthy sustainable communities, where people can enjoy a high quality of life and an increased sense of well-being and where new development simultaneously addresses the needs of the economy, communities and the environment, we will; -

- **Define a pattern of settlements and identify broad areas for growth.**
- **Protect and enhance the vitality and viability of our town centres.**
- **Require new development to contribute to improving the environmental quality of our spaces and places.**
- **Protect and commit to improve essential community facilities in towns and villages.**
- **Ensure that infrastructure is capable of accommodating planned growth.**
- **Develop where possible on suitable previously used land.**
- **Support the work of communities in neighbourhood planning.**

1.7 To achieve our vision of having affordable and good quality housing to meet the differing needs of the District's residents, we will; -.

- **Provide land for housing development to meet all residents housing needs until 2031.**
- **Enable the provision of affordable homes to meet local needs and reduce the current shortfall of supply.**

1.8 To achieve our vision of having a growing and diversified economy that not only builds on, and extends, the important agriculture and tourism base, but supports the creation of all types of employment, we will; -

- **Encourage and enable business to locate and expand within the District.**

- **Encourage and enable rural and farm diversification schemes.**
- **Widen and support opportunities for high quality, sustainable tourism throughout the District.**

1.9 To achieve our vision of an inclusive, equal and diverse district that has addressed the issues of rural isolation and deprivation, we will; -

- **Cater for the accommodation needs of Gypsies and Travellers.**
- **Support community led initiatives that improve access to services and facilities in our rural communities.**
- **Help to tackle the causes of coastal deprivation.**

1.10 To achieve a high quality environment that makes the most of its special qualities, particularly the coast, the Lincolnshire Wolds and the historic market towns, we will; -

- **Require new development to contribute to improving the environmental quality of our spaces and places.**
- **Conserve and enhance areas of international, national and locally designated wildlife sites, archaeology, natural history or landscape importance, in particular the Lincolnshire Wolds Area of Outstanding Natural Beauty, the Coastal Country Park, and the Coastal Grazing Marshes and Lincolnshire Limewoods.**
- **Work with owners, partners and developers to conserve and enhance heritage assets and their settings.**
- **Ensure the protection of the links and connections between neighbouring areas to help safeguard wider natural and landscape character.**

1.11 To achieve our vision of a commitment to tackling the causes and effects of global climate change through local action, we will; -

- **Maintain and enhance the District`s biodiversity.**
- **Encourage new development to be energy-efficient and carbon neutral.**
- **Support the economy of the coastal communities whilst not putting more people at risk from flooding.**
- **Support new development to ensure it does not cause flood risk to existing properties and encourage new development to reduce flood risk to existing properties.**
- **Encourage new development to be water efficient.**
- **Locate development to minimise traffic generation.**
- **Support the use of renewable energy but balanced against the protection of the Districts distinct landscapes.**
- **Support the linking of areas of importance for biodiversity to assist in the provision of a green infrastructure network.**

CHAPTER 2 - A SUSTAINABLE PATTERN OF PLACES, GROWTH AND HOUSING

Where we want to be

A district with a network of thriving, healthy and sustainable communities.

Neighbourhood planning is an embedded idea that has assisted in providing strong resilient communities.

What will it look like

Communities that work together to achieve their common goals and objectives as part of a pattern of settlements that allows the most sustainable patterns of growth and brings the widest economic, environmental and social benefits.

Delivery Objectives (how we are going to get there)

Neighbourhood Plans

East Lindsey Economic Action Plan

Settlement Proposals Development Plan Document 2016 - 2031

Greater Lincolnshire Local Enterprise Partnership – Strategic Economic Plan 2016

East Lindsey District Council Housing Strategy 2013 - 2018

Evidence

Preliminary Flood Risk Assessment 2011

Joint Health and Well-Being Strategy for Lincolnshire 2013 - 2018

Joint Lincolnshire Flood Risk and Drainage Management Strategy 2012 - 2025

East Lindsey Sustainable Settlement Criteria

East Lindsey Strategic Flood Risk Assessment 2016

Strategic Housing Market Assessment 2016

Strategic Housing Land Availability Assessment (East Lindsey Affordable Housing Needs Assessment Update 2016)

East Lindsey Retail and Economic Assessment

East Lindsey Employment Land Review 2016

Lincolnshire Coastal Study

Rural Facilities Survey

Demographic Projections for Coastal Districts in Lincolnshire March 2012

Edge Analytics – Update of the Demographic Evidence 2015 & 2016

Why we have taken this approach

21. The District is one of the most sparsely populated parts of the country. Only 5% of the area, the towns, is identified as “urban” and there is no single, dominating urban centre. There are nearly 200 smaller rural settlements of varying size spread across the district, which have different roles reflecting their location and historical development. For some of these, their small population and physical isolation raises difficulties in accessing essential services and

facilities, this can place additional pressure on health and education services in larger settlements and this is recognised in the Settlement Pattern. There is general support for a settlement pattern that balances housing growth and restraint relative to the infrastructure and size of towns and larger villages.

22. The Districts settlements do not exist in isolation. They form part of a wider pattern that stretches across Lincolnshire and includes the settlements of Boston, Grimsby and Lincoln. They are constrained by economies of scale, which means that few of the smaller settlements can provide any or some of the essential services to meet their residents' daily needs. It is more usual for larger settlements to provide for smaller settlements and for groups or clusters of smaller settlements to "share" services and facilities. This inter-relationship between settlements helps them to remain sustainable because the smaller settlements feed into the services and facilities in the larger settlements and to a lesser extent vice versa.

23. Settlements are given their place in the pattern following a district-wide assessment of their services, facilities, roles, accessibility and relationship with nearby settlements. By identifying the role of settlements, the Council can start to see how settlements relate to each other. This forms a clear baseline from which we can guide new growth based on capacity to provide and sustain a pattern of viable communities as set out.

24. **Towns** - They provide a range of higher order district-wide services and facilities that because of economies of scale cannot, reasonably be expected in other settlements. These should mainly include –

- a range of convenience shopping;
- further education and vocational training facilities;
- secondary education facilities;
- a choice of managed recreational and sporting facilities;
- access to public transport;
- a defined retail catchment area;
- a defined employment zone with opportunities for inward investment;
- a range of health and community facilities;
- a fire station and permanent police station;
- a permanent library;
- accessibility to green infrastructure.

25. **Large Villages** - These provide a range of facilities for their own needs and provide for some of the needs of smaller villages within their immediate sphere of influence. Typically, the facilities available include at least one convenience store, a primary school, rural workshops and/or a range of premises for business use, a doctor and/or dentist, mains drainage, on the strategic road network, commuter bus service available and a range of community facilities.

26. **Medium Villages** - These provide some essential services such as shop, post office or primary school, and some job opportunities for their residents, and may provide basic services for neighbouring hamlets and smaller villages, but

look to towns and larger service villages to provide a greater range of community facilities. They can also provide suitable locations for affordable housing to meet local needs close to essential services such as schools; they mainly are on mains drainage and have a shopper bus service, etc.

27. **Small Villages** – There is a large number of smaller villages of differing sizes, which have a limited range of services or facilities. Very few have schools, food shops, or employment opportunities although most have places of worship, village halls and a public house and look to higher order settlements to meet the vast majority of their needs. The majority do not have access to public transport in the form of scheduled bus services or the main road network and consequently are not considered suitable for major housing or employment growth.

28. **Open countryside** - which includes hamlets and isolated groups of houses. These may have very limited facilities such as a church or a public house. There are also single dwellings and small isolated groups of houses in the District with no facilities.

29. In addition to the settlement pattern, other factors affect decisions and shape the strategy for the location of growth. These also affect the choices about specific sites. These include:

- Sites protected for their biodiversity or geodiversity importance;
- National and local landscape designations;
- Designated and non-designated heritage assets and their settings;
- Physical constraints such as areas liable to flooding;
- Local housing needs;
- Access to services, public transport, etc;
- Climate change factors, such as flooding;
- Existing land use (for example, where development would result in loss of existing uses such as commercial land or land used for community facilities);
- The availability and capacity of existing infrastructure and the scope to improve or expand infrastructure to meet demands arising from new development;
- Access to employment, schools, shops and health facilities.

2.10. The Council will encourage and support communities to work together in clusters, and through Neighbourhood Planning to not only bring forward development that will help them to sustain themselves but to help them in deciding which settlement is the most appropriate in the cluster to accommodate that development.

2.11. Based on the factors set out above, the Council's draft Core Strategy (2009) proposed a sustainable settlement pattern based on the spheres of influence of the seven main towns in the District and the adjoining centres of Lincoln, Grimsby and Boston. The Settlement Pattern has subsequently been updated to take into account changes in levels of service provision that have occurred within settlements and the consultation responses from the November 2013 Draft Core Strategy consultation exercise. The Settlement Pattern places

the settlements in the District in different categories based on the range of services, facilities and employment available in them.

2.12. The Pattern provides a starting point. Along with consultation, it provides valuable evidence that will help support the assessment of where new growth should be directed. This pattern will form the basic consistent framework for all the policies in this strategy. It does not provide a detailed assessment of the character of the settlements.

Strategic Policy 1 (SP1) – A Sustainable Pattern of Places

1) The Settlement Pattern shall guide the distribution, scale and nature of future development.

Towns, comprising, Louth, Skegness, Alford, Coningsby/Tattershall, Horncastle, Mablethorpe/Sutton/Trusthorpe and Spilsby.

Large Villages, comprising Binbrook, Burgh le Marsh, Chapel St Leonards, Grainthorpe, Grimoldby/Manby, Friskney, Hogsthorpe, Holton le Clay, Huttoft, Ingoldmells, Legbourne, Mareham le Fen, Marshchapel, North Somercotes, North Thoresby, Partney, Saltfleet, Sibsey, Stickney, Tetford, Tetney, Wainfleet All Saints, Woodhall Spa and Wragby.

Medium Villages, comprising, Addlethorpe, Alvingham, Antons Gowt, Bilsby, Bucknall, Covenhams, Croft (village), Donington on Bain, East Barkwith, East Keal, East Kirkby, Eastville/New Leake, Fotherby, Frithville, Fulstow, Gipse Bridge, Hagworthingham, Halton Holegate, Hemingby, Hundleby, Kirkby on Bain, Ludborough, Ludford, Maltby le Marsh, New York, Mumby, New Bolingbroke, North Cotes, Saltfleetby Scamblesby, Skendleby, Theddlethorpes, Toynton All Saints, Utterby, Wainfleet St Mary, West Ashby, West Keal, Willoughby and Withern.

Small villages, comprising; Aby, Anderby (village), Baumber, Belchford, Burgh on Bain, Candlesby, Conisholme, Croft Bank, Friskney Eaudyke, Goulceby, Great Carlton, Great Steeping, Hainton, Hatton, Horsington, Keal Cotes, Langrick, Little Steeping, Minting, Old Bolingbroke, Orby, Raithby, Revesby, Sausthorpe, South Elkington, South Reston, South Willingham, Stickford, Swaby, Tattershall Thorpe, Thimbleby, Toynton St Peter, Welton le Marsh, Welton le Wold.

Sustainable Development

2.13. The Council considers the purpose of planning is to achieve the delivery of positive sustainable development. This direction of travel will assist the District to grow as a place with all the social implications this involves, ensure our natural and historic environment is respected and looked after and also importantly ensuring our economy both rural and urban is encouraged to grow and flourish.

Strategic Policy 2 (SP2) - Sustainable Development

1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly 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 the area.

2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise; and

- 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 Council will grant permission unless,***
- 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.***

Housing Growth and the Location of Inland Growth

2.14. The Government has introduced the National Planning Policy Framework (NPPF) replacing previous planning policy and related guidance, some of the key messages for the District contained in the document are:

- The Councils policies must be in conformity with the NPPF.
- The Council must be pro-active in its approach to the provision of new housing. This means being less reliant on “windfall sites”. These are sites which have not previously been identified/allocated for housing by the Council.
- The Council must set its own housing target based on a robust evidence base.
- The Council should use the evidence base to try to ensure it meets the requirements for market and affordable housing.
- The Council should set out an approach to housing density.
- In terms of the location of housing, the preference is to build in locations that offer a range of community facilities and have good access to jobs, key services and infrastructure, away from areas of all types of flood risk.

2.15. The District faces a significant issue with regard to housing. 38% of East Lindsey is in an area of high coastal flood risk. This area is covered by the Environment Agency`s Coastal Flood Hazard Map and is called the Coastal Zone. The map is shown on the policy map on page 7 and on page 84 of the plan and the zone covers the red (danger for all), orange (danger for most), yellow (danger for some) and green (low hazard – caution). In respect of the application of development plan policies, the whole of the settlements listed in clause 1 of Policy SP3 are regarded as being within the Coastal Zone. Therefore it is not realistic to promote an option of large-scale housing growth in this area. However, to meet our objectives of having a network of thriving, safer and healthy communities, and to try and address the causes and effects of climate change, we believe that we must deal with this issue head on.

2.16. In the inland part of the District the towns and large villages provide the key facilities for many of the medium and small villages in the District. Some of these smaller villages have their own flood risk issues and a number have reached a point when further growth would detrimentally alter their character. At the same time, evidence shows that there is little correlation between growth and the protection of services and those smaller rural villages would have to grow substantially in order to keep or attract new services such as shops into their settlements.

2.17. Future housing growth in the District needs to be a response to population growth and social trends. It is the social trend element that affects East Lindsey's population growth more so than natural growth. Even though the number of deaths exceeds the number of births the population of the District continues to grow. This growth is caused by in migration of mainly older persons. The District's young people and those over 75 leave; in migration is outweighing out migration. In turn this older structure to the population has implications for the number and type of houses and the housing market.

2.18. The recent economic recession affected the District, with house building numbers falling and in migration slowing. This follows a national pattern. The plan must however be able to respond and react to a potential return to previous levels of migration and growth.

2.19. East Lindsey is a relatively self-contained housing market area with 77% of those working in the District living in the District. There are some wider linkages to Boston in the south and North East Lincolnshire in the north but migration to surrounding authority areas has only a relatively small net impact upon population change. For the purposes of this plan, East Lindsey has been treated as a single housing market area.

2.20. Therefore the aim of the Plan is to achieve a balance that supports the more urban parts of the District, helps the retention of existing rural services through a sustainable settlement pattern and strong policies which protect local services and facilities, and takes into account the issue of flood risk. To that end, it is essential that realistic targets for growth be established, that the Plan is flexible and able to react to change and the Council deals with housing growth in areas of flood risk in a different way to those outside of it.

2.21. As a starting point, using evidence from the Council's Strategic Housing Market Area Assessment Update October 2016 and the household and population projections produced by Edge Analytics in 2016, the objectively assessed need for the period 2011 to 2031 is 9620 homes, this equates to 481 homes a year. The starting point of the Local Plan for the purposes of establishing the need for housing is 2011 with the Plan running to 2031.

2.22. In addition to the housing requirement between 2017 and 2031 based on an annual average of 481 homes a year, the Council has to set out how it is going to deal with any past shortfall of housing. As at the 1st March 2017 the District from the period 2011 to 1st March 2017 should have delivered 2886 homes against the housing requirement of 481 homes a year, as set out below;

<u>Year</u>	<u>Annual Requirement of Housing</u>	<u>Completions of Housing</u>
<u>2011</u>	<u>481</u>	<u>246</u>
<u>2012</u>	<u>481</u>	<u>240</u>
<u>2013</u>	<u>481</u>	<u>276</u>
<u>2014</u>	<u>481</u>	<u>278</u>

<u>2015</u>	<u>481</u>	<u>405</u>
<u>2016/17</u>	<u>481</u>	<u>356</u>
<u>TOTAL</u>	<u>2886</u>	<u>1801</u>
<u>Total Housing Shortfall</u>	<u>2886 - 1801 = 1085</u>	

The District had only delivered 1801 homes leaving a past undersupply which amounts to 1085 homes. Therefore the housing requirement from 2017 to 2031 = 6734 (i.e. 481 x 14 years); plus the shortfall from above of 1085, this equates to a total housing requirement of **7819** for the period 2017 to 2031.

223. Historically, (completions 1981 – 2010) an average of approximately 33% of all housing growth in the District has occurred on the coast. This would correspond to approximately 2578 of the 7819 housing target. Previously this approximate amount of housing would have been allocated in the coastal zone. The Council has chosen a zero population growth scenario for the coast; this will provide a dwelling growth of 49 homes per year or 735 dwellings across the plan period. This in effect means no significant growth in the coastal population but makes provision for the formation of new households which are calculated to increase by approximately 4.9%. Inevitably, there will be some non-preventable in migration as homes become empty and are sold on to incomers from outside the coastal zone. As at the 1st March 2017 the coastal zone had 1257 extant planning permissions for housing, as this is over the 735 homes set out in the chosen scenario, the Coastal Zone will be restricted to existing commitments only for the Plan period with some exceptions as set out in Strategic Policy 18 (SP18) Coastal East Lindsey.

224. This is the first time housing growth on the coast has been constrained to existing commitments. Whilst the Council has been monitoring this for the past three years, there is not enough data yet to evidence that the housing need in the coastal zone will still arise or that it will transfer inland if housing is constrained on the coast. Likewise there is no evidence to support that it will not.

225. Demand for housing has been reduced across the District since the recession. The Council is uncertain about whether it will return to pre-recession levels. New build completions and sales of housing are rising again albeit slowly but there appears, on the surface, to be a downwards trend. Given the fact that the Council has an undersupply of housing and national policy is clear that plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints, the Council has no evidenced reason for constraining its overall objectively assessed housing need.

226. Given that there are 1257 housing commitments with planning permission in the Coastal Zone, a minimum of 6562 homes will need to be provided inland, if the requirement of 7819 is to be achieved over the Plan period.

2.27. The coast is of such strategic importance to the District, future development in this area will be guided by discrete policy in the Core Strategy. This policy is set out in Chapter 10 and aims to provide strong and flexible support to economic, business, cultural and tourism growth in the areas covered by the coastal flood hazard zones. This policy is also designed to give positive indications of what will and what will not be supported by the Council in this important area. The Coastal Housing target will be confined to existing commitments and details of this are also set out in Chapter 10.

2.28. Because housing demand in the District and population growth is predicated on the in migration of mainly older persons it is impossible to predict where new residents are going to want to live. The starting point requirement for the inland towns and villages is calculated on the number of households in the Parish taken from the 2011 Census divided by the total number of households across the towns and large villages; this is shown as a percentage. This percentage is then multiplied by the District target total. This in effect means that the larger settlements will get more growth. It assumes that the need for housing will be proportional to the number of houses. As demand arises mainly from migration it makes no distinction between demand in the towns and villages.

2.29. This way of apportioning growth means that the Council is not allocating its growth into a few settlements but distributing it proportionally across the inland towns and large villages, as set out above, this reflects the way the population has previously grown through the in migration of mainly older persons. The predominance of house builders who operate in the District tend to be smaller, with the national companies only rarely developing in the District. The Council strongly supports these smaller more Lincolnshire based developers and builders because they form a key employment sector and use the services and supply chain in the District. Large urban extensions could in effect penalise the smaller developers who rely on the District for employment.

2.30 The other factor of concern around allocating large urban extensions in the towns of the District would be their ability to come forward and be delivered. Given that the in-migrants could choose to live anywhere and there is no evidence to show they all go to one or a few settlements in the District. East Lindsey could end up with many windfall developments outside of an allocated urban extension and only slow growth or no growth on the allocated sites.

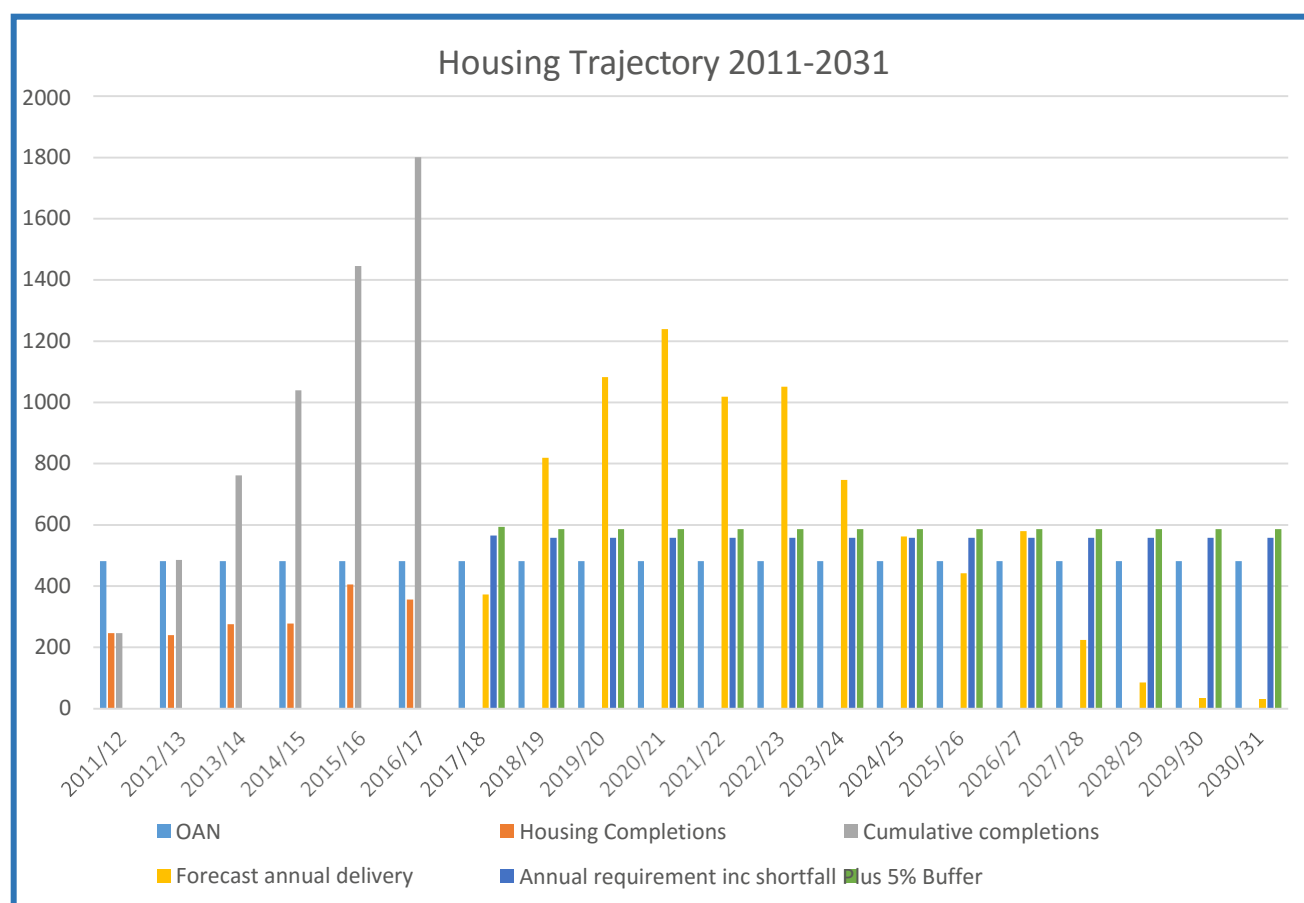
2.31. Work has started on analysing long term housing market trends around the District, particularly focusing on movement between Coastal and inland East Lindsey, the social dynamics of the District's housing market and the level of demand.

2.32. This work needs to be undertaken over at least a 5 year period, during a period of normality with regard to the economy and whilst policies are in place in order to see any long term trends. At the moment this work is not considered robust enough to reliably inform new policy.

2.33. The Council will allocate sites in the Settlement Proposals Document along with existing commitments to ensure the delivery of the 7819 housing requirement including the undersupply of housing for the period 2011 – 2016 over the following trajectory, this will recover the shortfall over the plan period and is set out below;

2017/2018 – 565 – this is predicted delivery

2018 to 2031 – 558 per year



2.34. As at 1st March 2017 table A below shows the position with regard to the delivery of the District's housing growth in the Plan period 2016 - 2031.

HOUSING REQUIREMENT 2017 – 2031	7819
This is a minimum figure not a ceiling	
Commitments inland	3118
Commitments coastal	1257
Inland allocations as set out in Table B	3810
Total – This includes a 4.68% margin above the housing requirement;	8185
Other sources of housing could come forward in the inland area in line with policies SP3, SP5 and SP4 and in the Coastal Zone in line with policies SP18 but it is not possible to quantify this.	-

TABLE A

2.35. Table B below shows the total capacity of housing in each settlement across the inland towns and large villages from allocations as set out in the Settlement Proposals Document. The allocation figures below for each settlement are not intended as maximum figures. However the figure for Alford is the minimum amount of housing that should be allocated in the Alford Neighbourhood Plan. For the purposes of neighbourhood planning in Alford, this is a strategic policy.

TABLE B

SETTLEMENT	ALLOCATION
ALFORD – This housing will be allocated in the Alford Neighbourhood Plan, this is the minimum amount of housing that should be allocated in that Plan.	66
BINBROOK	0
BURGH LE MARSH	148
CONINGSBY/TATTERSHALL	417
FRISKNEY	59
GRAINTHORPE	9
HOGSTHORPE	91
HOLTON LE CLAY	314
HORNCastle	0
HUTTOFT	0
LEGBOURNE	23
LOUTH	1204
MANBY/GRIMOLDBY	77
MAREHAM LE FEN	113
MARSHCHAPEL	0
NORTH THORESBY	165
PARTNEY	0
SIBSEY	239
SPILSBY	380
STICKNEY	18
TETFORD	0
TETNEY	47
WAINFLEET	96
WOODHALL SPA	312
WRAGBY	32
TOTAL	3810

236. The Council will ensure that there is an appropriate variety of house types and sizes on developments. Given the older demographic of the District and that young people move out, this will include support for the provision of smaller houses, including 1 bedroom units, and housing for older people, including extra care and single storey accommodation outside areas of high flood risk. This will provide choice and help meet local needs.

237. Growth is not just about housing. Depending on the level and nature of population growth then the demand for employment, health, leisure, recreation and retail services will expand commensurately and inevitably, settlements will expand and change in character.

238. The District does not have a history of past industrial development so it is inevitable that growth will have to occur on green field sites. The Council will produce a brownfield land register, encouraging land owners of brownfield land in sustainable locations to put their sites forward for the register and will try, where it is applicable, to ensure that brownfield land is developed first. This can be found in Strategic Policy 10 (SP10) Design.

240. Empty houses can blight a community and are an additional source of housing. The Council is committed to bringing empty houses back into use and has a target in its Housing Strategy of 15 such properties a year. The Council will if necessary support this commitment through the planning process.

241. Overall the housing target for the inland area, adjusted to reflect current commitments, will influence the scale and location of sites required in individual settlements. The Strategic Housing Land Availability Assessment will contribute to the identification of appropriate sites. This will aim to ensure that the release of sites can be managed over the plan period to maintain a 5-year supply of deliverable houses plus a 5% buffer.

242. The protection and enhancement of the natural, historic and built environment is considered a key factor in ensuring that housing growth contributes to and sustains the District's communities. All housing developments should be in accordance with all other relevant policies in this plan.

243. The NPPF states that Local Authorities may make an allowance for windfall sites in their five year housing land supply, if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Historically, windfall sites have contributed up to 50% of the District's total housing supply. Many of these are very small-scale, infill sites, developed by the local building companies in the District. These small companies have provided housing 'to order' for customers, thus making them less susceptible to the wider economic fluctuations experienced by volume house builders and helping ensure a continuous level of delivery.

244. Because of the long historical trend of this type of delivery, the type of sites that are delivered in this way and the local nature of the delivery, the Council

will monitor future delivery and consider whether it would be appropriate to have a windfall allowance in the 5 year supply during the review of the plan.

245. The usual approach with regard to housing allocations is to provide a buffer or fall back in the allocations to ensure that if sites do not come forward then others can take up the housing need easily. Given that the Local Plan is going to be reviewed in 5 years, and at that time additional sites can be allocated if the need and evidence arises. Policy SP3 therefore sets out a minimum inland housing requirement of 6562 but the Settlement Proposals Document has an additional allocated margin above the housing requirement which is approximately 4.68% or 366 homes. The margin is the difference between the housing requirement and the supply of housing actually allocated the Settlement Proposals Document and provided through commitments (non-allocated sites with planning permission as of March 2017)

246. There are policies in the plan which support windfall development in specific circumstances (SP4, SP5, SP8, SP9, SP12 and SP18). While these allow for additional housing growth beyond that provided through allocations, it is important that windfall developments do not harm the character and amenity of settlements and that they do not compromise the achievement of a sustainable pattern of development. The towns within East Lindsey have a good level of services and facilities and additional growth through windfall development can be supported, providing sites conform to the policies in the Plan and national policy.

247. The large villages generally have fewer services and facilities than the towns and it is, therefore, particularly important that windfall development is carefully managed so that, whilst some additional growth is supported over and above the site allocations, it does not harm the character and amenity of these settlements or compromise the achievement of sustainable patterns of development.

248. In the AONB windfall development must have regard to the policies within this Plan. Great weight should be placed on conserving the landscape and the scenic beauty of the Area of Outstanding Natural Beauty, which is the only one in Lincolnshire.

249. The Council considers that the housing allocations in the Settlement Proposals Document and existing commitments will deliver the housing requirement and that there is enough flexibility in the provision of housing to significantly boost supply and provide choice in the market. Given this the Council believes that the Plan gives it a 5 year supply of housing plus a 5% buffer. Information on the 5 year supply and the trajectory of housing over the plan period can be found on the Council's website as an appendix to this Plan, this information is updated on a yearly basis along with the Councils Monitoring Report.

250. The Council will keep the buffer on the 5 year supply under yearly review and will increase it to 20% if evidence shows that the demand across the District is improving yet housing is still not being brought forward.

251. It is considered important that the Council keeps its housing trajectory under review. Given the number of unknowns the Council is facing as a consequence of apparent lowering of demand and constraining housing growth on the Coast, the Council will continuously monitor housing development by:

- Monitoring monthly the starts on sites and completions of all housing developments in the District.
- Corresponding on a half yearly basis with all the owners of sites in each relevant phase of the plan to ascertain surety on the deliverability of those sites.
- Working with developers as planning permissions are processed to establish at approval stage a timetable for the delivery of sites.
- Publishing on the Council's website, at a minimum of half yearly, the 5 year land supply.
- Monitoring the supply of affordable housing being brought forward.
- Carrying out evidence based work to try to gather a wider understanding of the demographic dynamics of the population of the District.

252. There are a number of factors in the Local Plan which mean there is uncertainty around delivery and impact of the policies, especially as this is the first time the Council has constrained housing growth on the coast. The Council will carry out a full review of its housing policies with a review being submitted for examination by April 2022. This review will examine the impact of these policies alongside the Coastal Policies SP17 to SP21 and re-assess the objectively assessed need for housing.

253. The Council has also put in place an East Lindsey Economic Action Plan. This Action Plan sets out all the projects the Council and its partners will undertake to try and drive positive results into the economy of the District. It is also the vehicle which the Council will use to monitor, investigate and evidence the impact of its policy on the economy, demographics and society of the District.

Strategic Policy 3 (SP3) – Housing Growth and the Location of Inland Growth

1. The overall District wide housing requirement is 7819 homes for the period 2017 - 2031.

The requirement will be.

- ***On the coast¹: In the Coastal Zone approximately 1257 homes which are existing commitments. Housing on the coast will be constrained to these existing commitments with the exceptions set out in policies SP18 (SP18) Coastal East Lindsey, SP8 – Rural Exceptions and SP9 – Single Plot Exceptions***

¹ The Coastal Zone is the area covered by the Environment Agency's Coastal Flood Hazard Map, shown on policies map 2 and on page 84 of the plan. It covers the red (danger for all), orange (danger for most), yellow (danger for some) and green (low hazard – caution) zones.

The whole of the following settlements are in the Coastal Zone; Addlethorpe, Anderby, Chapel St. Leonards, Croft, Ingoldmells, Mablethorpe, New Leake, North Cotes, North Somercotes, Saltfleetby All Saints, Saltfleetby St. Clements, Saltfleetby St. Peter, Skegness, Skidbrooke + Saltfleet Haven, South Somercotes, Sutton On Sea, Theddlethorpe All Saints, Theddlethorpe St. Helen, Trusthorpe

- ***Inland a minimum of 6562 homes***

- 2. The Council will ensure the delivery of the 7819 homes as follows including the shortfall from 2011 to 2016;***

<i>Year</i>	<i>Requirement</i>
<i>2017/18</i>	<i>565</i>
<i>2018/19</i>	<i>558</i>
<i>2019/20</i>	<i>558</i>
<i>2020/21</i>	<i>558</i>
<i>2021/22</i>	<i>558</i>
<i>2022/23</i>	<i>558</i>
<i>2023/24</i>	<i>558</i>
<i>2024/25</i>	<i>558</i>
<i>2025/26</i>	<i>558</i>
<i>2026/27</i>	<i>558</i>
<i>2027/28</i>	<i>558</i>
<i>2028/29</i>	<i>558</i>
<i>2029/30</i>	<i>558</i>
<i>2030/31</i>	<i>558</i>

- 3. Housing growth will be allocated in the Settlement Proposals Document. The inland towns and large villages which could potentially include allocations are;***

Towns – Louth, Alford, Coningsby/Tattershall, Horncastle and Spilsby.

Large Villages - Binbrook, Burgh le Marsh, Grainthorpe, Grimoldby/Manby, Friskney, Hogsthorpe, Holton le Clay, Huttoft, Legbourne, Mareham le Fen, Marshchapel, North Thoresby, Partney,

Sibsey, Stickney, Tetford, Tetney, Wainfleet (All Saints), Woodhall Spa and Wragby.

- 4. Towns and large villages - Housing growth on windfall sites in appropriate locations** within the settlement and outside of, but immediately adjacent to the developed footprint*** will be supported.***

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.***
- Be connected to the settlement by way of a footpath.***

***** 'appropriate locations' means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan.***

****** 'developed footprint' of a settlement is defined as the continuous built form of the settlement and excludes:***

- individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;***
- 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;***
- outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.***

- 5. In the AONB windfall development must have regard to the policies within this Plan and great weight should be placed on conserving the landscape and scenic beauty of the Area of Outstanding Natural Beauty. Proposals for major development will only be supported in exceptional circumstances having regard to national policy.***

Housing in Inland Medium and Small Villages

254. There are areas within the medium and small settlements that have buildings on them which may once have served a useful purpose but which now have become run down and empty. Some of these sites have the ability to be either converted or redeveloped. Whilst the smaller settlements do not have the services and facilities necessary to sustain systematic housing growth or to justify a housing allocation, it is important to ensure that they are not left with areas which could eventually cause blight and that the Plan is not silent on this issue. The Council could include these sites within the Brownfield Register but given the

number of settlements this involves and the amount of resources needed to assess them versus the low amount of housing it could bring forward it is believed that a bespoke policy consideration is more appropriate. Brownfield land in the context of this policy is that land as defined by the NPPF

255. The Council would always want these areas to be first considered for community or employment use, but if this does not prove possible these areas could be considered for housing. This is not about the development of infill gaps or areas of open space which may appear untidy; the Council has powers under Section 215 of the Planning Act to deal effectively with these types of areas. Also in medium and small villages, some open gaps have an important visual meaning adding to the rural character of those settlements and it is felt that their retention is important. If these open spaces begin to be lost, gradually the character of the settlement will change and over time they will become less rural in appearance.

256. Small infill development may be supported but it should not impact on green space, locally important habitat, important views or settings of other development, this type of development should therefore also conform to clause 2 of Policy SP25 – Green Infrastructure.

Strategic Policy 4 (SP4) - Housing in Inland Medium and Small Villages

- 1. Within the medium and small villages, the conversion and redevelopment of sites for housing will be supported, where those sites are brownfield or have agricultural buildings on them that have become disused. The following criteria will need to be complied with:**
 - It must be demonstrated that the site has been actively marketed for either a community, economic or leisure use at an appropriate price for a period of 12 months; and**
 - Only that part of the site considered as brownfield should be reused or redeveloped and should not include areas of open countryside or adjacent open space.**
 - Consideration should first be given to the conversion of any buildings on site where they do or could enhance the character of the area. If demolition is to be supported it would need to be clearly demonstrated that the existing building does not contribute to the character of the area, that the building was unsafe or that it was not structurally possible to convert.**
- 2. Housing will also be supported in the medium and small villages where it can conform to the following criteria:**
 - In an appropriate location* within the developed footprint** of the settlement as infill, frontage development of no more than 2 dwellings.**
 - Conforms to Clause 2 of Strategic Policy SP25 – Green Infrastructure.**

***Appropriate location means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan.**

**** Developed footprint is defined as the continuous built form of the settlement and excludes individual buildings or groups of dispersed buildings which are detached from the continuous built up area of the settlement. It also excludes gardens, community and recreation facilities, land used for an active employment use.**

Specialist Housing for Older People

257. The Council will work with its partners in supporting the provision of specialist housing for older people including extra care developments, care villages, care homes and specialist single storey dwellings.

258. Lincolnshire as a County has the lowest provision of extra care housing in the country. The District's growth is mainly driven by the in migration of older people and this section of the population therefore make up a large proportion of

East Lindsey residents. It is important that they are able to exercise meaningful choice in their housing aspirations and have independent and positive lives.

259. In accordance with the County Council's extra care housing strategy, which acknowledges that one size does not fit all and that East Lindsey has a high need for older persons housing. The Council will support all forms of homes for older people. This will help them exercise choice both in the market and rental sectors. Housing for older people will be supported in the towns and large villages as the places with the most services and facilities to serve the needs of older people. Schemes should be able to demonstrate that locationally, socially and in terms of health requirements the needs of older residents are going to be positively met.

260. In the Coastal Zone housing for older people is just as important, but flood risk has to be taken into account. Specialist extra care development, care villages and care homes will be supported but they must have provide suitable flood mitigation measures and should have no ground floor sleeping accommodation. In line with the requirements set out in policy SP18 – Coastal Housing, this type of housing will only relate to a local need that will come from those already living in the Coastal Zone or older persons who have relatives living in the Coastal Zone where there is a need for them to come into the Zone for specialised housing near their families. Priority will be given to those already living in the Coastal Zone and be subject to the cascade local connection criteria set out in Annex 1 of this Plan

261. Support will be given for affordable schemes, where accommodation is provided on a rental basis, as well as private schemes where units can be purchased on a leasehold basis. The nature and type of service and accommodation in a scheme will determine the use class and therefore whether or not it needs to accord with the affordable housing requirements set out in Policy 7 (SP7) of the Core Strategy.

Strategic Policy 5 (SP5) - Specialist Housing for Older People

1. The Council will support specialist housing for older people in the towns and large villages providing it meets the following criteria:

- Development should be designed to meet the particular requirements of residents with social, physical, mental and/or health care needs.***
- Development should be located where it is accessible to local facilities or it can be demonstrated that it can be made accessible.***
- Development that demonstrates how occupiers/users will work with other local providers of services for older people will be supported.***
- Development that supports upskilling and training in the local settlement will be supported.***

- *Development in areas of flood risk in the coastal zone will be supported if there is no ground floor sleeping accommodation, appropriate flood mitigation is in place and it can be demonstrated that occupation will be taken up by a local need. Priority will be given to those already living in the coastal Zone (subject to the cascade local connection criteria set out in Annex 1), followed by those needing to move to the Coastal Zone to be near relatives.*

Neighbourhood Planning

Why have we taken this approach?

262. The Council supports neighbourhood planning as a positive mechanism for the delivery of growth with community involvement and support. Whilst the Council sets the amount of growth to be distributed across the District, and broadly how that growth will be distributed, neighbourhood planning allows communities to plan where that growth is going to go and what it is going to look like.

263. Neighbourhood Development Plans must be in general conformity with the adopted local plan and national planning policy, they are subject to both an examination and referendum.

264. The Council must still ensure that growth is allocated and delivered in relevant settlements should any neighbourhood plan fail to be adopted. Memorandums of understanding will be sought on this matter from those town or parish councils undertaking a plan for an agreement of timetables for completion of neighbourhood plans.

Strategic Policy 6 (SP6) – Neighbourhood Planning

1. The Council will support Neighbourhood Development Plans.

2. Should any settlements wishing to carry out a neighbourhood plan fail to deliver their plan so that there is a gap in delivery, then the Council will move to fill that gap either through the Settlement Proposals Plan or a separate Development Plan.

3. If there is an interim period between plans which leaves a gap in the delivery of housing, sites that come forward will be strongly supported providing they conform to the other policies in this plan and the National Planning Policy Framework.

CHAPTER 3 – AFFORDABLE HOUSING

Where we want to be

All households have the ability to access good quality housing.

There will be a wide choice of high quality homes to address the requirements of the District.

The current shortfall in affordable housing will have been reduced.

What it will look like

Affordable housing will be energy efficient and of a high quality design.

There will be an increase in the numbers of affordable houses delivered in smaller rural settlements.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

Settlement Proposals Development Plan Document 2016 - 2031
East Lindsey Housing Strategy 2013 - 2018

Evidence

Lincolnshire Coastal Study
Strategic Housing Market Assessment (Affordable Housing Needs Assessment) 2016
East Lindsey Housing Strategy 2013 - 2018
Economic Viability Assessment 2013 and Update 2015
Edge Analytics Updating the Demographic Evidence 2015 and 2016

Delivering Affordable Housing

Why we have taken this approach

3.1. The Council believes it is important to be flexible and proactive in the delivery of affordable housing to address the housing waiting list and the low income to house price ratio issues facing the District. Affordable housing is defined in the NPPF, and this policy is referring to this type of housing or any subsequent definition published in National Policy.

3.2. The East Lindsey SHMA (Affordable Housing Needs Assessment) 2016 showed that there was a need for 2825 additional affordable homes over the 15 year plan period. This would provide for the unmet current needs for affordable housing in addition to the projected future growth in affordable housing need. The table below sets out how the Council believes

it can meet that need. Additional provision is also expected to come from windfall development over the plan period.

Identified need including backlog 2016 – 2031	2825 or 188 a year for 14 years and 193 for 1 year
Completions 2016	-158
Remaining need from 2017 – 2031	2667
Supply	
Inland housing allocations	1162
Inland commitments	598
Coastal commitments	281
Housing Capital Programme to be developed	107
Community Led Housing project (funding from the Government £2m – received)	50 to 70
Total	2198 to 2218

3.3. In June 2016, there were 2029 households on the Council's Housing Register. This number has reduced from 7160 in 2012 due to changes to the Council's Housing Allocation Scheme; this removed those from the register with no local connection to Lincolnshire and those with minimal housing need. The number of statutorily homelessness households has also seen a small downward trend, however enquiries for homeless assistance remains high. The Council positively manages its housing services seeking to provide assistance or signpost those in need. The Council believes that proactively managing housing services reduces risk to vulnerable households and manages situations before residents get to the point of homelessness.

3.4. The Strategic Housing Market Assessment (SHMA) 2016 calculates that the social rented sector should provide a minimum of 43% of the total housing provision in the District. It is apparent from both the SHMAA and the Housing Waiting List that the level of need for affordable (and intermediate) housing constitutes a level of future demand.

3.5. The capacity of developments to contribute an element of affordable housing has been established through the District wide Economic Viability Assessment (EVA) 2015. Where affordable housing is delivered via developer contributions the Council will positively engage with those wishing to bring development forward to ensure that contributions meet housing needs without making development unviable. The Council acknowledges that there are a variety of factors involved in bringing sites including the provision of infrastructure and site remediation, these can all have an impact on the amount of affordable housing being brought forward.

3.6. When the issue of the viability of sites to deliver affordable housing is raised, the Council will seek to be flexible. Developers will have to

provide viability assessments if they believe a site is not viable and the affordable housing requirement cannot be met. Any disputed cases will be referred, at the expense of the developer, to the services of an independent valuer such as District Valuer.

3.7. From the evidence in the Economic Viability Assessment. The Council has resolved to seek a contribution of 30% from all sites for 15 or more units in the medium and high value zones defined by the EVA, this is in effect the whole District excepting Woodhall Spa which is a very high value area and the Coastal Zone which is defined as a low value area.

3.8. In the very high value area – Woodhall Spa, it is proposed that a higher percentage of affordable homes of 40% is sought.

3.9. No contributions for affordable homes will be sought in the low value areas which are the coastal flood hazard areas. Given this, affordable housing will still be supported as set out in Strategic Policy 18 (SP18) Coastal East Lindsey if it comes forward on sites in this zone and developers believe that they can deliver a viable proposal.

3.10. To encourage the timely provision of affordable housing, the Council will adopt a flexible approach and in conjunction with developers and other stakeholders consider a range of delivery vehicles and funding initiatives to secure the necessary level of affordable housing. The majority of the new homes will be expected to be provided as part of market housing sites and be funded by developer contributions. Where developer contributions are sought the Council's first choice will be mixed tenure sites and on-site provision, integrated throughout the site. However, the District must not solely rely on this form of provision, and to provide flexibility and enable the Council and developers to respond to changing economic circumstances, the level and nature of developer contributions will be assessed on a site-by-site basis and may range between (in no order of preference);

- a combination of built plots on site and a financial contribution;
- off site, provision of land made available by the developer
- A financial contribution equivalent to 50% of market value for rented accommodation or 30% of market value for shared ownership. Market values will be taken from a 12 month assessment of sold land registry prices looking at the settlement and district and taking the mean of the two values.

3.11. Provision on alternative sites and financial contributions in lieu of on-site provision, will only be considered where the developer can show that it is impractical to make provision on site. Delivery will aim to be in the settlement from which the contribution came from or any nearby settlement to which there is a demonstrated connection.

3.12. Whilst there is an outflow of younger people from the District it is still considered important to try and ensure that housing is provided for those who want to buy their first home, in order to do this the Council will support starter home provision in conformity with National Planning Policy.

3.13. The demand for rented properties in East Lindsey is high compared to shared ownership properties, however we accept that a scheme becomes more viable for a developer with an increase in shared ownership units so we are prepared to negotiate an increase in shared ownership to help the viability of schemes. This is dependent on the location of the scheme though because we need to be as sure as we can be that the Registered Provider would be able to sell the increased number of shared ownership units. The starting point for negotiations is 70% rented properties and 30% shared ownership.

3.14. With regard to the housing mix for affordable housing; from the SHMAA it would appear as if the 50% of the 2825 need should be 2 bedroom properties followed by 25% of 3 bedroom properties and a smaller need for 4 bedroom and 1 and 2+ bedroom flats.

3.15. The Council acknowledges that the need for affordable housing stretches right across the District and as its first preference will focus the development of new affordable homes in the towns and large villages. This will enable home-makers to take advantage of the proximity to job, services and community facilities.

Strategic Policy 7 (SP7) – Affordable and Low Cost Housing

1. The Council will support the delivery of affordable housing in the towns and large villages across the District. In the Medium and High Value Areas, on sites of 15 or more houses the Council will seek a 30% developer contribution towards the provision of affordable housing. This will rise to 40% in the Very High Value area (Woodhall Spa parish) but there will be no requirement in the Coastal Flood Hazard zone.

2. Clause 1 shall apply unless it is demonstrated by a detailed and robust site specific assessment, commissioned by the developer and carried out by an accredited person(s) for example a member of the Royal Institute of Chartered Surveyors, that the viability of the development would be compromised such that a reduced level of contribution would be justified.

3. The Council's first choice for affordable housing provision will be mixed tenure sites and on site provision, integrated throughout the site.

4. *If on site provision cannot be made, the Council will accept any of the alternatives listed below .*

- ☐ ***a combination of built plots on site and a financial contribution;***
- ☐ ***off site, provision of land made available by the developer.***
- ☐ ***A financial contribution equivalent to 50% of market value for rented accommodation or 30% of market value for shared ownership. Market values will be taken from a 12 month assessment of sold land registry prices looking at the settlement and district and taking the mean of the two values***

Rural Exceptions

3.16. An exception site is one where housing would not normally be supported unless warranted by exceptional circumstances. Where exception sites are proposed the Council will require clear evidence of local need which should be drawn from the Council's Housing Register and local housing need assessments. Exception sites by their very nature are small scale and should not exceed local need in the settlement where development is proposed.

3.17. The Council will ensure that any affordable housing delivered through the exceptions policy is managed and retained in the long-term for the benefit of the community where it is built.

3.18. Applications for new houses associated with rural workers proposed in isolated locations will be scrutinised thoroughly, as inappropriate development in the open countryside is not acceptable. Proposals will need to clearly show it is essential to make permanent provision at or near the place of work. Sometimes temporary accommodation is required for a period in order to demonstrate a need for this type of housing. When this is proposed the development will also have regard to the employment policies SP13 and SP21.

3.19. Because the District is rural in character and the continuing importance of agriculture as one of the mainstays of the local economy mean that the provision and retention of housing to meet the needs of rural workers remains a priority, and the loss of dwellings in the countryside that already have an existing agricultural tie should be seen as a last resort. Such development should clearly demonstrate the necessity of that loss.

Strategic Policy 8 (SP8) - Rural Exceptions

1. In and adjoining the medium and small villages, where local affordable housing need is proven, the development of small-scale, affordable housing sites on land not otherwise considered acceptable for housing , will be supported providing:

- They do not result in sporadic development, which is unrelated to the form and scale of the existing settlement;***

- ***The number of dwellings is no greater than the identified need.***

2. Applications for new houses associated with rural workers proposed in isolated locations will need to show that:-

- ***there is an established existing full-time functional need for the worker that requires a permanent presence on site;***
- ***the activity should have been established for a minimum period of three years, be profitable for at least one of those years and be currently financially sound;***
- ***the housing need cannot be fulfilled by an existing unit on the site or in the surrounding area.***

3. Applications for the loss of a dwelling with an agricultural tie should clearly demonstrate that it has been actively marketed for 12 months in an appropriate place and at a price that reflects the occupancy restriction.

Single Plot Exceptions

3.20. To provide a self-help solution for individual households in the towns, large, medium and small villages including the Coastal Zone the Council will consider schemes that enable families to use their own resources to provide low cost housing that meets their own needs within their community. The construction of such housing is funded from the householders own resources, which can include the sale of existing property as well as through a commercial mortgage. This will assist families to stay in local settlements and support the continued sustainability of the Districts rural communities.

3.21. Where a single plot exception site is proposed applicants will have to establish amongst others; need, strong local connections and that the proposed dwelling is affordable and will be occupied by, the applicant. It will be required to remain affordable in perpetuity and any future re-sale shall be fixed (typically at 80% of market value). A fuller explanation of this Policy is provided in the accompanying Supplementary Planning Document.

3.22. The Council will monitor how effective this policy is in delivering and retaining affordable homes for local people during the review period of the Plan.

Strategic Policy 9 (SP9) - Single Plot Exceptions

1. In the towns, large, medium and small villages of the Coastal Zone and the medium and small villages inland, the Council will support single plot development for affordable housing provided it meets all of the following:-

- ***the applicant can demonstrate they are unable to afford a suitable home currently available in the parish;***

- *the applicant has an evidenced local connection to the parish;*
 - *the site is in or adjoining the settlement and does not constitute isolated or sporadic development;*
 - *the dwelling is affordable to the applicant and will remain affordable to subsequent occupiers in perpetuity.*
 - *The area of the site does not exceed 0.1ha and typically, the internal floor space of the proposed dwelling does not exceed 100 sqm or 110sqm where flood risk mitigation is required.*
- 2. *The resale market value of the development will be fixed at 80%.***
- 3. *Flood mitigation should be provided in areas of flood risk as per the advice of the Environment Agency.***

CHAPTER 4 - RAISING THE QUALITY OF OUR BUILT ENVIRONMENT

Where we want to be

The rich and diverse historic and cultural heritage of East Lindsey is at the heart of local distinctiveness and the reinvigoration of our communities. Development is well designed and sustainable, enhancing local distinctiveness and quality of life.

What it will look like

Places are positively shaped by the history and heritage of the local area and respond to the challenges of climate change through sustainable development and construction.

New development has taken the opportunity to improve the character and quality of its surroundings.

The area has become better known for the quality of its built environment.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

The use of a place-making checklist

Evidence

Conservation Area Appraisals for Alford, Horncastle, Louth, Spilsby, Wainfleet and Woodhall Spa 2012

East Lindsey Landscape Character Appraisal 2011

Lincolnshire Design Guide for Residential Areas

Louth Urban Design Study

Lincolnshire Historic Landscape Characterisation

Neighbourhood Plans

East Lindsey District Council Water Cycle Study 2016

Design

Why we have taken this approach

4.1. East Lindsey has a rich and diverse historic and cultural environment. The District does not have a single built character but is made up of over 200 settlements many with their own distinct identity. The introduction to this document draws out some of the characteristics that influence East Lindsey's shape and character.

4.2. The environment should be valued for its own sake and there is a widespread acceptance of the importance of the familiar and cherished local scene. The distinctive character of each town and village is a source of local

identity and pride, reinforces community confidence, and enhances quality of life for the residents of the District. High quality environments also play a significant role in attracting visitors and investment. Where prepared, Town or Village Design Statements will be a material consideration in the planning process.

4.3. Good design is important in shaping the places where we live, work and undertake leisure activities. It is not just about buildings. Development should respond to the established pattern and form of development, have a sense of character and include the spaces between buildings, how they relate to each other and the street, the different uses of buildings and how they operate, and access around and between towns and villages. Good design is also an important factor in protecting and managing change within the wider landscape. Development proposals must show how they have taken into account and respected the distinctive character of their setting. Where appropriate the Council will encourage developers of major development to enter into a Planning Performance Agreement and agree a set of principles around good design.

4.4. The quality of the environment also plays an important role in the health and well-being of the population. There are many facets of public health that benefit from carefully designed buildings and spaces. Specialist guidance is available on how the general design criteria in the place making checklist can be utilised to help health conditions, such as dementia and obesity, as well as more general health and well-being. These should be considered when putting development proposals together. Developers are encouraged to carry out a Health Impact Assessment (HIA) commensurate with the size and nature of the development to show how they have factored this into their proposal. This can be incorporated into the design and access statement (where required) to show how the health needs of the community have been taken into account in drawing up the proposal.

4.5. Dark night skies are distinctive and valued characteristics of East Lindsey and should be protected. Light pollution can have negative impact on local amenity, intrinsically dark landscapes and nature conservation. Set against this is the need to ensure safety and security through the use of appropriate lighting.

4.6. Landscaping is an essential part of the overall design of development. It should be fully integrated into any development proposals from the outset. The nature of landscaping needed will vary depending on the type of development and the environment within which it sits. Landscaping not only helps to bed development into its setting, it can also create green infrastructure for the wider community, providing habitats for wildlife, opportunities to adapt to climate change and, on larger sites, recreational opportunities and health promotion.

4.7. It is particularly important that housing developments create a positive living environment by integrating landscaping and open space with the built development. The use and retention of existing landscape and natural features such as trees, hedges and the natural formation of the ground is supported and positively encouraged in development. Due to the diverse nature of East Lindsey, the size, location and type of residential development across the district will vary

considerably. It is important that the approach to landscaping and open space reflects this, incorporating space for amenity landscaping, recreation, circulation and Sustainable Urban Drainage Systems (SUDS) appropriate to the site. From this requirement, it may be difficult to isolate and measure areas of open space, but as a guideline, on housing sites over 1 hectare, the Council will require multi-functional green space, for example, recreation areas, landscaped cycle ways and footpaths, wildlife areas. Where possible, it should show how it links to the wider community and other areas of green space to create an innovative and integrated development. The Council will be guided by the Natural England's Accessible Natural Greenspace Standards (ANGst) in assessing the level of open space within a community and how that provided through the development contributes to this.

4.8. Accompanying the need for good design is the need to ensure our built environment plans for the effects of climate change in terms of both sustainability and the way it is constructed. There are many simple design approaches, such as passive solar gain, grey water recycling and choice of materials that can be incorporated into the design of proposals. Flood risk mitigation may affect the design of development, i.e. the need to raise floor levels or have non habitable ground floor rooms. This however should not compromise design nor should it affect the character of an area or impact on surrounding residential amenities. Flood risk is covered in more detail in Strategic Policies (SP16) Inland Flood Risk and Chapter 10 - Coastal East Lindsey.

4.9. Where there is a choice, development sites should be selected where they would generate fewest car movements and be within comfortable walking distance of essential facilities. New development should ensure that it creates strong walking and/or cycling routes to key services linking in to existing routes where available. The use of suitable brownfield sites within existing settlements should always be given priority over more distant greenfield sites. Agriculture continues to play a significant role in the economy of the District. Protecting the best and most versatile agricultural land (that of grade 1, 2 and 3a) is an important part of supporting this industry. In selecting sites for development, the preference should be to seek to utilise lower grade land to that of a higher grade.

4.10. The Council will encourage communities to join in clusters to develop and share key services and facilities, both to take advantage of the potential economies of scale, to cut down on the need for longer distance travel to higher order settlements and to improve health outcomes. However, brownfield sites, if left undisturbed for some time, can develop biodiversity interest and an assessment will be needed to show that the biodiversity interest of the site is not so significant that it would prevent or restrict its future redevelopment. Development of Brownfield Land should ensure that any risk posed to human health, groundwater, and surface water from pollution is appropriately assessed and mitigated where necessary. Assessment of Brownfield Land should be done in accordance with the Environment Agency's guidance document CLR11 'Model Procedures for the Management of Land Contamination'.

4.11. East Lindsey lies in an area under serious water stress and this can cause deterioration for the water environment in both the quality and quantity of water.

Given this development that will unacceptably deplete water resources or pose a risk to the quality of the water table and aquifers will not be supported. Neither will development located around water sources be supported unless it includes adequate measures for their protection from pollution. 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 mineral and bottled water plants, breweries and food production plants. Development in these sensitive areas to groundwater pollution will be expected to comply with the Environment Agency's guidance document 'Groundwater Protection: Principles and Practice (GP3)'. This is to prevent any contamination of the public water supply and to avoid having to deal with the consequences of water pollution. Development that includes measures to regenerate, recycle, re-use or reduce the demand for, finite resources will be preferred. It is considered appropriate to implement the need for new development to be designed to Building Regulations water consumption standard for water scarce areas which is 110 litres per person per day.

4.12. The Council will segregate new development from hazardous uses. Development will not be permitted if it will pose a threat to the hazardous use or, conversely, if it could be harmed by its materials or operation. This will be a special consideration for proposals in the hazard protection areas of Covenham Reservoir and Theddlethorpe Gas Installation and in the safeguarding zones around North Cotes, Binbrook and Coningsby airfields, the high-pressure gas pipeline network, the bombing range at Donna Nook, Conoco Oil Terminal at Tetney Lock, Hatton Compressor Station, Skegness Airfield and Anglian Water Services at Covenham.

4.13. Whilst crime is relatively low in the District, good design can assist in reducing the opportunity for crime. The Council will seek to ensure that all new development aims to address this issue, without creating a fortress environment, quality building promotes health outcomes.

4.14. To help promote good quality design that is accessible for everyone in the District, all dwelling houses and any major development that does not lie within an existing industrial estate in the District will be encouraged to satisfy the Councils place-making checklist. This traffic-light tool kit will help achieve consistent high quality outcomes for housing and major development across the District irrespective of architectural styles or tastes. It will also help the public and others commenting on planning application to understand the principles behind the proposal. There is a guide to using the tool kit available on the Councils website.

PLACE MAKING CHECK LIST	Achieves A good standard of design	Partially achieves with alterations could achieve a high standard	Does not achieve Needs to reconsider (How? what?)
A sense of character – Does the development have a sense of character or could it be anywhere?			
Streets and spaces shaped by development – Does the development help to create well-defined streets with active edges, or does it turn its back on streets and spaces and sit in isolation?			
Architectural quality – Is the building fit for purpose? Does the building, irrespective of style, relate to its surroundings? What about detailing? How does the building look at night?			
Easy for everyone to get around – Are the routes into and through the development direct, safe, attractive and easy for every one of all abilities to use? Does the development design out crime? What is it like after dark?			
Interesting places – If possible, does the development include a variety of uses? Has the opportunity been taken to create interesting spaces?			
Landscaping – Does the development include appropriate landscaping and green space for habitats and wildlife? Have existing landscape and natural features been retained and/or enhanced? Do the spaces link to the wider community and other green spaces?			

Built to last for generations – How could the building be used if the current (or proposed) occupier leaves? Does the building incorporate sustainable features and/or renewables?			
Strategically Important Sites - This section only refers to those sites that are considered so important in terms of their location within a settlement and their potential impact and influence on the wider visual or historic environment within that settlement. These sites will be expected to also conform to a design brief agreed at pre application. Does the site conform to the design brief?			
Consultation – has there been public consultation on the development? If so, what form did that consultation take and how has it influenced the design?			

4.15. There will be occasions when the Council consider a site so important in terms of its location within a town or village, that it will warrant special attention with regards to design. These sites will have a wide reaching impact and influence on the wider visual or historic environment of a town or village. The Council will wish to ensure that any development on such a site conforms to an agreed set of principles, unique to that site.

4.16. On those occasions, and in order to speed up the planning application process, developers will be encouraged to agree, at pre application stage in the planning process, a short simple site-specific design brief. This will form part of the normal collaborative process between the applicant and the Local Planning Authority. Applicants are advised to contact the Council early in the application process to enter into discussions regarding these sites. If there has been no pre application discussions, then at the earliest opportunity during the application determination process, the relevant officer will set out the design parameters the Council expects for the site. This should be agreed with the developer. The Council will support on design grounds, development that complies with that brief.

4.17. The sites this section refers to are as follows;

- Gateway sites into a settlement (a site which lies at the entrance to a settlement and is therefore the first one that is seen on entering the built up area along the principal routes into the settlement).
- All retail applications over 0.25ha
- Applications over 0.5ha within a designated town centre
- Applications on sites over 4ha

4.18. There are a number of publications from the Commission for Architecture and the Built Environment (CABE), which provide good guidance to applicants. In addition, the good practise set out in By Design – Urban Design in the Planning System Toward Better Practice; Planning and Access for Disabled People, A Good Practice Guide; Safer Places, the Planning System and Crime prevention; Building for Life; By Design, Better Places to Live; the Lincolnshire Residential Design Guide (published 1996) still contains good design principles to guide applicants. With regard to the design of streets and highways, the Council will look to Manual for Streets, its supporting and accompanying documents and any documents that supersede it, as its guide.

Strategic Policy 10 (SP10) – Design

The Council will support well-designed sustainable development, which maintains and enhances the character of the District's towns, villages and countryside by:-

- 1. Where possible supporting the use of brownfield land for development, unless it is of high environmental value, seeking to use areas of poorer quality agricultural land in preference to that of a higher quality.***
- 2. The use of high quality materials and where the layout, scale, massing, height and density reflect the character of the surrounding area.***
- 3. Ensuring it is easy for everyone to get around by incorporating safe and attractive roads, cycleways and footways that enable people of all abilities to access shops, jobs, schools and other community facilities.***
- 4. Providing on-site landscaping to integrate the development into its wider surroundings and make provision for open space.***
- 5. Development will be supported if it is designed to minimise glare and light spillage, it does not unacceptably harm the rural or dark-sky character of a settlement or landscape or any nearby residential amenity; it respects the local historic environment; and it does not unacceptably harm or reduce the safety of highways, cycleways and footways.***

- 6. The design of new and altered buildings or areas will be supported where they adequately take into account the safety and security of the users of the facilities both during the day and at night and that of neighbouring residents.**
- 7. Development will be supported where it can demonstrate that its design incorporates sustainable features and/or renewables and that the development could be adapted in the future for other uses in that it is development that will become a high quality integrated part of the built environment over many generations.**
- 8. Supporting development that includes measures to recycle, re-use or reduce the demand for finite resources. New development should be designed to Building Regulation water consumption standard for water scarce areas, to not exceed 110 litres per day per person.**
- 9. Development around water sources will only be supported if it contains adequate protection preventing pollution from entering into the water source.**
- 10. Development will only be supported around hazardous uses if it contains adequate provision to mitigate against threat from the hazardous use and does not conflict with that use.**
- 11. The following developments will be supported on design grounds if they satisfy a site-specific design brief.**
- Gateway sites into a settlement**
 - All retail applications over 0.25ha**
 - Applications over 0.5ha within a designated town centre**
 - Applications on sites over 4ha**

Historic Environment

Where we want to be

The significance of heritage assets of East Lindsey will be key considerations in all relevant development. They will help shape the social, environmental and economic heart of our communities, add to the visitor economy and will be enhanced for the enjoyment of future generations.

What it will look like

The area has become better known for the quality of its historic environment.

New development has taken the opportunity to improve the historic character and quality of its surroundings.

Settlements will have retained their strong sense of identity and historic character.

The condition of heritage assets 'at-risk' has been improved and their sustainable future secured.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

The use of a place-making checklist

Economic Development Strategy and Local regeneration schemes

Appropriate and positive use of planning tools and statutory powers including (but not limited to) s106 agreements, Article 4 Directions and enforcement powers.

Evidence

Conservation Area Appraisals for Alford, Horncastle, Louth, Spilsby, Wainfleet and Woodhall Spa and future appraisals as and when they are produced and/or reviewed.

Lincolnshire Historic Environment Records

Lincolnshire Heritage at Risk Survey

Lincolnshire Design Guide for Residential Areas

Louth Urban Design Study

Lincolnshire Historic Landscape Characterisation

Manual for Historic Streets

Parish Plans

Village Design Statements

Neighbourhood Plans

Heritage Assessments submitted as part of the planning process

Conservation Management Plans

4.19. The rich architectural heritage of East Lindsey is an important part of its diversity and its character. At the time of writing, there were 17 Conservation Areas in the District; Character Appraisals have been prepared for six of these. These Appraisals should be considered when drawing up any development proposals within these areas. There are currently over 1400 listed buildings, along with over 150 Scheduled Ancient Monuments, all of which contribute to the historic context of the towns, villages and countryside of East Lindsey.

4.20. The District's historic environment not only contributes to its character, social, environmental and cultural value but also adds significant benefits to its economic value in the form of tourism to its vibrant market towns and the historic landscapes of the Lincolnshire Wolds AONB and open coast. The cumulative visual impact of development on the historic environment can have a detrimental effect and the Council will guard against such effects on the significance of any heritage asset.

4.21. Designation as a Conservation Area does not commit an area to a fixed point in time but rather it identifies opportunities for the management of change. Conservation Areas are intended to not only protect individual buildings but also to conserve and enhance the general character and appearance of an area. Building uses, local materials and the way they are used, the appearance, scale and form of buildings, the pattern of development, street furniture, surfacing, and spaces between buildings, trees, green space and traffic impact are all factors that influence the appearance, quality and character of a Conservation Area. Similarly, Conservation Areas cannot be divorced from their surroundings and development adjoining a Conservation Area can have an impact on its setting.

4.22. Heritage assets encompass many different features within the historic environment; these include buildings, gardens, landscapes, buried remains. The Historic Environment Record (HER) for Lincolnshire is held by Lincolnshire County Council and provides comprehensive information on all known heritage assets, whether designated or not. The HER is a dynamic resource, which is updated regularly with information from a wide variety of sources, including field work. The HER can be accessed by anyone with interest in the historic environment and is a valuable source of information for anyone considering submitting a planning application.

4.23. National planning guidance recognises that there may be buildings and sites within a local planning authority's area that are not designated but still make a contribution to local character due their heritage value. These are referred to as non-designated heritage assets. Such assets can be building, monuments, sites, places, areas or landscapes. Sites will be assessed considering their 1. Historic Interest - reflecting a link to important events or people, or historic use of a site; 2. Archaeological Interest – which may include structures or may relate to buried remains or other features such as ridge and furrow; or 3. Architectural Interest – where the design, construction or craftsmanship helps to reinforce a particular type of architecture or local character. In respect of Archaeological Interest, the Council will seek advice from Lincolnshire County Council's Historic Environment Team the National planning guidance states that Local Planning

Authorities may identify non-designated heritage assets and the Council feels that the value of these buildings, structures and areas should be recognised. The Council will identify these non-designated heritage assets from a range of sources including neighbourhood plans, parish plans, village design statements and planning applications. These will be made available on the Council's website and mapped on the Council's in-house digital mapping system, so that the information relating to them is available to be used when assessing development proposals. Information relating to these non-designated heritage assets will be passed to the HER.

4.24. Empty buildings are a wasted asset and carefully conserved old buildings can help to revitalise run-down areas, creating more homes, job opportunities and a better living environment. Heritage-led schemes for regenerating buildings, and areas of our towns and villages, can breathe new life into communities, finding appropriate new uses for buildings and enhancing the appearance of the public realm. The historic environment also contributes to sustainable development with traditional materials such as timber, thatch and lime.

4.25. There are some heritage assets in the District which are at risk. Redevelopment or enabling development which does not harm the asset could assist these endangered assets back into productive use and conserve them for future generations to enjoy. Such development will be supported, particularly where a use would benefit the wider community

4.26. To ensure that a flexible approach is taken with regard to development in the District's historic built environment, the Council will support development that sustains and enhances the quality of the District's historic built environment. The architectural and historic significance of a structure should always be carefully considered before any alterations are made. Conservation of any Listed Building is always the priority. Where the new use will breathe life into a building and its surroundings and having special regard to its significance, the Council will support proposals.

4.27. The District has distinctive historic town and village centres with well-preserved traditional shop fronts. This adds to the visitor attraction, supports the local economy and makes a positive contribution to the sustainable economic viability of these settlements. Where possible these shop fronts should be repaired and retained, where it can be clearly evidenced that this cannot be achieved the Council will support proposals to replace or alter them including new signage providing the historic integrity of the heritage asset is not compromised.

4.28. Archaeological remains are a finite and non-renewable resource, often highly fragile and vulnerable to damage. They are part of our national identity and are valuable for their role in education, leisure and tourism. The Council will not support development that has a harmful impact on Scheduled Monuments (SMs) or their settings. In accordance with the NPPF, information on the heritage significance of a site should be supplied with all planning applications to enable assessment of the impact of development on historic assets. Dependant on the assessed impact, there may be a requirement to undertake pre-determination

evaluation in order that an appropriate mitigation strategy can be incorporated in the development. This might include preservation in situ or preservation by record dependant on the work being proposed and the significance of any assets affected. Consultation with Lincolnshire County Council's planning archaeologists is advised.

4.29. The historic landscape and woodland of the District is considered an important asset. In the District there are 6 Registered Parks and Gardens and 1 Registered Battlefield at Winceby which retains its original features and landforms. The Lincolnshire Wolds Area of Outstanding Natural Beauty lies within the District with its unique landscape and character. All these are a major asset in creating varied and attractive landscapes set in their own historic context. The Council will support development which preserves and enhances the quality of the historic landscapes of the District. The Council will be guided by the Lincolnshire Historic Landscape Characterisation.

4.30. The Council will support those communities who wish to alter or promote Article 4 Directions or Conservation Areas in their settlement. The Council will look for opportunities to improve the historic environment through public realm works and if possible Section 106 agreements and take a positive role in the enforcement of unauthorised works to heritage assets where those works compromise the significance of those assets or their setting.

Strategic Policy 11 (SP11) – Historic Environment

1. The Council will support proposals that secure the continued protection and enhancement of heritage assets in East Lindsey, contribute to the wider vitality and regeneration of the areas in which they are located and reinforce a strong sense of place.

2. Proposals will be supported where they:

- Preserve or enhance heritage assets and their setting;***
- Preserve or enhance the special character, appearance and setting of the District's Conservation Areas. Proposals should take into account the significance of Conservation Areas including spaces, street patterns, views vistas and natural features, and reflect this in their layout, scale, design, detailing, and materials;***
- Have particular regard to the special architectural or historic interest and setting of the District's Listed Buildings. Proposals will be expected to demonstrate that they are compatible with the significance of a listed building including fabric, form, setting and use;***
- Do not harm the site or setting of a Scheduled Monument; any unscheduled nationally important or locally significant***

archaeological site. Appropriate evaluation, recording or preservation in situ is required and should be undertaken by a suitably qualified party;

- Preserve or enhance the quality and experience of the historic landscapes and woodland of the District and their setting;*
- Are compatible with the significance of non-designated heritage assets in East Lindsey;*
- Do not have a harmful cumulative impact on heritage assets;*
- Promote a sustainable and viable use which is compatible with the fabric, interior, surroundings and setting of the heritage asset, and;*
- Conserve heritage assets identified as being at risk, ensuring the optimum viable use of an asset is secured where it is consistent with the significance of the heritage asset. This may include redevelopment or enabling development, particularly where a use would benefit the wider.*

3. The Council will support proposals for replacement shop fronts or alterations to shop fronts, including new signage, affecting heritage assets where it can be evidenced that retention and repair cannot be achieved and providing the materials and design protect and enhance the special interest of the building and its setting. Retention and repair of shop fronts will normally be expected where these contribute to the significance of a heritage asset.

Definition of Heritage Assets

Designated heritage assets in East Lindsey are;

Listed buildings (including attached and curtilage structures)

Conservation Areas

Scheduled Monuments

Registered Battlefields

Registered parks and gardens

Non-Designated heritage assets in East Lindsey are;

Buildings of local interest

Sites of archaeological interest

Unregistered parks and gardens and other landscape features

Buildings, monument, place, areas or landscapes positively identified as having significance in terms of the historic environment as identified in the Lincolnshire Historic Environment Record or through Neighbourhood Plans and the development management process.

CHAPTER 5 – GYPSIES, TRAVELLERS AND SHOWPEOPLE

Where we want to be

The Council will know what the need for Gypsy, Traveller and Showpeoples sites is and work toward meeting that need so that the travelling community and settled community can live in harmony with each other.

What it will look like

Gypsies, Travellers and Showpeoples sites will be located in suitable places, accessible to services and facilities to meet the identified need.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

Settlement Proposals Development Plan Document

Evidence

Lincolnshire Coastal Study

Strategic Flood Risk Assessment 2016

Landscape Character Assessment 2011

Gypsy and Traveller Needs Assessment 2012

Update to the Gypsy and Traveller Needs Assessment 2016

Gypsies, Travellers and Showpeople

Why have we taken this approach

5.1. Although the permanent site provision is not a significant issue locally, there is an issue with the provision of transit pitches in the coastal area of the district and there is a national shortfall in permanent accommodation provision for Gypsies, Travellers and Showpeople. The Council has a duty to ensure that the local evidence for such accommodation is not only kept up to date but also that there is a pathway to delivery of any local shortfall identified. The Council's 2016 Updated Gypsy and Traveller Accommodation Assessment (GTAA) identified the following needs for the period 2016 to 2028;

- 20 stopping/transit pitches
- 13 permanent pitches.
- 2 residential plots for Show and Circus People²

² A pitch means a pitch on a Gypsy and Traveller site and provides an individually serviced household unit with an amenity building and sufficient parking space for up to three caravans and support vehicles. A plot (often called a "yard") usually takes into account space for the storage of the equipment Travelling Show and Circus People need.

5.2. The Council aims to allocate sites in the Settlement Proposals Document to meet the above needs within the first five years of the life of this plan. The Assessment did not identify a need beyond the first five years but the Council acknowledges that it must ensure that there is continuous delivery of sites if further need arises and when the Gypsy and Traveller Accommodation Assessment is reviewed. To ensure that the evidence continues to be robust in regard to Gypsies and Traveller provision, the Council will carry out by the time the review of the Local Plan is submitted for examination a further Gypsy and Traveller Accommodation Assessment and any further provision will be included in that review.

Stopping/Transit Pitches

5.3. The GTAA 2016 recommends that the Council should provide 20 stopping/transit pitches the broad locations of which should be in the coastal area of the District.

Travelling Show and Circus People and Permanent Gypsy and Traveller Pitches

5.4. Because of the low number of permanent pitches and residential plots for Show and Circus people required and the very specific requirements set out in the GTAA, these pitches and plots should be provided firstly in the locations as per the GTAA or any subsequent assessment and secondly in any suitable inland location where there is an evidence of need and in accordance with the criteria set out in this policy.

5.5. Through the Settlement Pattern, the Council has identified towns, and large villages as the locations best able to ensure access to services and facilities. To ensure that the Travelling Community has access to these facilities the Council will support new Gypsy and Traveller sites and sites for Travelling Show and Circus People that are adjacent to or in reasonable proximity to these settlements. Many of the Districts settlements pedestrian pavements end at the edge of the settlement, this could preclude many suitable sites so the Council will support proposals where it is demonstrated that they have safe access to the nearest town, or large settlement with pedestrians and vehicles being segregated or be accessible by public transport.

5.6. Medium villages have less services and facilities than towns and large villages but some do offer a limited range of services. The Council will therefore support new sites in reasonable proximity to medium villages or in medium villages but given the smaller character of these villages, these sites should be small scale, no more than 3 pitches or plots and even with an extension should not exceed this.

5.7. The Council recognises that in general culturally Travelling families live and travel together in their extended family units and therefore where there are existing permanent sites with permission, including any new provision in the future, the Council will support their extension providing it is for an identified

existing family need that stems from the site, this will allow a family to stay and grow together.

5.8. The Council recognises that like the settled community Travelling families have visitors of family and friends to their sites, it is important therefore to consider this in the layout of extensions and new sites and to support it. This will also assist in reducing the amount of unauthorised stopping.

5.9. The Council recognises that the Travelling Community often work from their sites and will support this providing it can be shown that the use can be accommodated on the site without harming either the character of the area or the amenities of those living on the site or around the site.

5.10. With regard to Travelling Showpeople, their sites are very often for winter quarters, but this means that those that cannot travel anymore because of age, infirmity or because they are at school have to leave for periods of time. Therefore the Council will support permanent occupancy of Showman's sites unless they are in high flood risk.

5.11. The Council will try to facilitate and support delivery of the evidenced need for sites from all available sources including delivery from private landowners as well as the public sector. The Council will consider utilising commuted sums as set out in the Affordable Housing policy to further delivery of sites and will seek Government grant funding where appropriate.

5.12. To foster relationship building with the Travelling Community, the Council acknowledge that the experts in how sites should be set out are the Community itself and will actively support and encourage the Community to work with them with regard to the design and layout of sites; because ownership and participation in the early stages of development proposals is one of the keys to acceptance, good relationships and community cohesion.

5.13. The Council will use the following criteria, in order to provide a basis for decision making. The criteria will also be used to identify sites in the Settlement Proposals Development Plan document.

Strategic Policy 12 (SP12) – Gypsies, Travellers and Showpeople

1. The Council will support new permanent Gypsy and Traveller sites and sites for Travelling Showpeople adjacent to or in reasonable proximity to a town or large village.

Sites should:

- Demonstrate that there is safe access to the nearest town, or large settlements amenities by means of pedestrians and vehicles being segregated or be accessible by public transport;***
- Have safe transport access to the principal road network;***

- *Be provided with on-site services for the provision of water, power, drainage, sewage disposal and refuse/waste disposal;*
- *Be appropriate in scale and form to its surroundings and be capable of being integrated into their surroundings without causing unacceptable harm to the character, appearance and amenities of the area; and*
- *Not be located in an area of flood risk.*

2. The Council will support new permanent Gypsy and Traveller sites and sites for Travelling Showpeople in or in reasonable proximity to medium villages providing they meet the above criteria but they should be small scale with no more than 3 pitches or plots.

3. If the site is to include an employment use, then it must be shown that the use can be accommodated on the site without causing unacceptable harm.

4. The Council will support the extension to existing sites with permission providing it is linked to an identified need on the parent site. In the medium villages any extension should not result in the total number of pitches or plots on the site exceeding three.

5. The Council will support areas set aside on sites for visitors.

6. On Travelling Showpeoples sites the Council will support a permanent occupancy except in areas of high flood risk.

7. The Council will support transit or temporary stopping Gypsy and Traveller sites and sites for Travelling Showpeople in reasonable proximity to the nearest town, large or medium settlements in areas of flood risk in accordance with the above criteria and provided they are only occupied between the 15th March and 31st October in any one year, or the following Sunday, if the 31st does not fall on a Sunday.

CHAPTER 6 – EMPLOYMENT

Where we want to be

A strong and diverse economy built on the strengths of its traditional industries but also supporting new economic opportunities.

Growing employment sites in and alongside towns and large villages.

A rural economy that is diverse and contributes to sustaining villages or networks of villages.

A skilled workforce that is able to meet the needs of an expanding economy, in a District that has good access to modern communications.

What it will look like

Most employment will be located in the larger centres of population to benefit from the economies of scale and reduce the need for excessive travel.

Smaller settlements will provide hubs for local business where they can provide local employment at an appropriate scale and help support local services.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

East Lindsey Economic Development Strategy 2006 - 2020

East Lindsey Economic Action Plan

Greater Lincolnshire Local Enterprise Partnership – Strategic Economic Plan 2016

Settlement Proposals Development Proposals Document 2016 - 2031

Evidence

Greater Lincolnshire Local Enterprise Partnership – Strategic Economic Plan 2016
Employment Sites Review 2016

Lindsey Action Zone

East Lindsey Retail & Leisure Studies

East Lindsey Economic Baseline 2016

Employment

Why we have taken this approach

6.1. East Lindsey is a large, sparsely populated, rural area. The economy is founded on agriculture and tourism supported by a network of market and coastal towns that provide the main focus for economic, commercial and retail activity. The majority of businesses employ 10 or fewer people and provide support to key sector activity as well as servicing the wider economy.

6.2. Small businesses dominate the rural economy with nearly 90% of agricultural enterprises employing 5 or fewer people. Both the agricultural and the tourism sectors are characterised by low earnings and the district has amongst the lowest incomes in the East Midlands.

6.3. As part of the objective of maintaining a sustainable approach to development, future strategic economic growth will continue to be guided into the centres of higher population to benefit from the economies of scale and reduce the need for excessive travel. We will respond positively to any opportunity to attract businesses that can contribute significantly to, and help diversify the District's economy.

6.4. The mainstay of the Council's strategy for economic development has been to develop, along with partners, employment sites to support growth. Located alongside the larger settlements they provide space for new and existing firms to develop and grow on sites with good access to the road network and local centres of population. These locations also provide the potential to enhance opportunities to develop business clusters, and to provide business centres and step-up units identified as mechanisms for delivering a stronger economy.

6.5. The Council has established the need for inland employment totalling of 24 ha of additional land for employment through its Employment Sites Review 2016. It has used a trend based calculation and also looked at the Council's 2016 Economic Baseline Study, consulted with the Council's Estates Section which monitors and manages the land owned by the Council for employment and has provided information on market signals. 1ha of this land will be required at Alford, and this will be allocated through the Alford Neighbourhood Development Plan who will provide their own employment land policy. In other settlements specific sites will be identified in the Settlement Proposals Document which will also identify existing employment land to be safeguarded for employment purposes.

6.6. It is important that the District remains flexible with regard to employment land, being supportive if positive opportunities come forward. The employment land allocations for each of the towns are set out below.

- Alford – An allocation will be made of 1 ha.
- Coningsby/Tattershall – An allocation will be made of 1 ha to the south of the existing industrial estate.
- Horncastle – An allocation will be made of 5 ha, to the south of the existing industrial estate. The Council recognises that there is an issue with the highway infrastructure in Horncastle which may preclude this allocation coming forward during the Plan period. The Council therefore proposes that there should be a fall-back position taken and will bring forward an additional 5 hectares of employment land in Louth.
- Louth – There are 9 ha of land to the west of the A16 which has the benefit of planning permission. This land will be allocated to ensure that there is

sufficient capacity to meet the anticipated short to medium term need. In addition it is proposed that the 5 ha of land to the north of Fairfield Industrial Estate is identified as the proposed future direction of growth and the Council will support this land coming forward to meet any deficiency identified by future reviews.

- Spilsby – An allocation will be made of 3.0 ha.

6.7. The areas of land which are already employment use within the existing industrial estates in the District should also be safeguarded for employment uses. In order to provide space for traditional industrial estate type activities, on both the allocated sites and existing employment sites, the uses will be predominantly B1, B2 and B8. In Louth however, the industrial estate does already incorporate other uses such as leisure and business/offices, which would normally be situated in the town centre. However, these are larger sites which because of their size, and the compact and historic nature and layout of Louth town centre, have gravitated onto the industrial estate. The Council would wish to continue to be flexible in its approach to assessing these sites in order to protect the historic character of the town centre, while providing opportunity for such uses within the town.

6.8. Whilst there are allocations for employment land in the towns, the Council also recognises that the large villages have services and facilities which support growth. The Council will therefore support sites coming forward for employment use within the large villages.

6.9. Any new additional employment land should be located so that it easily connects to the road network and is intergraded into its setting in terms of layout and landscaping.

6.10. In addition to ensuring that adequate space is available to meet future need on industrial estates the Council will support the expansion of existing businesses and also seek to remove the impediments to development through the introduction of Local Development Orders and encourage community initiatives such as Neighbourhood Development Orders, as a means of easing the controls on local enterprise.

6.11. The Economic Baseline 2016 study of the District identifies remoteness and under-representation of knowledge intensive based industries as a weakness in the local economy. Improving accessibility and communications by making greater use of information technology provides opportunities to redress that imbalance, and we also aim to market the high quality of life and working conditions in the District, to attract and nurture new business enterprises.

6.12. Low skill levels are identified as a potential drawback to building a diverse economy. The Council will seek to raise skill levels by working with developers, higher education and further education providers to ensure that education opportunities such as work place apprenticeships are maximised on employment sites and in association with new developments.

6.13. The Council does not wish to introduce inappropriate or large-scale uses into unsustainable or sensitive locations in the countryside or the small hamlets where they will detract from the high quality landscape of the Lincolnshire Wolds AONB and rural character of the District. However, because a large proportion of the District is rural in nature, opportunities to create employment and build on agriculture and tourism, at an appropriate scale and which do not harm the character of an area, will be actively encouraged in the large, medium and small villages where they can provide local employment.

6.14. We will particularly support initiatives that re-use existing buildings in the villages for business uses, and bring about environmental improvements. Re-use in these cases will need to be appropriate and sensitive particularly if the buildings are considered a heritage asset and should avoid harming the buildings' significance and provided it does not impact on protected species such as bats and owls.

6.15. To ensure the long-term viability of farm holdings we will support additional uses. These additional uses should be subordinate to the farm use and should not jeopardise the future operation of the farm.

6.16. The forecast increase in the use of new communication technologies and changing work patterns will result in opportunities for an increase in remote working and the likely growth in home working. The Council is supporting the County Council in assisting with funding for broadband in the District and will support businesses in all the named settlements that take advantages of these working practices including mixed-use development (shared employment/residential development).

6.17. Employment on the coast is covered further under Strategic Policy 21 (SP21) Coastal East Lindsey and these two policies should be read in conjunction with each other when considering economic development.

6.18. The Council will review the requirement for employment land in the review of the Local Plan and will, at that time, take a holistic approach to the evidence base. This will include looking at trends and combining this with market signals and intelligence, consultation and public information, evidence of oversupply or market failure. This will be part of the review of the Local Plan to be submitted by April 2022 and if additional employment land is required or is needed to be taken out of the Plan it will be considered at that time.

Strategic Policy 13 (SP13) – Inland Employment

The Council will support growth and diversification of the local economy by:

1. Building on the role of the inland towns as the focus for business development by identifying and protecting additional land for

employment uses B1, B2 and B8. The following will be allocated in the Settlement Proposals DPD and Alford Neighbourhood Development Plan:

- Alford – 1 hectare***
- Coningsby/Tattershall - 1 hectare***
- Horncastle – 5 hectares***
- Spilsby – 3 hectares***
- Louth –14 hectares***

2. The existing employment sites will be identified in the Settlement proposals DPD and will be safeguarded for employment purposes. Development will be supported for B1, B2 and B8 uses.

3. On the Louth industrial estate the Council will firstly support uses for B1, B2 and B8. The Council will also support uses for leisure, business/office and retail providing it complies with all of the following criteria;

- It can be demonstrated that no suitable alternative site is available for the use within the town centre or edge of centre or nearer the town centre than the site proposed.***
- It can be demonstrated that the site has been actively marketed for a B1, B2 or B8 use for a period of no less than 12 months.***
- Retail will be supported providing development also conforms to the criteria set out in Strategic Policy SP14 of this Plan.***

4. Supporting proposals which bring forward employment land in or adjoining the large villages across the District.

5. Supporting new employment land elsewhere where it is in or adjoining a settlement or is an extension to an existing employment use and can be easily connected to the road network and is integrated into its setting in terms of layout and landscaping.

6. Strengthening the rural economy by supporting in the large, medium and small villages:

- Development where it can provide local employment.***
- The re-use of buildings for rural business.***

7. Supporting farm diversification schemes where they are subordinate to the farm use and do not jeopardise the farm business.

8. Supporting businesses in all the named settlements as set out in Policy SP1, (including homes based activities) that operate primarily, but not exclusively, through electronic communication.

CHAPTER 7 – DIVERSE ECONOMY, TOWN/VILLAGE CENTRES & SHOPPING

Where we want to be

The District's town and village centres will be healthy, vibrant, and viable and will have a rich variety of shops and services to draw people in from the whole catchment area. They will include a variety of multiple and independent retailers.

Town and village centres are easily accessible with safe and convenient car parks. Shopping will be set within a high quality and attractive built environment and public realm.

Essential community facilities and services in the towns and villages are both protected and enhanced.

Smaller rural settlements will continue to provide facilities and services.

What it will look like

New development in all the towns will have widened the range of shopping, business, cultural, health and leisure facilities. This will complement and enhance the unique character of the District's historic market towns, assist in the viability and vibrancy of the District's coastal towns, yet still provide a wide choice of shops and services.

A range of accessible key services and facilities will serve all key settlements in the Settlement Pattern.

The loss of key community essential services and facilities would have been minimised.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following: -

East Lindsey Economic Development Strategy 2006 - 2020

East Lindsey Economic Action Plan

Greater Lincolnshire Local Enterprise Partnership – Strategic Economic Plan 2016

Settlement Proposals Development Plan Document 2016 - 2031

Neighbourhood Development Plans

Evidence

Lincolnshire Coastal Study

Alford, Louth & Horncastle Retail Study 2012 & Update 2014

Lindsey Action Zone

East Lindsey Town Centre Quarterly Review

East Lindsey Retail & Leisure Study 2008

Town/Village Centres and Shopping

Why we have taken this approach

7.1. East Lindsey's towns have developed from their historic role, as market towns serving an economy based on agriculture, into more complex business and community centres, including the tourism based coastal towns. Their vitality and viability is underpinned by the weekly, open markets and high quality independent shops and they continue to provide the focal point for community life as they change to adopt new patterns of retailing and social (including online) activity.

7.2. It is important that the town centres in Alford, Horncastle, Louth, Mablethorpe, Skegness and Spilsby are clearly defined on the Settlement Proposals Map to provide a clear structure for those wanting to invest in them. These areas will be based on readily defined areas where a mix of retail, social and commercial uses predominates.

7.3. The two coastal towns of Skegness and Mablethorpe are primary retail destinations but also provide for tourist and leisure activities that require a different approach to respond to potentially conflicting demands. To that end, the Plan aims to maintain the integrity of primary shopping frontages for retail uses but will support amusements in the defined coastal amusement areas as shown in the Settlement Proposals Document. The approach to amusements, foreshore and holiday accommodation in the coastal towns are dealt with in the Coastal East Lindsey Policy.

7.4. Typically, the inland towns do not have the population mass needed to support a large retail business base, and all lose expenditure to larger, nearby centres such as Lincoln, Boston and Grimsby. As retail studies have shown this varies between centres and is reflected in their viability and vitality. Whilst the larger, inland towns of Louth and Horncastle have retained a relatively high proportion of small, independent retailers and have low vacancy rates, with supermarkets of between 1250 and 1400 sqm in Louth (3 stores) and one of 1000 sqm net (Horncastle); Alford and Spilsby have fewer shops, smaller supermarkets (between 750 and 1000 sqm gross) and fluctuating vacancy levels.

7.5. Importantly, the viability and vitality of our market towns is a product of the balance between the blend of shops, open markets, their traditional character, ambience and compact size and, in the case of smaller centres such as Alford the proximity of large 'superstores' in nearby higher order centres. Collectively, they create the quality that makes the towns attractive to shoppers and visitors alike.

7.6. Where possible the Council will expect all new major retail uses to locate in or alongside the primary shopping areas where they can contribute to the vitality and viability of the town centre. Where, due to their size, proposals for food-stores are incapable of being located in a town centre, proposals will need to show how they have followed a sequential approach to site selection.

7.7. Based on the findings of the Retail & Economic Assessment Update (2014) the need for further convenience retail floor space within Louth has been met up to 2018. Alford has a need for 1000 sqm net floor space by 2018.

7.8. By 2028 capacity for convenience and comparison floor space is expected to increase in line with the figures shown in the table below.

Location	Convenience floor space	Comparison floor space
Louth	691 sq. m net	3719 sq. m net
Horncastle	377 sq. m net	1163 sq. m net
Alford	1209 sq. m net	684 sq. m net

7.9. Given the small size of the Districts towns and their fragile retail economy as evidenced in the Retail and Economic Assessment Update 2014, it is felt necessary that proposals involving an edge of or out of centre location will need to show how they have met the sequential test to show there are no other suitable sites nearer or in the centres. With regard to impact assessments the same economic fragility of the Districts town centres means that it is important to ensure that proposals for convenience and comparison retail proposals over 1000 sq. m net have no adverse impact. Over and above the impact test requirements set out in paragraph 26 of the NPPF, as part of any impact assessment such proposals will also require evidence to show that they are accessible to, and well connected to the centre and that they will generate the linked trips necessary to ensure the future viability and vitality of the town. The design of such schemes should also ensure that they are connected to the town centre in that they should not turn their back on the town centre, should be an integral part of the character of the street scene, incorporating parking so that it does not dominate the street scene.

7.10. Most of our town centres are characterised by their compact nature - a legacy of being built on historic road patterns and traditional building styles. As well as contributing to their attraction, their physical form constrains the options for development and the design of new development will be required to respect those qualities.

7.11. The Settlement Proposals document will show the extent of the town centres and the Primary Shopping Area as defined by primary shopping frontages. In the primary shopping frontages, retaining the predominance of Class A1 retail is considered most important to maintaining the attractiveness of the town centre. Most have already been diluted by the introduction of cafes, pubs and offices which are part and parcel of the town centre offer. The policy aims to retain a strong retail core and provide an appropriate mix of uses that reflects the characteristics of each centre. The exception to this will be Coningsby/Tattershall. These two settlements though forming a single urban unit have their own individual centres which in themselves do not operate like a town, in that they do not have the level of shops and facilities as individuals that you would find in what is classed as a town. They do not operate within a clearly defined single town

centre and therefore in the Plan do not have a town centre boundary. Therefore the town centre aspects of this policy do not apply to this settlement and clause 10 of this policy will apply. The Council will monitor the impact of this over the review period of the Plan and if there appears to be an impact on the town the Council will reassess whether the town requires a town centre boundary.

7.12. Where units lie vacant for a considerable time, despite the best endeavours of agents to re-let or sell them for retail use, and it is considered better for the health of the town centre as a whole than for the unit to remain empty for a further and indeterminate period; the Council will consider alternative uses.

7.13. The continued success of the town and village centres will also depend on maintaining and improving the environment, the public realm and accessibility. In particular the Council will look to enhance the distinct, historic environment and heritage assets, by ensuring all schemes deliver high quality design in town and village centres as set out in Chapter 4 – Raising the Quality of our Built Environment and the Place Making checklist.

7.14. In order to protect employment land for their primary industrial uses of B1, B2 and B8, retail uses will not be supported unless there are exceptional and justified reasons for doing so and it can be shown that the viability and vitality of nearby centres will not be undermined as a result. Employment land where retail will be supported, will be subject to the criteria set out in Strategic Policy SP13 and in this policy. This particularly applies to Louth which historically has supported more retail uses as part of the overall use of the employment land in that settlement.

7.15. Encouraging and protecting the vibrancy and vitality of the coastal towns is considered an important priority for the Council. In the coastal towns the Council has always sought to distinguish between tourism based businesses and traditional town centre activities by the identification of discrete zones. The zoning approach will be maintained through the Settlement Proposals DPD. Coastal amusements are a popular attraction but, left unchecked, they can spread into shopping areas and impact on the cohesiveness, vitality and viability of the town centre. National Planning Policy has a strong focus on protecting the vitality and viability of town centres, which supports the desire to see the role and function of town centres protected.

7.16. The loss of facilities is also a feature of village life, so much so that although there are shops in the larger villages, fewer than 50% of medium villages have a food shop. The viability of those that remain is likely to be tested in the future as the convenience of home-shopping and one-stop shopping in the larger towns and sub-regional centres of Grimsby, Lincoln and Boston influences choice. This strategy aims to limit the future loss of essential services in the villages and will look to encourage initiatives, such as shared accommodation (shops in pubs) and community schemes to support their retention.

7.17. In the smaller villages, local shops and services in the villages take on a proportionately higher level of importance than in more urban settings and proposals to reinforce provision at a locally appropriate scale will be supported. The Council considers local shops and services a key element to ensure communities, including clusters of villages, remain sustainable and therefore there is a presumption against the loss of local shops wherever possible, for once lost, they rarely reappear.

7.18. Proposals involving the closure of community facilities will need to be supported by evidence to show that they are no longer required. In the case of shops and pubs evidence should be provided to show that the business has been offered for sale or rent at a reasonable price for at least 12 months and has been advertised in the relevant trade publications.

7.19. The Council has not in this Plan allocated sites within the town centres, or edge of centres of Louth and Horncastle for retail, leisure or office uses. This is because of the small amount of retail need and the fragile nature of the town centres. Their viability and vitality needs to be protected and this is considered to be best carried out at the present time through the assessment of the impact of individual applications; The Alford Neighbourhood Plan should assess the need within that settlement.

7.20. The Council will however, carry out a full review of policy SP14 – Shopping by April 2022. This review will include Retail and Economic Assessments for all the towns across the District and if this evidence concludes there is an identified need which has not come forward during the period of the review, site allocations will be made for the plan period in connection with retail, leisure, office and other main town centre uses.

7.21. In addition to retailing, schemes that improve access to community and environmental facilities and enhance the quality of life for communities as a whole will be supported. These could include public art, local nature reserves, allotments, recycling facilities, and village hall enhancement schemes. The Council will support projects that are identified in a Parish Plan or other appropriate community plan and managed by the community. This is a strong positive indicator of community ownership and long-term commitment, adding to the project viability and strengthening community cohesion.

7.22. The Council will reassess retail need in the towns during the 5 year review of the Local Plan to ensure the policy remains up to date and relevant to the Districts retail need.

Strategic Policy 14 (SP14) – Town/Village Centres and Shopping

The town centres in Alford, Horncastle, Louth, Mablethorpe, Skegness and Spilsby, and the primary frontages will be defined on the Settlement Proposals Map.

The Council will support the development of shopping, commercial leisure, office, tourism, cultural services and community services and facilities that contribute to the vitality and viability of town centres in the District by: -

- 1. Expanding or improving the town centre's retail, business, office, tourism, leisure, commercial and cultural facilities.***
- 2. Supporting Class A1 retail uses and over the shop residential accommodation within the primary shopping frontages.***
- 3. Proposals for 'edge of' and 'out of centre' retail schemes will be subject to the sequential test to establish and ensure that there are no suitable, available sites in the Town Centre which should be brought forward first.***
- 4. Requiring proposals for retail, leisure and office development in 'edge of centre', or out of centre locations with a floor space in excess of 1000 sqm net to include an impact assessment which must demonstrate;***
 - That the proposal will not be detrimental to existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal.***
 - That the proposal will not harm town centre vitality and viability, including local consumer choice and trade in the town centre and the wider area, up to five years from the time the application is made.***
 - For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.***
 - That the design of any proposal connects to the town centre in that it should not turn its back on the town centre; be an integral part of the character of the street scene, incorporating parking so that it does not dominate the street scene***
- 5. Supporting housing on suitable sites and conversions of redundant shops in the secondary shopping area only where it is shown that shopping is not a continued viable use. In such cases, the agent/owner will be required to show that there is no demand for the unit through re-let or resale and that it will not compromise the future development of the centre for retail and community uses.***
- 6. Supporting coastal amusement centres only in the locations identified within the Settlement Proposals Development Plan Document.***
- 7. Supporting key visitor and shopper attractions whose design contributes to the historic character of centres.***

8. Elsewhere in the District the Council will support new retail shops, where they are ancillary to and meet a clear need in selling by-products from, and incidental to, an established commercial use (such as a business premises or farm).

9. Proposals for retailing will only be supported on employment land where

- the sale of goods that are ancillary to the main industrial use, or;**
- the use provides an essential service to the employee community on the site.**
- The exception to this is the Louth employment land where retail development will be supported in conformity with Clause 3 of Strategic Policy SP13 and clause 4 set out above.**

10. The Council will support proposals for the development of community and cultural services and facilities (including shared use) where they provide or maintain essential services and add to the quality of life of the communities in the District. Unless there is overwhelming justification for their removal, services and facilities that are key to the wellbeing of the local community should be retained and support for their loss will be seen as a last resort. This justification should include;

- why there is no longer a need for that facility; and**
- that it is no longer viable in the longer term; and**
- that it cannot be rented or sold as a going concern.**

Any such application should be accompanied by evidence that the service or facility has been advertised for a minimum period of twelve months in an appropriate publication and at an appropriate price or rental before being released for other uses.

11. Where a proposal involves the loss of a village shop or pub the criteria above will apply and it must also be demonstrated that there is no other alternative business use for the site.

CHAPTER 8 - WIDENING THE INLAND TOURISM AND LEISURE ECONOMY

Where we want to be

The range of tourism and leisure activities will have diversified across the District. The District position as a leading visitor destination will be enhanced. There will be strong economic connections between tourism and local businesses, the local environment and local produce. The green, cultural, heritage and sporting offer will complement the strong traditional offer.

What it will look like

The economies of the District's towns and villages will be supported by enhanced facilities for recreation and tourism. The rural economy will be supported by new tourism opportunities connected to a network of venues across the District which support a range of cultural and leisure events, local ecology, landscape and history.

New tourism and leisure development, including farm diversification schemes will have been directed to the locations most appropriate for their individual needs. This will provide opportunities for the local community.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

Lincolnshire Wolds AONB Management Plan 2013 - 2018
East Lindsey Economic Action Plan
Lincolnshire Enterprise Partnership – Strategic Economic Plan 2016
Settlement Proposals Development Plan Document 2016 – 2031
Neighbourhood Development Plans
Destination Management Organisation

Evidence

England a Strategic Framework for Tourism 2010-2020
Government Tourism Policy March 2011
STEAM report 2015
East Lindsey Landscape Character Assessment 2011

Widening the Inland Tourism and Leisure Economy

Why we have taken this approach

81. Coastal tourism is covered in the strategic policy which covers Coastal East Lindsey. This policy covers the tourism and leisure economy inland. The coastal economy is set out in Chapter 10 – Coastal East Lindsey.

82. Inland, the District's attraction is built on the attractive open countryside, and the unique character of the historic towns and villages. The contrast between the Wolds AONB and the woodlands of the Central Lincolnshire Vale provide for different interests. Local accommodation facilities are well placed to cater for those looking for a holiday with an environmental focus. The countryside offers great potential for walking, cycling holidays or visits based around nature conservation. The Lincolnshire Wolds AONB is a valuable asset for tourists and particular emphasis needs to be given to its special character to maintain and protect those qualities in line with National Planning Policy.

83. The waterways of the District (such as the River Witham and Louth Navigation) also have the potential to add to the tourism offer of the District. The countryside and small historic settlements also provide visitor attractions with strong links to historic and literary personalities such as Alfred Lord Tennyson, Sir John Franklin, Sir Joseph Banks and Captain John Smith. Tourism development in these areas can provide opportunities to explore the heritage and landscape whilst maintaining those qualities that attract visitors.

84. East Lindsey is in a strong position in terms of tourism. It has a variety of attractions that complement and contrast with each other. The strategy for tourism recognises the importance of a diverse and dynamic tourist industry. Be that an appreciation of the qualities of the District's historic environment, the quiet enjoyment of our countryside or the close proximity to other key attractions in surrounding areas including Lincoln and Market Rasen. Early consultation on issues showed broad support for an approach that sought to extend the holiday season, support tourism with an environmental focus and support small local tourist businesses.

85. Alford, Horncastle, Louth, Spilsby, Coningsby/Tattershall and Woodhall Spa offer their own individual visitor experiences. The Council will encourage opportunities to increase the tourism potential of these towns and villages, where development adds to the quality of the environment and to the attractiveness of the area. Other settlements, such as Wainfleet, also have the potential to accommodate new visitor facilities to support the local economy. The other villages and hamlets across the District are also well placed to provide for visitor accommodation to serve both local attractions and as a base to explore the wider area.

86. Whilst static caravan and log cabin accommodation has been a form of accommodation in the District, the Council is mindful of the visual impact that static holiday caravans can have, unless their layout and landscaping is well thought out. Careful consideration needs to be given to how proposed new static caravan and log cabin developments fit within their wider setting and the surrounding existing landscape. Touring caravans are also a popular form of accommodation, as is camping, particularly for those looking for a more spontaneous, low-key holiday. In addition to the normal design and landscaping requirements, access to these sites is an important consideration. Regard should be given to the character of the existing settlement in the scale, cumulative

impact both in landscape and visual terms, traffic impact and design and the impact on the host community. Well designed and well thought out tourism development can be an asset to the wider community as well as attracting visitors.

87. Through the Settlement Pattern the Council has identified towns, large and medium villages as the locations best able to ensure access to services and facilities. To ensure that those visiting the District have access to these facilities the Council will support caravan and log cabin development that are in close proximity to these settlements. Many of the District's settlements pedestrian pavements end at the edge of the settlement, this could preclude many suitable sites so the Council will support proposals where it is demonstrated that they have safe access to the nearest town, large or medium settlement with pedestrians and vehicles being segregated.

88. Storage of caravans during the out of season period is an important consideration as the normal screening from surrounding landscaping is sparser during the winter months, therefore caravan storage should also not have an impact on the wider landscape of an area.

89. Serviced holiday accommodation (hotels and bed and breakfast premises and self-catering lets) have an important role in providing for visitors and the Council will support these. There may be opportunities for conversion of buildings in more rural locations in order to provide accommodation, particularly as part of farm diversification schemes. Proposals should be sensitive to the historic environment and where relevant, on sites where buildings are of historic significance, give due regard to both a building's historic setting and unique character. Proposals should not impact on protected species such as bats and owls. Holiday accommodation granted in locations where housing development would not normally be granted, or which is not suitable for winter habitation, will be subject to planning conditions to prevent its use as a place of permanent residence.

Strategic Policy 15 (SP15) – Widening the Inland Tourism and Leisure Economy

1. The Council will support quality tourism facilities and attractions where they:

- Extend and diversify the tourism and leisure economy, and provide additional employment opportunities;***
- Provide opportunities for the enjoyment of the District's wider countryside and historic towns and villages;***
- Do not cause unacceptable harm to the landscape, biodiversity or heritage assets;***
- Are of a scale and intensity compatible with their surroundings.***

2. New build development for serviced holiday accommodation (hotels and bed and breakfast premises) should be located in or adjoining

existing towns and large villages. Conversions or part conversions of existing buildings into serviced holiday accommodation will be supported, providing they are appropriate in scale and form to the proposed location: and in all cases the development:

- Does not cause unacceptable impact to heritage assets or their setting;*
- Do not cause unacceptable harm to protected or important species or habitats;*
- Is capable of being integrated into its surroundings without unacceptable harm to the character, appearance and amenities of the area; and*

3. The Council will support new and extensions to caravans, log cabins, chalets, camping and touring site development where sites are in close proximity to a town, large or medium village, providing it can be demonstrated that they add to the built and natural environment by the provision of extensive landscaping and green infrastructure, do not cause unacceptable harm to the wider landscape, protected or important habitats, heritage assets and their settings, and they have safe access to the relevant settlement with vehicles and pedestrians being segregated.

4. Caravan storage will be supported provided it does not have an impact on the wider landscape of an area.

CHAPTER 9 – INLAND FLOOD RISK

Where we want to be

Development will take account of flood risk from fluvial and pluvial sources to minimise the risk to people and property.

What it will look like

New development has taken account of climate change and flood risk to minimise its carbon footprint and minimise the threat to property from flooding.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

Settlement Proposals Development Plan Document 2016 - 2031
Development Management process which include; Design and Access Statements; the Flood Risk Development Matrix;
Joint Flood Management Strategy for Lincolnshire 2012 - 2025
Lincolnshire Enterprise Partnership – Strategic Economic Plan 2016

Evidence

East Lindsey Landscape Character Appraisal 2011
Lincolnshire Design Guide for Residential Areas
East Lindsey Strategic Flood Risk Assessment (SFRA) (2016)
Investigations resulting from Section 19 of the Flood and Water Management Act
Preliminary Flood Risk Assessment 2011
East Lindsey Water Cycle Study 2016

Inland flood Risk

Why we have taken this approach?

9.1. East Lindsey's 200 settlements have their own identities, which have been influenced as much by their geographical location as society itself. That historical influence on location and the changing trends in society will continue to have an impact on future development and the physical capacity of the towns and villages to accommodate future development.

9.2. Climate change underpins the approach to dividing the District into coastal and inland elements to respond to expected sea level changes. The expected impact inland is to be more directly linked to 'localised', extreme weather events and the resultant threat of flooding from rivers and other sources including surface and foul water systems.

9.3. The major threat to property inland comes from the main rivers and drains that cross the District. It is a particular issue for more intensively developed settlements that have grown up around river crossings – such as Louth and

Horncastle and in the flood plains bordering the River Witham and from the larger drains serving the Fens.

9.4. The Council's broad strategy to flood risk management inland will be to guide housing development away from areas that are identified as being at risk as part of a sequential approach to the identification of potential sites. The Environment Agency's Flood Zone Mapping will inform this approach. The Council believes it is important to support development for business, leisure and commercial uses in the towns and large villages where commercial activity coincides with flood risk. Directing development away from these areas could result in sites becoming empty and blighted, causing visual and amenity harm. Therefore, it will be accepted that the sequential test is satisfied where it can be demonstrated that accommodating the development on sequentially safer sites would undermine the commercial integrity of an existing commercial area

9.5. The Council will also use the guidance in the Flood Risk Vulnerability and Flood Zone Compatibility table as set out in the Council's Strategic Flood Risk Assessment and the NPPF Technical Guidance to establish the testing criteria that will be applied by the Environment Agency, for sites which lie within Flood Zones 2 and 3.

9.6. Site-specific flood risk assessments will be required to establish the potential risk of flooding from river and other sources and establish the most appropriate means of mitigation, and meet the requirements of the Flood and Water Management Act.

9.7. Evidence from past events will help guide new housing development away from areas of greatest risk. New development should not be used as a justification for new flood defences, but the Council will support improvements to existing flood defences, the creation of new flood defences and infrastructure associated with emergency planning and any other forms of flood defences such as green infrastructure, washlands and flood storage areas.

9.8. Flood storage is an important way of managing the flows of water and helps protect businesses and homes during major events. The Council considers it important to ensure that identified flood storage areas are not developed on, thus preventing those areas from operating effectively.

9.9. To address the more extreme weather conditions that have already been occurring in the District with increased frequency since 2007 and have been the cause of contaminated surface water flooding, it would be expected that surface water connections to the combined or surface water system should only be made in exceptional circumstances, where it can be demonstrated that there are no feasible alternatives and where there is no detriment to existing users; Given this it is important that the design of new development must incorporate appropriate measures to provide adequate surface and foul water disposal, this will protect new and importantly existing development. The Council will expect this to involve the use of Sustainable Urban Drainage Systems as a first option along with other appropriate design features (such as green roofs and permeable surface

treatments), existing water features should be retained and incorporated into new drainage systems to maintain the aquatic biodiversity value of sites and to provide a local source of flora and fauna. Development should demonstrate that there will be no impact on surface water flow routes or ordinary watercourses as this can cause flooding downstream.

9.10. Sustainable Urban Drainage can also benefit the natural environment and create a more integrated form of development. The Council would support development that involves an integrated approach to sustainable drainage. This can include a variety of options including the delivery of green infrastructure, provision of trees and new woodland, amenity areas, improvements to biodiversity and improvements to the quality of water bodies as set out in the Water Framework Directive.

9.11. Just as important as surface water drainage is the treatment and disposal of foul water, it would be expected that all new development must show how it provides this adequately.

9.12. Whilst housing development will normally be guided away from areas of flood risk, the Council has to take into account that there will be occasions when sites within the areas of inland flood risk (zones 2 and 3) will require regeneration. It is important that these areas do not become blighted and cause amenity issues in settlements. These are brownfield sites that have become empty, buildings that have become disused and run down or a combination of both. On those occasions, the Council will expect developers to evidence that they have tried to develop/market sites for a business, leisure or commercial use. This is because alternative uses to housing in areas of high flood risk will always be preferred. Brownfield sites in towns, large villages, medium and small villages that are only partly in areas of flood risk will be supported for housing, providing that the development only takes place on the area of low flood risk and does not conflict with any other policies for town centre development in this plan.

9.13. The Council must ensure that development itself does not lead to an increased risk to those who occupy it. For example bungalows in areas of flood risk mean that people are sleeping at night at ground floor level. This can be mitigated against by incorporating into design flood mitigation measures such as raising floor levels.

Strategic Policy 16 (SP16) – Inland Flood Risk

1. The Council will support development for business, leisure and commercial uses in areas of inland flood risk where it can be demonstrated that accommodating the development on a sequentially safer site would undermine the overall commercial integrity of the existing area. Such developments must incorporate flood mitigation measures in their design

2. The Council will support housing in areas of inland flood risk, providing all the following criteria are complied with:

- *A site is in need of regeneration and is not suitable for a business, leisure and commercial use.*
- *The site is brownfield and has become empty, buildings have become disused and run down or a combination of both.*
- *Applications should evidence that they have tried to develop/market sites for a business, leisure or commercial use, this includes active marketing for a minimum of 12 months.*

3. Brownfield sites in towns, large villages, medium and small villages that are only partly in areas of flood risk will be supported for housing providing that the development takes place on the area of low flood risk and does not conflict with any other policies for town centre development in this plan.

4. Any housing development in areas of inland flood risk should not have ground floor sleeping accommodation unless it can be demonstrated that flood mitigation measures can be incorporated into its design.

5. The Council will not support development in identified flood storage areas.

6. All new development must show how it proposes to provide adequate surface water disposal, including avoiding impacting on surface water flow routes or ordinary watercourses. The Council will expect this to involve the use of Sustainable Urban Drainage Systems along with other appropriate design features, including the retention of any existing water features on a site.

7. Surface water connections to the combined or surface water system should only be made in exceptional circumstances where it can be demonstrated that there are no feasible alternatives and where there is no detriment to existing users.

8. The Council will support development that demonstrates an integrated approach to sustainable drainage that has positive gains to the natural environment.

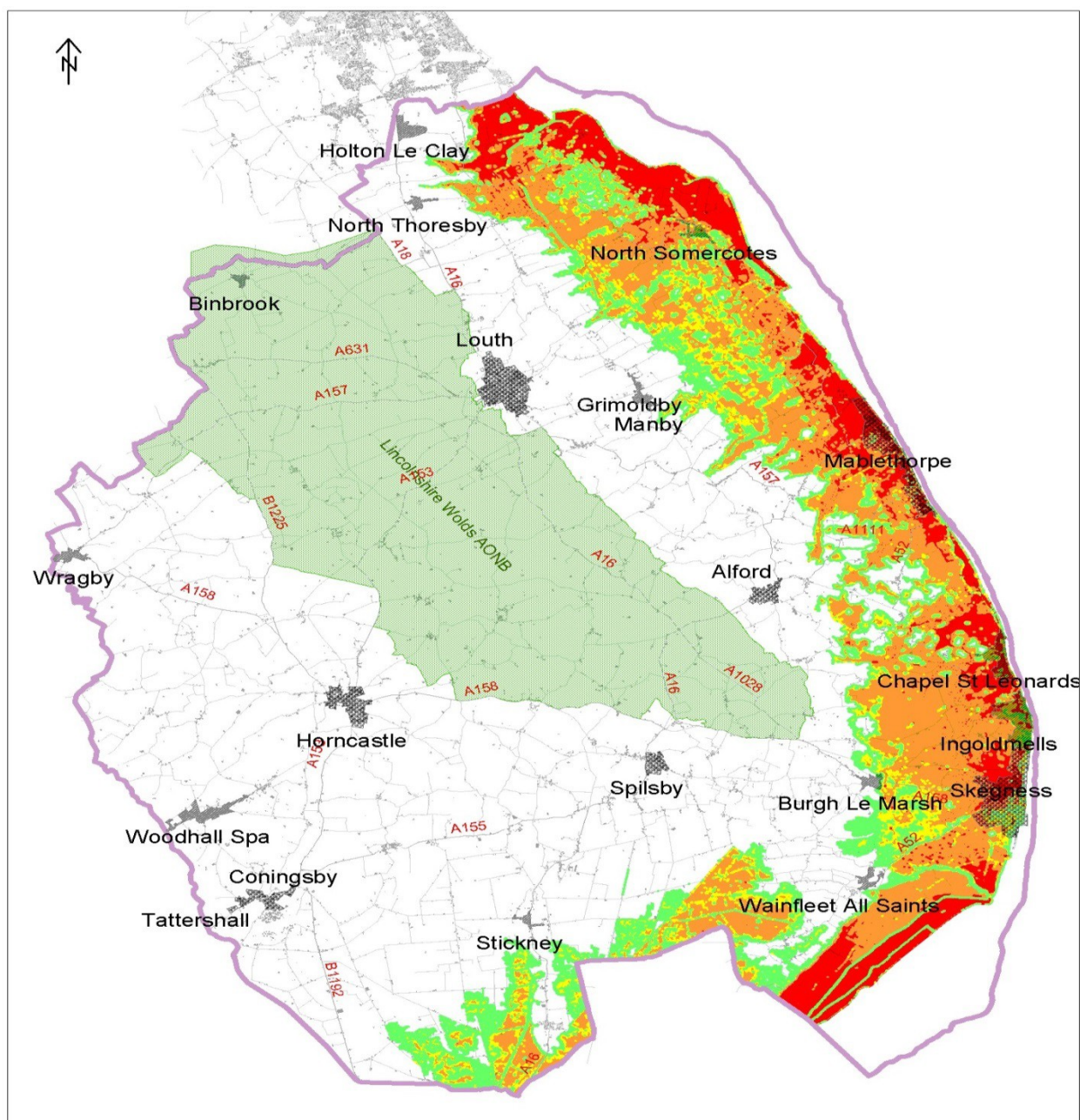
9. All new development must show how it can provide adequate foul water treatment and disposal or that it can be provided in time to serve the development.

10. The Council will support improvements to the existing flood defences, the creation of new flood defences, infrastructure associated with emergency planning, washlands and flood storage areas.

11. Where required by national planning policy development proposals in areas at risk of flooding must be accompanied by a site-specific flood risk assessment.

CHAPTER 10 – COASTAL EAST LINDSEY

Combined Flood Hazard Map of East Lindsey Areas at risk of flooding from breach of sea defences, due to an event with a 0.5% chance of occurring in any one year 1 in 200-year event in 2115 (Any new modelling work to update this map will supersede the map shown)



Flood Hazard Rating	Colour Code	Hazard Classification
0 to 0.75	Green	Very Low Hazard - Caution
0.75 to 1.25	Yellow	Danger for Some
1.25 to 2.0	Orange	Danger for Most
More than 2.0	Red	Danger for All

THE COASTAL ZONE

The coastal area of East Lindsey is defined by the area shown on the Coastal Flood Hazard Maps and is considered so important in terms of its size, economic impact, make up of population and its issues around coastal flood risk that it warrants a policy in its own right. Below is the policy, which is based upon the approach of limiting housing growth within the defined area. This policy should not be read in isolation. Development proposals will also be assessed against other relevant policies in the Plan, particularly with regard to environmental and visual considerations, the historic environment and heritage assets and town/village centres and shopping and dealing with fluvial and pluvial flood risk.

Where we want to be

The coast will have a strong, diverse and growing economy and business sector.

The coast provides all year round tourism. Skegness and Mablethorpe continue to offer safe, traditional family holidays but the offer has grown to incorporate the wild, beautiful and natural landscape of the District's coast.

The population of the coast will remain broadly stable and those living on the coast are able to access good quality housing.

A negative issue like flood risk will have become a positive part of the coast, where our communities are well informed, self-prepared and resilient and we will work with all our partners to ensure that this is the case.

What it will look like

The coast will be a vibrant place where people want to live, invest, visit and work.

The coast's economy will have grown and diversified. There will be more all year round tourism and holiday accommodation. Towns and parishes will be actively engaging and working with businesses and site owners to provide a better quality of life for their communities.

Sufficient housing would have been built to accommodate the needs of the existing population.

The Coastal Country Park will be a flourishing area within the coast with farming at its core, providing all year round tourism, access to the coast and business diversification in line with the objectives of the Park, and a place for local people and visitors to go and enjoy its landscape and biodiversity.

Flood mitigation, design and emergency planning would have become an integral part of all development along the coast and this will help to make our communities more safe and secure.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

East Lindsey Economic Development Strategy 2006 - 2020
East Lindsey Economic Action Plan
Joint Lincolnshire Flood Risk and Drainage Management Strategy 2012 - 2025
Heritage/Wild Coast Partnership
Lincolnshire Enterprise Partnership – Strategic Economic Plan 2016
Settlement Proposals Development Plan Document 2016 - 2031
GLLEP Coastal Vision 2016

Evidence

Employment Sites Review 2016
Lindsey Action Zone
East Inshore and Offshore Marine Plan 2014
East Lindsey Retail & Leisure Study 2008
East Lindsey Economic Baseline Study 2016
Small Coastal Towns Benchmarking Study 2011
Hidden Communities in Caravans Project 2011 (Sheffield Hallam University and East Lindsey District Council)
Environment Agency Coastal Flood Hazard Mapping
Lincolnshire Coastal Study
Demographic Projections for Coastal Districts 2013
Edge Analytics – Update of the Demographic Evidence 2015 & 2016
Shoreline Management Plans – Flamborough Head to Gibraltar Point and Gibraltar Point to Hunstanton 2011
Greater Lincolnshire Local Enterprise Partnership Water Management Plan 2016
Joint Lincolnshire Flood Risk and Drainage Management Strategy 2012 – 2025
Humber Flood Risk Management Strategy Estuary Strategy 2008
East Lindsey Water Cycle Study 2016

Coastal East Lindsey

Why we have taken this approach

10.1. The area of East Lindsey that lies within the Coastal Flood Plain makes up 38% of the land area of the District. The issues associated with the coastal area are varied and require a multi-pronged approach. The key issue to delivering sustainable development on the coast is climate change, the anticipated impact it will have on future sea levels and the increasing threat of tidal flooding. It is vital that the Council takes a holistic complete approach to policy making on the coast.

10.2. Second generation Shoreline Management Plans have now been adopted. These look at coastal processes including tidal patterns, wave height, wave direction and the movement of beach and seabed materials. They assess the risks from coastal flooding and erosion arising from rising sea levels along the whole East Lindsey coastline and offer a vision as to how the coast can be

managed in a sustainable manner over the next hundred years. Although not statutory plans, they will influence the future development potential along the coast.

10.3. The present Shoreline Management plans advocate a “Hold the Line” policy. The defences along the coast are robust but will require a long term strategy for their future renewal and maintenance. The Council was a partner in the Lincolnshire Coastal Study and that study, along with consultation, has assisted the Council in drawing up this policy.

10.4. In coastal areas, local planning authorities should take account of the UK Marine Policy Statement and marine plans. For the Coast of East Lindsey there is the adopted East Inshore and Offshore Marine Plan which the Council will have regard to.

10.5. The Council recognises that coastal communities must not be allowed to decline through lack of action and it must therefore work with partners to ensure there are opportunities to overcome deprivation, reinvigorate the economy and improve the quality of life.

10.6. The Greater Lincolnshire Coastal Vision’s ambitions are to sustain and grow coastal businesses and the economy; to sustain and develop coastal prosperity through infrastructure and to protect and sustain the coastal environment. The Council strongly supports these ambitions and has set out a programme in its Economic Action Plan to work with partners over the 5 year review period of the Local Plan to deliver projects which deliver these ambitions, support and strengthen the coastal flood defences and bring about tangible change on the ground. The Council recognise that delivery of the Coastal Vision may begin to generate infrastructural impacts for some key inland communities as movements to the coast increase; this will also be monitored during the review period.

10.7. It is recognised that there is a need for an integrated approach to resolving the social, health and economic issues in the coastal area including the need to diversify the economy and tackle the facets of multiple deprivation associated with low income. To that end, the Council will place a high level of weight on proposals that support economic growth and the creation of year round jobs in the coast. In addition the council supports tourism development that broadens the range of the present offer.

10.8. All relevant development in areas of flood risk has to show how it has passed the sequential and exception tests. With regard to the Sequential Test this steers development to areas of lowest risk. One of the aims of the Coastal Policy is to make it clear to those wishing to develop what will and will not be supported by the Council. Part of this work is to make the process of submitting and understanding the process around planning easier. To aid in this, Annex 2 of this Plan sets out how relevant development meets the sequential test in the coastal zone, this then precludes this exercise from the application process. For

development deemed to have passed the Sequential Test, it must then demonstrate how it passes the Exception Test, this is also set out in Annex 2.

10.9. For the Exception test, the very term exception means that it is development beyond that which would normally be allowed. It is important that development not listed in Annex 2 does demonstrate that it provides wider sustainability benefits. In order to assist those wishing to develop the Council will test development against its Sustainability Objectives set out in the Annex. Whilst the Council strongly supports economic growth on the coast, all relevant development should score positively and demonstrate that it provides wider environmental, social and economic benefits to the wider community.

10.10. Site-specific flood risk assessments will be required to establish the potential risk of flooding from coast, river and other sources and establish the most appropriate means of mitigation, and meet the requirements of the Flood and Water Management Act.

10.11. It is considered very important, given the major change in the way development, particularly housing, is to be considered in this policy that the Council both monitors and reviews this policy. Review of the whole Strategy is considered essential to ensure the plan is delivering its objectives. However, irrespective of whether the Council does review its full Plan within the first five years, the Council will carry out a full review of the Coastal Policy at the end of the first five years of the life of the Plan. This review will examine the demographic and economic impact of the policy and its issues on the coastal area.

Strategic Policy 17 (SP17) – Coastal East Lindsey

The Coastal Policy applies to the following settlements

Addlethorpe, Anderby, Chapel St Leonards, Croft, Ingoldmells, Mablethorpe, New Leake, North Cotes, North Somercotes, Saltfleetby All Saints, Saltfleetby St Clements, Saltfleetby St Peter, Skegness, Skidbrook cum Saltfleet, South Somercotes, Sutton on Sea, Theddlethorpe All Saints, Theddlethorpe St Helen and Trusthorpe.

1. The Council will give a high priority to development that extends and diversifies all-year round employment opportunities, contributes directly to the local economy, infrastructure or extends and diversifies the tourism market.

2. The Council will support improvements to the existing flood defences, the creation of new flood defences and infrastructure associated with emergency planning.

3. New and replacement community buildings will be supported, providing they are located within or adjoining an existing settlement.

4. Development will need to demonstrate that it satisfies the Sequential and Exception Test as set out in Annex 2 of this Plan.

5. All relevant development will need to provide adequate flood mitigation.

Strategic Policy 18 (SP18) - Coastal Housing

10.12. Because of the threat of flood risk, unconstrained housing growth with its associated increase in population cannot be justified. This would place more people at risk. The Coastal Study recommended that housing should be limited to only the amount of development required to maintain the existing population and should not include strategic housing growth. Based on evidence from the 2012 population and household projections and looking at a zero population growth scenario (formation of new households in the coast from the existing population), that would mean provision should be made for 735 homes over the plan period.

10.13. However, that does not mean that there will be no housing development in the coastal area. As at the 28th February 2016 there were already 1308 housing commitments in the coast, a technical over-supply, based against the target 735, of approximately 546 dwellings. This will mean that for this plan period up to 2031 rates of development will be lowered in the coast by just over 30% compared to previous build rates. Therefore, no more new market housing will be permitted in the coastal zone during the Plan period other than that set out in paragraphs 3, 4, 5 6, 7 and criterion B1, B2 and B3

10.14. Even though housing growth is largely being constrained to existing commitments, some sites which already have the benefit of planning permission may reapply during the plan period for improved layouts, designs or flood mitigation. The Council would not wish to constrain the opportunity for improvement on sites and therefore, would support these amendments.

10.15. The Council understands that sites which have served a useful purpose can become run down, empty and cause blight to a neighbourhood. Whilst the Council would always encourage and support the reuse of land in the Coast for employment, leisure or tourism uses and if in an appropriate location, retail, this is not always possible. The Council will therefore support open market housing on such sites in the towns, large and medium villages.

10.16. The coastal area has the highest need for affordable housing in the District. Whilst opportunities may be limited for affordable housing, the Council recognises that there will still be the need, despite the risk of flooding, to ensure that those who do not have the financial ability to access open market housing still have an opportunity to continue to reside in the communities they currently live and work. Therefore, the Council continues to support the provision of this type of housing within the coastal area.

10.17. The population of East Lindsey has a predominance of older people and this demographic is reflected in the Coastal Zone. Strategic Policy 5 (SP5) sets out support for specialist housing for older persons including in the Coastal Zone.

10.18. The Council must also support specialist housing for specific identified vulnerable or minority groups and so, with regard to this type of housing, believes that it is justifiable to step outside the restricted housing provision. This type of housing cannot be met from within the existing stock. All new affordable housing and housing for vulnerable or minority groups in the Coastal Zone will be subject to the cascade local connection criteria set out in Annex 1 of this Plan.

1. The Council will support sites which already have planning permission for housing if they come forward with improved layouts, designs or flood mitigation providing the numbers of homes do not increase.

2. The Council will support open market housing on sites in towns, large and medium villages providing they meet the following criteria:

- The site is a brownfield site***
- The site has become disused, empty and/or the buildings on it have become damaged and are causing unacceptable harm.***
- It must be demonstrated that the site has been actively marketed for either a community, economic or leisure use at an appropriate price for a period of 12 months; and***
- It must be demonstrated that the site is not viable for development for either a community, economic or leisure use.***

3. In addition to the housing permitted by clauses 1 and 2 above, the Council will support affordable housing and specialised forms of housing for vulnerable or minority groups in the towns and large villages in the Coastal Zone, providing there is an evidenced local need. All new affordable housing and housing for vulnerable or minority groups in the Coastal Zone will be subject to the cascade local connection criteria set out in Annex 1 of this Plan.

4. Housing will not be permitted with ground floor sleeping accommodation.

5. Flood mitigation should be provided as per the advice of the Environment Agency.

Strategic Policy 19 (SP19) - Holiday Accommodation

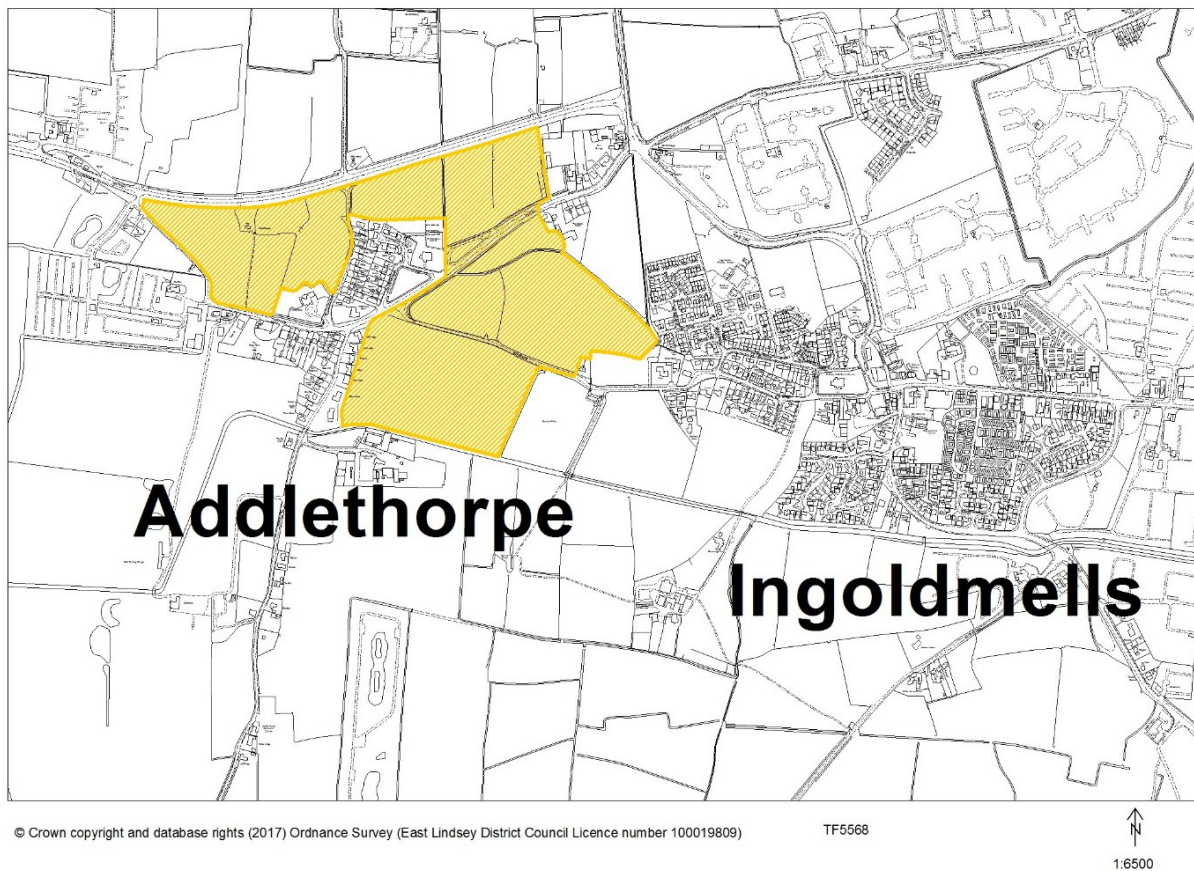
10.19. Part of the success of the coast relies on the availability of accommodation for visitors; this includes all types of accommodation including caravans, log cabins, chalets, camping and touring sites and serviced holiday accommodation such as hotels and bed and breakfast establishments. These facilities also provide

employment, training, and some living accommodation for owner/occupiers and are part of a buoyant coastal economy. The most appropriate sustainable location for serviced holiday accommodation is within the settlements in the coastal area.

10.20. The Council produces a report every year called the STEAM report which analyses the holiday provision and the tourism economy on the coast. The tourism economy has grown since 2014 and the Council would expect this to continue over the Plan period, this will be monitored by a number of indicators including the results of the STEAM report.

10.21. The areas which have the greatest predominance of hotels and bed and breakfast accommodation are called the Service Holiday Accommodation Areas. It is important to protect these areas as they support the tourism industry as a whole, providing valuable holiday overnight stay provision. The Council has a presumption against the loss of hotels and bed and breakfast accommodation in the Serviced Holiday Accommodation Areas as defined in the Settlement Proposals Development Plan Document. Therefore, the onus will lie with any developer who proposes to remove this type of development from a defined area along the coast, to have to show why there is firstly, no longer a need for that hotel or bed and breakfast business and it should be shown that it is no longer viable in the longer term and that it cannot be sold as an on-going concern. Any hotel or bed and breakfast should be advertised for a minimum period of six months before being released for other uses. Conversions of hotels into flats or houses in multiple occupation will need to demonstrate they will be safe from the risk of flooding and, given the predicted depths should a breach of the tidal defences occur, that is likely to preclude the provision of ground floor sleeping accommodation.

10.22. Whilst the Council supports development that adds to the tourism and employment opportunities on the coast, it will seek to limit the negative environmental impacts resulting from this type of development, in particular, the area between Ingoldmells and Addlethorpe will be protected from any further caravan development during the plan period to prevent further coalescence of these settlements and place a level of protection on this green open space, as set out in the Map below.



Addlethorpe Protected Open Space

10.23. In the rest of the coastal area, outside the area shown on the above map; caravans, log cabins, chalets, camping and touring site development should be sited either in or alongside existing settlements.

10.24. With regard to those developments which are in or alongside existing settlements, it is important to ensure that they do not spread beyond the edge of those settlements without the appropriate safeguards, such as additional landscaping, footpath connections and protection for important habitats. Without these safeguard development can become isolated and in effect become development in the open countryside.

10.25. The Council would not wish to prevent existing sites which are already located away from settlements from expanding, but the protection of the open countryside is a priority both locally and nationally. With regard to new sites they will only be supported outside a settlement where they can show that they are directly connected to a tourism facility; new or existing. Directly connected means that the site should be part of that tourism business and not a stand-alone business. They must also demonstrate how the users of the site will access the nearest town, large or medium settlement safely, with pedestrians and vehicles being segregated or be accessible by public transport. Both existing and new sites in these locations must respect the character of the countryside, not impact on the wider landscape or adversely impact on protected or important habitats or species.

10.26. The alteration of buildings for holiday accommodation forms an important type of tourism development adding to the choice of offer in the coast. The Council is supportive of this type of accommodation but needs to ensure that it does not become accommodation for permanent living in areas of flood risk which would not normally be supported.

10.27. There are approximately 24,490 static caravans in the coastal strip. In addition to the benefits to the local economy; this number of caravans brings with it an influx of visitors during the year which does have an impact on local services, notably on healthcare. The Council will work with health providers to minimise the impact on this service and it is important to take into account that recent research (July 2011) has shown that there are a significant number of people choosing to reside in static caravans as their main home. It is calculated that up to 6,000 people, 3,500 households, may be involved. The Council does not wish to encourage these numbers to increase because of the added pressures to the health service and also a caravan is classed as a vulnerable development in terms of flood risk and therefore will not support all year round occupancy or permanent living in caravans in the coastal area.

10.28. Evidence shows that the period November to March carries the highest risk of flood events, caravans are classed as vulnerable development and mitigation is not sufficient during an event to ensure reduced risk. Therefore all caravan sites in the coastal zone in the high risk areas will only be supported with an occupancy condition placed on them of the 15th March to 31st October or the following Sunday. The Council needs to balance risk against the impact on the economy of the coast so these dates, take in the Easter and October half term holidays which are acknowledged busy times for the holiday industry in the Coast. Where it is proposed to extend the site area or redevelop an existing site that currently has a different occupancy period to that in Policy SP19, providing that the development would not increase the number of caravans, log cabins or chalets on the site, the occupancy limits in this policy will be applied flexibly so that no disadvantage should result, i.e. the existing occupancy period will be retained.

1. The Council will support proposals for hotels and bed and breakfast accommodation within the towns, large, medium and small villages in the coastal area providing proposals do not have any ground floor sleeping accommodation.

2. Within the defined Serviced Holiday Accommodation areas, development will be supported for the change of use or removal of hotels and bed and breakfast accommodation if there is evidenced justification to show:

- There is no longer a need for that hotel or bed and breakfast business and;***

- *That it cannot be sold as an on-going concern. Any hotel or bed and breakfast should be advertised for a minimum period of six months before being released for other uses.*
- *Conversions of hotels into flats or houses in multiple occupation will need to demonstrate they will be safe from the risk of flooding.*

3. Change of use of buildings for holiday accommodation will be supported provided they meet the following criteria:

- *Should not be sold separately from the parent landholder; and*
- *Do not have any ground floor sleeping accommodation; and*
- *Maintain for inspection by the Local Planning Authority, an up to date register of names and main addresses of all those occupying the development.*

4. No further caravan development will be permitted in the area between Ingoldmells and Addlethorpe to prevent further coalescence of these settlements and place a level of protection on this green open space between them.

5. The Council will support new and extensions to caravans, log cabins, chalets, camping and touring site development where sites adjoin or are in a town, large or medium village, providing it can be demonstrated that they add to the built and natural environment by the provision of extensive landscaping and green infrastructure, do not cause unacceptable harm to the wider landscape, protected or important habitats and they are connected to the existing settlement by road and footpath.

6. The Council will support caravans, log cabins, chalets and camping and touring sites in the open countryside only where it can be shown that these sites do not cause unacceptable harm to the character of the countryside, on the wider landscape, on protected or important habitats or species. New sites must demonstrate that they are directly related to an existing tourism facility and show how users of the site will access the nearest town, large or medium settlement with pedestrians and vehicles being segregated or be accessible by public transport.

7. Occupancy of caravan, log cabin, chalets, camping and touring sites will be limited to between 15th March and 31st October in any one year, or the following Sunday, if the 31st does not fall on a Sunday, except where it is proposed to extend the area of or redevelop an existing site that currently has a different occupancy period, but where no net increase or an overall reduction by an improved layout or density in the number of caravans, log cabins or chalets would result. In such cases,

the existing occupancy period will continue to be applied to the whole site.

8. The Council will not support all year round occupancy or permanent living in caravans in the coastal area.

Strategic Policy 20 (SP20) – Visitor Economy

10.29. Both the Skegness and Mablethorpe Foreshores are important, vibrant places, which enhance the visitor offer to each town. They are also an integral part of each town with residents and visitors moving between and using the shops and facilities both in the centres of the towns and the foreshores. It is important the Council supports and encourages appropriate development on the foreshores of Skegness and Mablethorpe to ensure that both these areas continue to thrive and grow. Part of the foreshores have sand dune and associated sand dune habitat and any development should demonstrate that will not harm these important habitats.

10.30. Sutton on Sea is a gentler, quieter resort than either Mablethorpe or Skegness and makes its own unique contribution to the coastal economy. It is important that the Council supports that contribution including initiatives to extend the holiday season without damaging the quieter character of the settlement. This will continue to ensure that there is a choice to the holiday offer along the coast.

10.31. Alongside the traditional holiday offer, the coast also offers a wild and unspoilt tourist destination to the north of Mablethorpe, between Sutton on Sea and Chapel St Leonards and south of Skegness. The East Lindsey coast has long stretches of open undeveloped, natural coastal frontage, diverse biodiversity, bird and seal watching, open skies and tranquillity. The New England Coast path, the long distance National Trail around the coast of England, will enhance people's enjoyment of and connection with the coasts wildlife, landscape and historic interests.

10.32. The Lincolnshire Coastal Country Park between Sutton on Sea and Chapel St Leonards also provides access to the countryside linking local facilities with coastal access points through a series of footpaths. Work is also being carried out around the south end of Skegness including Gibraltar Point National Nature Reserve. This project aims to increase access to the wild coast and offer an alternative tourism experience. The Council will support proposals that support this type of tourism offer, to increase the choice offered to visitors coming to the coast.

1. The Council will support development in the Skegness Foreshore that builds on the holiday attractions. In addition to holiday amusements it will support the following uses A3, food and drink, C1, hotels and hostels, D1, non-residential institutions (d, e and g) and D2, assembly and leisure.

- 2. A1 (non-food) retail may be supported where it involves ancillary uses to uses on the Skegness Foreshore. Retail development must demonstrate that the proposed development would not affect the viability of the existing town centre.**
- 3. The Council will support development of the Mablethorpe Foreshore, which adds to, raises the quality of, or widens the scope of the holiday facilities and attractions.**
- 4. Development on the Skegness and Mablethorpe Foreshores must demonstrate that it will not cause unacceptable harm to the associated sand dune habitat along those foreshores.**
- 5. The Council will support development in Sutton on Sea including along its foreshore which supports the economy and lengthens the holiday season but does not detract from the character of the settlement.**
- 6. The Council will support development of the Wild Coast Vision of the Coastal Country Park where it conforms to the principles of sustainable development set out in the policies of this Plan.**

Strategic Policy 21 (SP21) – Coastal Employment

10.33. The Council has assessed the need for additional employment land through its Employment Land Review. That document indicates that the anticipated demand in Skegness over the Plan period can be met through safeguarding the existing employment site on Wainfleet Road (approx. 30ha) and a site on Burgh Road site (approx. 9.5ha). Both sites have the benefit of planning permission and access roads have been provided. Evidence shows that there is no need to consider making a further allocation of employment land in Mablethorpe due to a lack of demand over the previous plan period, though this will continue to be monitored during the review period of the Plan. Both the sites in Skegness and the existing employment land in Mablethorpe will be set out as safeguarded employment land in the Settlement Proposals DPD. As such they will be safeguarded for uses B1, B2 and B8, excepting a site to be allocated for a transit Gypsy/Traveller site on the Mablethorpe employment land. With regard to retailing on employment land in the Coastal Zone this will be supported but only where it is ancillary to the main industrial use and/or provides an essential service to the employee community on the site.

10.34. There is a Vision for Skegness with a potential for future employment and leisure opportunities connected to a relief road for Skegness. Whilst these plans are in their very early stages, the Council supports the principle of this vision and all other opportunities for employment and leisure in the town.

10.35. Because a proportion of the coastal area is rural in nature, opportunities to create employment in the coastal large, medium and small villages where they can provide local employment and help support local services will be supported. The Council will particularly support initiatives that re-use buildings for business

uses, and bring about environmental improvements. This should not impact on protected species such as bats and owls.

10.36. To ensure the long-term viability of farm holdings on the coast, support will be given for additional uses. These uses should be subordinate to the farm use and should not jeopardise the future operation of the business.

1. The Council will safeguard 39.5 ha of employment land in Skegness. The existing employment land in Mablethorpe will be safeguarded and shown as employment land less an area for a Gypsy/Traveller Transit site. This will be set out in the Settlement Proposals DPD. The Council will support B1, B2 and B8 uses on these sites.

2. Proposals for retailing will only be supported on employment land where:

- ☐ **The sale of goods that are ancillary to the main employment use, or;**
- ☐ **The use provides an essential service to the employee community of the site.**

3. The Council will support the rural coastal economy by supporting development in the large, medium and small villages where it:

- ☐ **Provides local employment and help support local services;**
- ☐ **Re-uses buildings for rural business.**

4. Farm diversification schemes will be supported on the coast where they are subordinate to the farm use and do not jeopardise the farm business.

CHAPTER 11 - TRANSPORT AND ACCESSIBILITY

Where we want to be

A District of interconnected settlements, where residents have good access to basic facilities, and which is underpinned by an effective public transport system.

In urban locations, pedestrian and cycle routes take priority over vehicular traffic and provide good, safe access to town centres and employment sites.

Sufficient car parking is available to support the need within settlements.

What it will look like

Priority is given to new foot, cycle and bus ways in new development.

Most development will be located in the centres of higher population to benefit from the economies of scale and reduce the need for excessive travel.

Smaller settlements will provide transport hubs for residents and local business

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

East Lindsey Economic Development Strategy 2006 - 2020

East Lindsey Economic Action Plan

Lincolnshire Enterprise Partnership – Strategic Economic Plan 2016

Settlement Proposals Development Plan Document 2016 - 2031

4th Lincolnshire Local Transport Plan 2013 - 2023

Manual for Streets 1 and 2

Historic Manual for Streets

Evidence

Parking surveys for Louth, Alford, Horncastle and Skegness

Countryside Access and Rights of Way Improvement Plan 2007-2012

Transport and Accessibility

Why we have taken this approach

11.1. East Lindsey is a large, rural area characterised by clusters of small villages grouped around and dependent upon towns and large villages for the majority of their needs. Consequently, many villages are remote from essential services and the main road network. Car ownership levels are high, and access to facilities depends on the extensive network of minor roads that criss-cross the District.

11.2. Economies of scale mean that scheduled public transport is limited to a number of routes, primarily along the strategic road network, between the main transport hubs. Whilst these provide a good local service, that meets the needs of commuters and shoppers to the larger centres, services in the more rural parts of the District tend to be occasional and irregular. However, the rural part of the District is covered by the demand responsive CallConnect service, which in the context of what is viable in a rural area is relatively good, despite the more limited evening and weekend services, particularly out of holiday season.

11.3. Commercial bus links run between Skegness and the rest of the coastal strip with, Skegness also having a town service, Louth similarly has a “nipper” town bus service. The Poacher Community Rail line which operates between Nottingham-Grantham-Boston and Skegness is the Districts only rail connection, which allows tourists access into the resort. The only other key settlement served by the line in the District is Wainfleet All Saints; with halts at Havenhouse and Thorpe Culvert.

11.4. In addition to the growth in commuter journey numbers, there is increased dependence on private cars to access facilities for significant numbers in the sparse rural settlements. The Council supports new transport infrastructure bought forward by the Lincolnshire County Highway Authority which seeks to provide accessibility improvements across the District

11.5. The Council is realistic enough to understand that it is nearly impossible to reduce vehicle usage in the smaller rural settlements of the District. However, where possible in the smaller rural settlements, development which is supported through the policies contained within the Core Strategy should be located as near to any existing key facilities, such as doctors, schools and shops etc. as possible and improved pedestrian and cycle links should be sought to the settlements centre.

11.6. To ensure continued access to facilities, particularly education and health, and to minimise the need for travel, within the towns, large and medium villages new housing development should be located as near as possible to facilities. In the towns, the Council will also seek to make provision for public transport links within new developments.

11.7. Increasing the numbers of residents walking and cycling around the district is an important part of improving health and the quality of their experience; pedestrian and cycle movements should be given priority in all developments and where possible new pedestrian and cycle routes should be linked to existing ones.

11.8. However, accessibility is not just about walking and cycling, accessibility relates to all users of public and private space. The Council will support development that has been shown to be planned taking into account disabled users and parents/carers with buggies and young children.

11.9. All development should be shown to link with the existing road and public transport systems operating within the District. In terms of thresholds for Transport Assessments/Statements and Travel Plans, the Council will use the Indicative thresholds set down in Annex 3 of the Core Strategy.

11.10. Easy access to parking is considered critical to the vitality of the District's town and village centres. Any loss of existing parking facilities must be accompanied by a robust parking survey demonstrating that the loss will not affect the ability of shoppers to access the facilities in town centres. The Council will continue to monitor parking facilities in Louth, Skegness and Horncastle to ensure that there is sufficient to meet the needs of these towns' shoppers and will also assist those communities who wish to carry out their own surveys in connection with neighbourhood planning.

11.11. Whilst the Council considers that the setting of rigid parking standards for residential and non-residential development stifles creative design and can contribute to vehicle-dominated development, all development that generates vehicle movements should provide an appropriate level of parking, which minimises the need for hard, non-porous surfaces. As a minimum, all housing developments should provide a single parking space per dwelling. The only exception to this will be within town centre locations and living accommodation above retail units, where it may be difficult to provide suitable parking arrangements and occupants are located in close proximity to services making owning a vehicle less likely. For business and leisure developments, parking provision should include parking for motorcycles, bikes and people with disabilities. Vehicles should be able to access and exit development safely.

11.12. The Council will take its guidance on standards for design and layout of its streets and roads from the Department for Transport documents; Manual for Streets 1, Manual for Streets 2 and The Historic Manual for Streets and any subsequent documents that supersede them.

11.13. The County Council as Highways Authority has been considering the traffic impact on the existing road network of various developments in the Horncastle area. As part of this work, the A158/ A153 Bull Ring junction has been identified as being at capacity and that a solution is required to address both access to the coast and the operation of the network through Horncastle. The most appropriate solution is in the form of a potential bypass. At this stage a funding strategy is being developed. This will include the support of both the private sector through the Greater Lincolnshire Local Enterprise Partnership (GLLEP) and the Local Planning Authority. The Council will support Lincolnshire County Council in seeking a viable solution to this issue and being a contributor to the funding solutions required. Gathering the evidence to support this work is part of the Council's Local Plan 5 year review, and this Council will work in partnership with Lincolnshire County Highway Authority during the review period. The wider Coastal Access priorities are identified by the GLLEP as an important aspect for the countywide transport strategy and will be a key part of the 5 year review.

Strategic Policy 22 (SP22) – Transport and Accessibility

The Council will support accessibility and seek to reduce isolation in the District by:-

- 1. Supporting development in or adjoining towns, large and medium villages where it is accessible to key facilities.***
- 2. Supporting development which is shown to link with the existing road and public transport systems operating within the District. Large scale developments such as food retail units of 800sq. m and larger and 80 residential dwellings or more will be accompanied by a transport assessment and travel plan. The indicative thresholds for transport assessments can be found at Annex 3 of the Core Strategy.***
- 3. Supporting development that gives pedestrian and cycle movements priority.***
- 4. Supporting development that has been shown to be planned taking into account disabled users and parents/carers with buggies and young children.***
- 5. Requiring any development which involves the loss of an existing car parking facility in the towns or large villages to be accompanied by a robust parking survey.***
- 6. Requiring all housing developments to provide a minimum of one parking space per dwelling, except in the case of infill and redevelopment plots within the defined town centres, where it can be demonstrated that;***
 - Providing no car parking would not be detrimental to road safety or the flow of traffic; or***
 - That the provision of parking space would be harmful to the character of the area.***

CHAPTER 12 - PROTECTING AND ENHANCING OUR NATURAL ENVIRONMENT

Landscape, Green Infrastructure, Biodiversity and Geodiversity

Where we want to be

The rich and varied landscape of East Lindsey continues to be valued by local residents and visitors.

The Lincolnshire Wolds Area of Outstanding Natural Beauty continues to be protected for its special landscape quality.

The highly sensitive landscape areas of the District have retained their character and special qualities.

The amount of greenspace in the District will have increased and be well connected.

Biodiversity is thriving and new areas have been created and maintained while existing areas are maintained and enhanced.

What it will look like

Change to the landscape will have been managed sensitively to retain local diversity and distinctiveness. New development will be integrated within its local landscape.

East Lindsey will contain a network of high quality, well-connected greenspaces that support flourishing wildlife habitats and species and help promote active and healthy lifestyles.

New green spaces will have been created within and around communities, linked to existing green infrastructure, to help meet the needs of the growing population. Habitats for wildlife will have been protected, enhanced and expanded to enable species to adapt to the changes brought about by climate change.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

Lincolnshire Wolds AONB Management Plan 2013 - 2018

Coastal Country Park

Heritage/Wild Coast Partnership Lincolnshire Limewoods,

Lincolnshire Chalk Streams Project

Settlement Proposals and Neighbourhood Development Plans

Partnership Plans including Lincolnshire Biodiversity Action Plan and Geodiversity Action Plan

Evidence

East Lindsey Landscape Character Assessment 2011
East Lindsey Green Infrastructure Audit
Lincolnshire Biodiversity Action Plan
Lincolnshire Geodiversity Action Plan
Lincolnshire Wolds Management Plan
Data held in Lincolnshire Environmental Records Centre including Local Wildlife Site data

Why we have taken this approach

Landscape

12.1. East Lindsey displays a rich and varied landscape, much of which has been recognised through national and international designations for its special quality and character, or for the habitat it provides. This includes the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB), the only such designation in the East Midlands, which covers about one third of the District.

12.2. The landscape also contains a variety of important and designated historic areas that have shaped, and in turn been shaped by, the history of East Lindsey. These include the English Civil War Battlefield at Winceby and the formal landscapes of the District's Registered Historic Parks and Gardens. The District's Conservation Areas and listed buildings also form an integral part of the landscape character of East Lindsey. Each has their own character and it is important that any new development or alterations within these areas, or that affect a listed building, or which affects their setting, preserves or enhances their distinctive qualities.

12.3. The European Landscape Convention highlights the need to develop policies dedicated to the protection, management and planning of the landscape. Part of this approach includes the National Landscape Character Areas (as defined by Natural England). The District comprises four distinct National Character Areas: the Lincolnshire Coast and Marshes, Lincolnshire Wolds, Central Lincolnshire Clay Vale and the Fens.

12.4. The Council's Landscape Character Assessment 2009 further defines thirteen landscape character areas, each with their own distinctive characteristics and sensitivity to change. The character areas within the assessment fall within four levels; these vary from moderate to low to highly sensitive. The highly sensitive landscapes should be given the highest protection. This will be used to help assess and influence the design and layout of new development. The District's landscapes will be conserved or where appropriate enhanced and restored in line with the recommendations of the Landscape Character Assessment. Landscape character does not follow administrative boundaries and collaboration with neighbouring authorities is important to ensure a coherent strategy for the landscape.

12.5. There is much in the landscape to be protected for its special qualities and natural history value, and in some cases its tranquillity, but it also provides opportunities to enrich the quality of life for our communities and to add to the rural economy, especially by appealing to tourists and visitors. Our strategy here is to ensure that we balance the need to protect the most valuable resource whilst also releasing its community and economic potential.

12.6. All proposed development, in its location and design, will be required to adhere to these principles and shall be guided by the Council's Landscape Character Assessment, the emerging Lincolnshire Historic Landscape Characterisation Assessment and the East Midlands Landscape Character Assessment.

12.7. The Council will welcome development that adds to the distinctive character of the landscape and will encourage development that uses its landscape setting to grow the local economy for the benefit of local communities, provided it does not harm the landscape's character in the process.

12.8. The Lincolnshire Wolds, which were designated as an Area of Outstanding Natural Beauty in 1973 for their distinctive and high quality landscapes, are particularly sensitive to change. Whilst we expect them to expand their role as a visitor destination, this should not be at the expense of the distinctive landscape or of the quality of life of the communities within them. The close spatial and functional relationship between the small settlements and the landscape should be retained, as should the more significant views within, out of and into, the Wolds. The Council will give careful consideration to any applications in the Lincolnshire Wolds AONB in respect of its ability to protect and enhance the setting of this distinctive landscape. The highest level of design should be expected in these nationally designated landscapes and, in the case of major development, consideration will be given to the need for the development to be in that location. New initiatives and countryside management will be directed and co-ordinated through the statutory Lincolnshire Wolds AONB Management Plan, drawn up in partnership with the Council. The Council endorses all of the objectives and policies in the Management Plan and shall make sure that all new development in, or affecting the setting of, the Wolds aligns with them and vice versa.

12.9. The Lincolnshire coast is a unique and highly distinctive landscape feature in the East Midlands Region. As such, it is a valuable resource. Whilst we will encourage further high quality development and changes to the built up coast to reinforce and improve the tourism offer, we will permit only those uses, including non-invasive green tourism, along the naturalistic coast, which do not impose themselves upon, or harm the distinctive character of, the landscape. A Heritage/Wild Coast Partnership is being developed extending along the entire undeveloped, natural East Lindsey coastline. Once established, this will be, along with the Coastal Country Park initiative, one of the key mechanisms to addressing this challenge.

Strategic Policy 23 (SP23) – Landscape

- 1. The District's landscapes will be protected, enhanced, used and managed to provide an attractive and healthy working and living environment. Development will be guided by the District's Landscape Character Assessment and landscapes defined as highly sensitive will be afforded the greatest protection.***
- 2. Development will be supported where it allows for greater public access to the countryside and naturalistic coast, supports visitors to the District and helps provide additional employment opportunities, provided this does not compromise landscape quality or the biodiversity objectives of the plan.***
- 3. The Council will ensure that the distinctive character of the District's landscapes whether they are of cultural, natural or historic significance, will not be compromised. In particular, the highest level of protection will be given to the Lincolnshire Wolds Area of Outstanding Natural Beauty, which is designated at a national level because of its landscape quality.***
- 4. The Council will support development that conserves and enhances designated and historic landscapes (Winceby Battlefield, Lincolnshire Wolds, Coastal Country Park, Conservation Areas, Historic Parks and Gardens, setting of listed buildings within the landscape) as focal points for widening and improving the visitor experience.***

Biodiversity and Geodiversity

12.10. Biodiversity is a term commonly used to describe the variety of life on Earth. This encompasses the whole of the natural world and all living things with which we share the planet. It includes plants, animals, and even invisible micro-organisms and bacteria that, together, interact in complex ways with the inanimate environment to create living ecosystems. Geodiversity is the term used to refer to physiographical and geomorphological features, such as rocks, minerals, fossils, soils and landforms.

12.11. Biodiversity is a key indicator of the health of our environment and contributes greatly to our quality of life. Enhancing biodiversity is one of the key principles of sustainable development. It also has considerable economic and social benefits. Biodiversity is dynamic; however, some species and habitats can be highly susceptible to the harmful effects of change. Changes in climate, agriculture, settlement patterns and other human activities have led to a decline in biodiversity in the District over the last 50 years. The District Council, along with other public bodies, has a duty under The Natural Environment and Rural Communities (NERC) Act to have regard to biodiversity conservation when carrying out its functions. This is referred to as the "Biodiversity Duty". The aim of the biodiversity duty is to raise the profile of biodiversity, so that the conservation of biodiversity becomes properly embedded in all relevant policies

and decisions made by public authorities. Conserving biodiversity includes restoring and enhancing species populations and habitats, as well as protecting them. The UK Biodiversity Action Plan Biodiversity 2020 highlights the need to reverse this decline and bring about a step change in habitat creation and recreation and to increase the connectivity of sites.

12.12. The Lincolnshire BAP forms part of a national initiative to provide action plans for the nation's most threatened and declining species and habitats. The BAP includes actions and activities relating to development and the planning process. The Council will apply the policies of the Plan to meet the objectives of the Lincolnshire BAP. Species and habitats listed on the Natural Environment and Rural Communities (NERC) Act 2006 Section 41 as species and habitats of principal importance should also be safeguarded.

12.13. There are a number of sites recognised at a local level for their nature conservation or geological value. These sites have been identified for features including their rarity, diversity, fragility or because they are typical of the local biodiversity or geodiversity of the District. The Council will seek to protect these sites when assessing development proposals. The important sites that meet the selection criteria published by the Greater Lincolnshire Nature Partnership are called Local Wildlife Sites (LWSs) or Local Geological Sites (LGSs). There remain sites from the previous regime of designation, Sites of Nature Conservation Importance (SNCI) and Regionally Important Geological Sites (RIGS), which have not yet been tested against the new criteria published by the GLNP. Until such time as these sites have been resurveyed and an assessment made of their current ability to meet the criteria, these sites remain designated and this policy still applies to them. The Council will keep the evidence base up to date throughout the lifetime of the Plan including a list of sites and any changes to the evidence base in the Annual Authority Monitoring Report.

12.14. Sites of Special Scientific Interest (SSSIs) give legal protection to a suite of the best sites for wildlife and geology in England. They are notified and approved by Natural England. These sites are protected for both their own nature conservation value or geological, and as part of a national network of such sites, the Council values these sites and acknowledges their legally protected status.

12.15. The District includes sites of international importance for biodiversity, including parts of the Wash and Humber Estuaries. These include designations of Ramsar Sites, Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). There are a number of policies within the Core Strategy that may bring forward development proposals, the location and nature of which may affect the intrinsic value of these sites. Development proposals likely to have an adverse impact on these sites should be subject to a Habitat Regulations Assessment, including an ecological assessment of the impact of the proposed development, in combination with any other plans and projects. Details of mitigation and enhancement measures should also be provided, along with details of site management to explain how this will be achieved. The Local Plan itself is subject to Habitats Regulation Assessment (under The Habitats Regulations) throughout its preparation to ensure that its policies and proposals do not have an adverse

impact on internationally important sites. The Council will monitor the impact of local plan policies and proposals and visitors at the above relevant sites by assessing visitor access each year to see how and if they increase and will take appropriate action to mitigate any effects.

12.16. When assessing any proposal for development which may impact on a protected habitat or species, or priority habitats and species identified in the Lincolnshire Biodiversity Action Plan or Natural Environment and Rural Communities (NERC) Act 2006, the Council will require the developer to provide up to date information to enable a proper assessment of the site to be made. Considering how the proposal seeks the preservation, restoration and re-creation of these habitats and the protection and recovery of species populations. This may take the form of information from the Lincolnshire Environmental Records Centre or other appropriate source and may require the carrying out of a habitat or ecological survey for the site. In assessing such proposals, the Council will firstly seek to incorporate the habitat or species within the development and seek its enhancement through the proposals. Where this is not possible, harm or disturbance to the habitat or species will be kept to a minimum and appropriate mitigation sought. Only where this is not possible will the Council consider compensation. At the time of writing the Plan, East Lindsey is not within a Nature Improvement Area (NIA) but work on this is ongoing. Where development is within a Nature Improvement Area (NIA) it should contribute to the aims and aspirations of the NIA.

12.17. There are a variety of ways that development can impact upon a site, and not all of these will be direct. Sites protected for their biodiversity importance may be highly susceptible to changes in water levels and pollution of water courses and ground water from nearby development and from air pollution caused by increased traffic movements and operational needs of development. Soil is a finite resource, and fulfils many roles that are beneficial to society. As a component of the natural environment, it is important that soils are protected and used sustainably. Soils of high environmental value (e.g. wetland and carbon stores such as peatland) should also be considered as part of ecological connectivity. More detailed guidance on this matter can be found in the Defra Code of practice for the sustainable use of soils on construction sites.

12.18. Ancient Woodland and Veteran Trees are an irreplaceable resource that cannot be replicated through normal biodiversity offsetting processes, due to the time it has taken for them to reach their current status. The national inventory of ancient woodland is held and updated by Natural England. The Woodland Trust has a record of identified veteran trees and can provide further advice if it is considered that a tree not yet identified would fulfil the criteria. In determining planning applications, the Council will look to the Standing Advice for Ancient Trees and Woodlands published by the Forestry Commission and Natural England. Development involving, or with the potential to affect, an area of ancient woodland or a veteran tree will need to provide the highest level of evidence to demonstrate that there is significant community benefit to the development proceeding and that the minimum damage occurs as a result of the development

12.19. Sites identified for their biodiversity interest, at whatever level, do not exist in isolation and the linking of a network of sites increases their range and extent, this also makes a valuable contribution to the integrity of both individual sites and overall levels of biodiversity across the District. This connectivity should not stop at a site boundary or even District boundaries and opportunities may exist to create or strengthen links that support biodiversity on a landscape-scale. Linear features, such as hedgerows, verges and watercourses can play a valuable role in helping to develop networks of sites and in allowing species to migrate. It assists in the adaptation of landscapes and ecosystems to climate change. The Council has undertaken a Green Infrastructure Audit, identifying existing networks of habitats across the District. From this work, it is possible to identify how any opportunities for further habitat creation fit into this network and gives sites the best opportunity to establish themselves and the expansion and linking of these sites will be supported. This can also be used to inform the development planning process and other opportunities for habitat creation. The Council will seek to enhance the biodiversity of the District through the determination of planning applications. The Council will seek to retain natural features, including trees and hedgerows on site, wherever possible. It will also seek the creation of new areas for wildlife, including the planting of native tree species, to help strengthen existing biodiversity networks. The Council is a partner in a number of initiatives, such as the, Lincolnshire Limewoods, the Coastal Country Park, Heritage/Wild Coast Partnership and the Lincolnshire Chalk Streams Project. Initiatives such as these help to improve understanding of the natural environment and provide further opportunity for the enhancement of biodiversity.

Strategic Policy 24 (SP24) - Biodiversity and Geodiversity

1. Development proposals should seek to protect and enhance the biodiversity and geodiversity value of land and buildings, and minimise fragmentation and maximise opportunities for connection between natural habitats.

2. The Council will protect sites designated internationally, nationally or locally for their biodiversity and geodiversity importance, species populations and habitats identified in the Lincolnshire Biodiversity Action Plan and the Natural Environment and Rural Communities (NERC) Act 2006. Development, which could adversely affect such a site, will only be permitted in exceptional circumstances:

- In the case of internationally designated sites, where there is no alternative solution and there are overriding reasons of public interest for the development;***
- In the case of nationally designated sites, there is no alternative solution and the reasons for the development clearly outweigh the biodiversity value of the site; or***
- In the case of locally designated sites, and sites that meet the criteria for selection as a Local Site, the reasons for the development clearly outweigh the need to protect the site in the long term.***

3. In exceptional circumstances, where adverse impacts are demonstrated to be unavoidable and development is permitted which would damage the nature conservation or geological value of a site, the Council will ensure that such damage is kept to a minimum and will ensure appropriate mitigation, compensation or enhancement of the site through the use of planning conditions or planning obligations. Compensation measures towards loss of habitat will be used only as a last resort where there is no alternative. Where any mitigation and compensation measures are required, they should be in place before development activities start that may disturb protected or important habitats and species. Proposals to provide or enhance a site will be supported.

4. Where new habitat is created it should, where possible, be linked to other similar habitats to provide a network of such sites for wildlife.

5. Planning permission will only be granted for development which directly or indirectly leads to loss or harm to ancient woodland or aged or veteran trees, in exceptional circumstances, where the developer can demonstrate that the wider benefits of that loss clearly outweigh the protection of the trees

Green Infrastructure

12.20. Green Infrastructure (GI) is the umbrella term used to describe all the different elements that form the network of natural and semi-natural spaces within and around our towns and villages, and in the open countryside. The use of the word green in this context can be confusing as it is often misunderstood to mean parks, woodlands and other areas that are literally green, but the term can be used to cover a wider range of spaces and includes rivers and other water features, and importantly in East Lindsey's situation, includes the coastline. GI covers a variety of types of spaces, including (but by no means exclusively) woodland, parks and gardens, green lanes, public rights of way, churchyards, sports facilities, water courses and beaches and dunes.

12.21. Ideally, GI should come from a range of different types, forming an overall network. GI is an important component part of place making and quality of life. It has many benefits to the environment and to both individuals and the community as a whole. It can:

- Foster environmental appreciation;
- Help provide space for biodiversity and networks to help the migration of species;
- Help improve health and childhood development by providing opportunities for physical activity and diverse and flexible environments for play;
- Improve general well-being and quality of life;
- Provide the setting for both formal and informal recreation;
- Safeguard our landscapes and enhance the setting of heritage assets;

- Help shape our sense of place and community identity and provide the setting for different sectors of the community to come together;
- Provide opportunities for climate regulation through assisting urban cooling, flood water storage, sustainable urban drainage schemes (particularly when it is integral to large new developments) and also provide the space for biodiversity to respond to changes in climate;
- Provide a filter for airborne pollution; and
- Play a role in improving the desirability of places to live and invest.

12.22. It is often assumed that rural areas must be well blessed with green infrastructure, given the relatively low density of population and the large swathes of open land, which contribute to its landscape character. However, much of this land is given over to agriculture and is not primarily managed for wildlife or public access. Settlements have often developed incrementally over long periods, with a significant amount of development coming forward in the form of individual plots or small developments, limiting the opportunities to plan for green space at the community scale.

12.23. The Council has undertaken an audit of Green Infrastructure within the District. There are two strands to this audit; one is focused on the networks of sites for biodiversity (which may or may not be publically accessible) and the second looks at the accessible natural and semi-natural green space available for use by the wider community. In the case of the accessible green space, these have been assessed against the Accessible Natural Green Space Standards formulated by Natural England, which allows the Council to identify those areas that would benefit from additional Green Infrastructure. The Audit has shown that there is a need to diversify and add to the types of GI within and around many communities, and this will continue as communities experience future growth. The type and nature of the open space will depend on the scale and nature of the development. Open space provision can cover a range of types and may include the requirement for equipped play for younger children, as well as more formal sport and recreation provision and informal areas for less structured activity. The Council will be guided by the Fields in Trust Standards in assessing the level and type of need.

12.24. Given current levels of accessible green space, it is important that what we do have is safeguarded. If, in exceptional circumstances, the Council does permit development on an existing piece of green space identified through the Settlement Proposals DPD, it will be a condition of that permission that an equivalent piece of green space is provided so that there is no net loss.

12.25. The Council will support projects by the community or other local groups to create accessible green space throughout the District. On housing sites over 1 hectare, the Council will require multi-functional green space, for example, recreation areas, landscaped cycle ways and footpaths, wildlife areas. Where possible, it should show how it links to the wider community and other areas of green space to create an innovative and integrated development. This may require the applicant to provide up to date information on biodiversity of the site,

to enable a proper assessment of the site to be made, of how the site links to other sites in the local area. This may take the form of information from the Lincolnshire Environmental Records Centre or other appropriate source and may require the carrying out of a habitat or ecological survey for the site. The linking of sites and the creation of access corridors can be supported by the Public Rights of Way (PRoW) network, which provides valuable connections between sites for both people and wildlife. Gardens can also play an important role in providing space for residents to enjoy and wildlife to forage and migrate. However, these should be in addition to any requirement for wider community green infrastructure required by this policy.

12.26. In drawing up the Settlement Proposals DPD and supporting communities to develop their own Neighbourhood Development Plans; the Council will seek to protect existing green space and will look for opportunities to link existing sites through its allocations. The protection and safeguarding is not expressly limited to greenspace identified through the Settlement Proposals DPD. There may be areas that are delivered as new space over the lifetime of the plan, or which have been overlooked in the assessment. Also, the Settlement Proposals DPD only contains plans for the Towns and Large Villages, so there will be green spaces in other settlements which warrant the same consideration through the Plan. These spaces will be judged against the same criteria used to assess the sites in the Settlement Proposals DPD and these are set out in the policy.

Strategic Policy 25 (SP25) – Green Infrastructure

1. The Council will safeguard and deliver a network of accessible green infrastructure by:-

- Protecting and safeguarding all greenspace identified through the Settlement Proposals DPD so that there is no net loss;***
- Maximising opportunities for new and enhanced green infrastructure and publically accessible open spaces in and around all communities;***
- Seek opportunities to connect existing green infrastructure to improve the network of spaces and accessibility for both the local population and wildlife.***

2. In the case of sites not identified on the Inset Maps, development will only be permitted on open spaces provided unacceptable harm will not be caused to their appearance, character or role in providing:

- the setting for a designated or non-designated heritage asset;***
- an important element in the street scene or a well-defined visual relief in an otherwise built up frontage; particularly in the case of ribbon development extending into the countryside;***
- a locally important habitat;***
- a prominent site at the entrance to settlements that provides the setting for the built environment;***

- *a frame for or enabling an important view;*
- *a landscaped area forming part of structural open space within a development site;*
- *informal amenity or recreation space; or,*
- *formal public greenspace, such as parks and gardens and allotments.*

3. Where the Council does support development on an existing piece of green space identified through the Settlement Proposals DPD, it will be a condition of that permission that an equivalent piece of green space is provided in terms of size, type and accessibility to the community so that there is no net loss.

4. On housing sites over 1 hectare, the Council will require the provision of multi-functional green infrastructure, for example, recreation areas, landscaped cycle ways and footpaths, wildlife areas.

CHAPTER 13 – OPEN SPACE, SPORT AND RECREATION

Where we want to be

A District with a healthy and active population with high levels of public participation in sports and recreational pastimes, both within formal sporting facilities but also on increased levels of open space across the District.

All communities will have access to quality open spaces for outdoor recreation.

The District will contain a range of sports facilities appropriate to the size and needs of the community they are located.

What it will look like

Most large sports and formal recreational facilities will be located in the larger centres of population to benefit from the economies of scale and reduce the need for excessive travel.

Smaller settlements will provide hubs for local residents where there will be sports and recreational facilities at an appropriate scale to help support healthy and active local communities.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

Lincolnshire Sports Partnership

Evidence

Open Space, recreational and sports facilities assessment
Lincolnshire Joint Strategic Needs Assessment 2012
Joint Health and Wellbeing Strategy for Lincolnshire 2013-2018

Open Space, Sport and Recreation

Why we have taken this approach

13.1. There are a number of key challenges in providing leisure services in the District. These include an ageing population, large geographical area with predominantly small rural communities, poor access to public transport, a heavy reliance on private transport, significant levels of deprivation and poor health – all factors that affect levels of use of leisure facilities and services.

13.2. Within the Council's Community Plan for a Sustainable Future under the themes of 'Health and Wellbeing' and 'Older People', an increase in the uptake of physical activity throughout the community is a key objective within the wider aim of tackling serious health issues. Increased opportunities to undertake

physical activity and increased uptake of existing schemes and facilities are identified measures to achieve this objective, which need to be supported and facilitated through the Local Plan.

13.3. Since the 1st of January 2015 Magna Vitae Trust for Leisure and Culture have assumed responsibility for managing and operating the District Councils formerly run leisure, culture and health facilities and services across East Lindsey. The Charitable trust are now responsible for the day to day operation and continued development of facilities such as the Embassy Swimming Pool and The Meridian Leisure Centre.

13.4. An audit and needs assessment of open spaces, recreational and sports facilities in the District has been recently undertaken. It has indicated no clear evidence of any significant quantitative deficiency in the level of indoor sports facility provision. However, there are discrepancies between the level of provision within the Towns and some villages.

13.5. School facilities, which are available for community use, formed part of this assessment and access to school sports facilities comprises a strong element of the Districts provision of sports facilities. Due to a reliance on access to sporting facilities at schools across the District, the Council will seek continued and increased access to these sports facilities for organised and community use, outside of school hours in order to foster community participation. The loss of a school in a community can often remove the only access to sport and recreation facilities in a village. It is important that Parish Councils and other community groups have the opportunity to take on such facilities, as, once they are lost to other uses, they are lost forever. As well as protection through this policy, Chapter 7 – Diverse Economy, Town/Village Centres and Shopping, also affords protection to key community facilities.

13.6. Green spaces are important to local communities. The availability of open space, sport and recreation facilities are key factors to the quality of life and physical well-being of residents and can, by adding to the attractiveness of the District, encourage potential investors to the area and stimulate economic growth.

13.7. The Council is keen to raise and sustain an awareness of the health and other benefits of leisure pursuits amongst all ages of the local population. Local allotments and parish gardens form an important element of this provision. Not only do they provide an opportunity for an active lifestyle, they contribute to the supply of healthy food and engender community spirit. It is important that protection is given to existing allotments throughout the District and that efforts are made to provide more where demand exists.

13.8. The audit of Sport and Recreation facilities has identified a district wide deficiency in the level of outdoor sport and recreation provision. Residential development increases the demand for open space, recreation and sports facilities and this in turn has a cumulative impact on the level of existing provision. Therefore, if development is proposed in areas where there is a

deficiency in existing provision or in a situation where the development itself will create an issue of deficiency, the Council will require the provision of new or improved open space, recreational or outdoor sports facilities on developments of 10 houses and above.

13.9. The Council will assess the level of provision required on a site by site basis using the number and type of houses proposed, the level of existing population and the amount and type of existing open space/sport provision within the settlement. The standards set out below, based on the Fields in Trust Standards, will be used in determining the level of provision required from new development. On site provision is preferable but where this is not feasible, including for reasons relating to the scale of the development proposed, off site contributions for improving the quality of existing provision within the accessibility standard ranges as set out below will be considered. Open space provision can cover a range of types and may include the requirement for equipped play for younger children, as well as more formal sport and recreation provision and informal areas for less structured activity. The application of these standards will reflect the local circumstances in the individual settlement where the development is proposed.

13.10. Open Space, Sport and recreation standards

Open Space typology	Quantity Guideline (hectares per 1,000 population)	Walking Guideline (walking distance: metres from dwellings)
Playing pitches	1.20	1,200m
All outdoor sports	1.60	1,200m
Equipped/designated play areas	0.25	LAP's – 100m LEAP's – 400m NEAP's – 1,000m
Other outdoor provision (MUGAs and skateboard parks)	0.30	700m
Amenity Green Space	0.60	480m

13.11. Application Standards for equipped/designated play space

Scale of development	Local Area for Play (LAP)	Locally Equipped Area for Play (LEAP)	Neighbourhood Equipped Area for Play (NEAP)	Multi-Use Games Area (MUGA)
10-200	✓	✓		✓
201-500	✓	✓	✓	✓
501+	✓	✓	✓	✓

13.12. On large-scale developments, facilities will be provided in step with population growth and will be designed as an integral part of the development.

The developer will also need to show how new open space facilities will be maintained.

13.13. Existing facilities will be safeguarded from alternative uses, unless suitable and equivalent alternative facilities can be made available within the same catchment or the existing facilities can be shown as surplus to requirements through a robust and up to date assessment of need.

Strategic Policy 26 (SP26) – Open Space, Sport and Recreation

The Council will support development that facilitates the Council's aspiration to increase participation in sports and physical activity. The Council will safeguard, expand, enhance and promote access to sports and recreational facilities and open spaces:

1. Development resulting in the loss of indoor or outdoor sports and recreational facilities or open spaces will only be supported where:

- The building or land has been demonstrated to be redundant for a sports use through a robust and up to date assessment of need and has been marketed for at least 12 months at a price that reflects its condition and market value, or***
- The building or land is to be replaced by improved facilities offering equivalent provision that helps meet the sporting/recreational needs of the District and optimises access by sustainable transport modes, or***
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.***

2. New residential developments of 10 and over should provide quality and accessible sports and recreational facilities in order to meet the need it generates in line with the standards set out above in paragraphs 13.10 and 13.11 of the supporting text.

CHAPTER 14 – RENEWABLE AND LOW CARBON ENERGY

Where we want to be

Renewable energy development will have been directed to the most appropriate locations, dependent on the needs of the technology and the character and sensitivities of the area.

What it will look like

The scale of development will reflect the capacity of the landscape and local environment to accommodate it, including any cumulative impact from other development.

New small and micro generation schemes, to meet the needs of local businesses and communities, will have been assimilated into the local landscape through choice of technology, siting and design.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

The use of a place-making checklist

Evidence

East Lindsey Landscape Character Assessment 2011
Lincolnshire Biodiversity Action Plan

Renewable and Low Carbon Energy

Why we have taken this approach

14.1. The Council is keen to encourage the exploitation of a range of renewable energy³ and low carbon⁴ sources that have potential in East Lindsey, including passive and photovoltaic solar, biomass, wind power, anaerobic digestion, ground and air source heating and aquifer thermal energy where this will not impact adversely on local communities, biodiversity, heritage assets or landscape character and appearance.

14.2. The Council considers that the District's most valued landscapes should be protected from development, which is likely to have an unacceptable impact on these areas. National Character Areas divide England into 159 distinct natural areas, defined by a combination of landscape, biodiversity, geodiversity and

³ Renewable energy is the name used to cover forms of energy that occur naturally and are readily replaced. This includes energy from digestible material such as energy crops or agricultural waste as well as from the sun, wind, water and the earth.

⁴ Low Carbon energy is that produced from processes or technologies that produce power with substantially lower carbon dioxide emissions than conventional fuels. This includes renewable sources of power and also technologies such as nuclear power, carbon capture and storage, combined heat and power.

cultural and economic activity. In addition, the Council's Landscape Character Assessment 2009 divides the District into thirteen areas. It defines the distinctive landscape characteristics of each area and explains their relative sensitivity to all types of development and change. These will provide the basis for the Council's judgement on the impact of a development proposal on the landscape, and it is to these documents that the Council will expect all Environmental and Landscape Impact Assessments to relate when submitted in support of a planning application for renewable energy projects. The East Lindsey Landscape Character Assessment identifies two areas, the Tetney to Gibraltar Point Naturalistic Coast and the Wainfleet Wash Saltmarsh, as being highly sensitive to change and where any development is likely to detract from the character of the area. It is therefore felt appropriate to give these areas the highest level of protection from large-scale development.

14.3. Similarly, the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) is protected at a national level solely for its landscape quality, for the purpose of protecting and enhancing its natural beauty. It is the only area so designated in the East Midlands and, as such, is of major significance both locally and nationally. Policy 23 of the Core Strategy affords the AONB the highest level of landscape protection, in line with national policy. Any development in the AONB, or which impacts upon it, or its setting, is carefully considered for its impact on the character of the landscape. Where those impacts are judged to be so significant that they outweigh the benefits, proposals will be rejected. The Council will support local communities and businesses in pursuing sources of low carbon energy generation. However, within the Lincolnshire Wolds where following assessment the benefits are outweighed by the impact of the development that support will not be forthcoming.

14.4. Whilst the sensitivity of special landscapes may prevent large scale renewable energy projects, the Council will encourage the development of local, small scale⁵ and micro energy solutions that contribute towards the self-sufficiency (in energy terms) of local communities and businesses. In such cases, the impact on local amenities will be a key consideration.

14.5. The Council will take into account the locational requirements of different types of renewable energy production. Some do not have specific locational requirements and can be located in less sensitive locations. Other forms of production have a specific siting requirement due to the nature of the energy source. Only development that must be located in the countryside because of the nature of the power source, or because it is a small-scale unit providing power to a dwelling, farm or rural enterprise would be permitted there. Large scale development that does not have these special locational requirements should be located within or alongside centres of population to minimise the effects of distribution and its impact on the landscape and, where appropriate, should have direct access to the strategic road network in order to facilitate the delivery and

⁵ Small scale is defined as those proposals falling outside those energy developments listed in Schedule 2 of the EIA Regulations 2011, including the installation of more than 2 turbines or the hub height of any turbine or other structure exceeds 15 metres and also industrial installations for the production of electricity, steam and hot water where the development area exceeds 0.5 hectare. Schemes which are larger than this will be considered as large scale for the purpose of the policy.

removal of fuel and waste products. The quality of the District's water environment should be protected and development should not have an impact on residential amenity, for example with regard to visual intrusion, noise, smell, odour or vibration.

14.6. The unique local character of the District is made up of many elements, including its landscape, biodiversity, historic assets and other features of cultural importance. This includes not only the site or feature itself, but also its setting. There are a number of sites and species of importance for nature conservation which are designated at a national level and sites along the coast which are protected at an international level. Renewable energy proposals are likely to have a number of impacts and applicants should show how they have sought to minimise harm to such valuable and important assets. Rigorous assessment is needed to ensure that the impact of the development on these assets does not outweigh any potential benefits of the proposal. Other policies of the Core Strategy deal with these matters in greater detail and they should be used, in conjunction with this policy, in that assessment. The quality of the local environment is an important part of the economy of the District, particularly tourism. Any assessment of renewable energy proposals should reflect the economic and tourism impacts of the development.

14.7. Grid connection from new renewable energy development can also have a significant impact on the landscape and heritage assets. The routing of cabling and siting of sub-stations should be an integral part of the assessment of the overall proposal. East Lindsey's landscape is particularly open and noted for its big skies. Overhead lines can have an unacceptable impact a considerable distance from the parent development if they are not sensitively routed. This is especially true in sensitive landscapes, such as the Lincolnshire Wolds Area of Outstanding Natural Beauty, where power companies have been involved in projects to underground cables for the benefit of the landscape. The Council consider that the presumption should be for the undergrounding of cables or the use of existing infrastructure in the first instance. Where this is not possible, developers will be expected to provide a reasoned justification and demonstrate what steps are to be taken to minimise impact on the landscape.

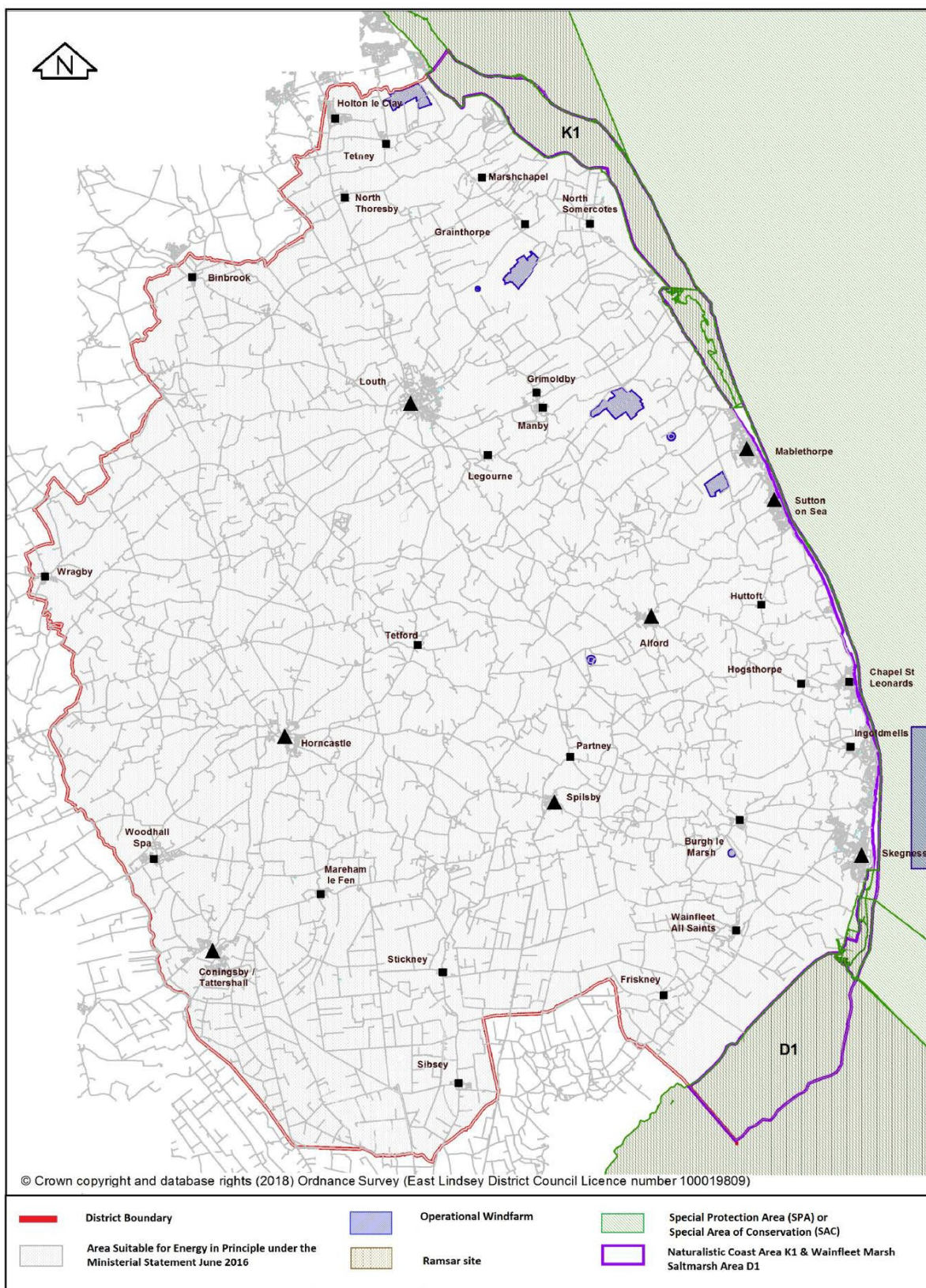
Solar Power

14.8. There has been increasing interest in the development of solar farms across the District. Careful consideration needs to be given to the siting of these proposals. Solar farms can, depending on their scale, require a large land take. National policies exist seeking to prioritise the use of previously developed land and minimising the use of the best and most versatile agricultural land and these matters should be given due consideration in assessing any application. Impact of the proposals on biodiversity, and ability of the scheme to accommodate this, may also be a factor on both brownfield and greenfield sites. Although often sitting low in the landscape, solar farms can still have an impact locally, in long distance views or where overlooked from higher ground. Proposals should set out how the impact on the landscape has been considered in site selection and should be accompanied by a landscaping scheme, showing how the impact of the

proposal has been mitigated. Proposals should also take account of the impact on heritage assets. Assessing the level of harm either directly or on the setting of that asset and showing how any potential impact has been addressed through siting, scale, layout and landscaping of the proposal.

Wind Energy

14.9. On 18 June 2015 the Secretary of State for Communities and Local Government issued a Ministerial Statement which related to wind energy development. The National Planning Practice Guidance (NPPG) on wind energy development was amended as a result of the statement. The NPPG now advises that local planning authorities can only approve proposals for wind energy development 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. In accordance with the Ministerial Statement, the Council has assessed the District in relation to its suitability for wind turbine development. Having regard to various constraints, most of the district is potentially suitable with the exception of areas D1 (Wainfleet Wash Saltmarsh) and K1 (Donna Nook to Gibraltar Point Naturalistic Coast) in the Council's Landscape Character Assessment (see map below). These areas are identified as having a high sensitivity to change and also contain internationally protected sites for biodiversity. Therefore the whole District is identified as suitable for wind energy development at a strategic level, with the exception of areas D1 and K1. As individual sites are brought forward, the requirement of the second clause of the Ministerial Statement in respect of the planning impacts of individual sites will then be assessed against the criteria in the policy. The area suitable for wind energy is shown on the Policies Map below. The Council has prepared a background paper, setting out and mapping some of the main constraints on the development of wind energy.



WIND ENERGY POLICY MAP

14.10. Wind turbine development impacts on the landscape, but it is the degree to which the landscape can accommodate the development that will determine whether the proposal is acceptable. The Council will expect to receive a rigorous impact assessment with any planning application. It is important that wind turbines, through accumulation and intervisibility, do not come to dominate or

define the landscape of the District, which is an important economic, tourism, cultural and biodiversity resource. Cumulative impact is an important planning consideration. Cumulative impact includes the impact of turbines located off shore.

14.11. In considering proposals for wind energy development the Council will take into account; whether the number, siting, scale, design and size of the turbines, or associated grid connection would have an unacceptable impact on landscape character, either individually or when assessed cumulatively with existing or proposed development; whether the development would cause nuisance to local communities from noise (applying the criteria of ETSU-R-97), shadow flicker, electromagnetic interference or other adverse impacts. The Institute of Acoustics published a Good Practice Guide on the Application of ETSU-R-97 for the Assessment and Rating of Wind Turbine Noise in May 2013. This should also be used in assessing applications for wind turbines.

14.12. The benefits of renewable energy developments are a material consideration and will be weighed in the balance alongside all other material considerations.

14.13 Government policy emphasises the role of planning in supporting the transition to a low-carbon future, addressing a wide range of issues from the support for renewable and decentralised energy, encouraging the reuse of existing resources, increased energy efficiency, security of supply and moving to zero carbon homes. The Council's Policies, be they formally adopted planning policies or policy approaches in other aspects of its work, should support these endeavours.

14.14. Included within this is the need to deliver well-designed, sustainable buildings and local environments to support this objective. Sustainable development is about considerably more than reducing carbon emissions and other methods for assessing development are about a whole range of issues, including but not wholly related to the production and use of energy. The Local Planning Authority has to work within the building regulations and other regulatory regimes, but there are opportunities within these to allow development to meet these objectives while reflecting the local character of the area in which it sits and including where appropriate their importance as a heritage asset. The Council will continue to seek locally appropriate solutions where possible.

Strategic Policy 27 (SP27) – Renewable and Low Carbon Energy

1. Large-scale renewable and low carbon energy development, development for the transmission and interconnection of electricity, and infrastructure required to support such development, will be supported where their individual or cumulative impact is, when weighed against the benefits, considered to be acceptable in relation to:

- a) residential amenity;*
- b) surrounding landscape, townscape and historic landscape character, and visual qualities;*
- c) the significance (including the setting) of a historic garden, park, battlefield, building, conservation area, archaeological site or other heritage asset;*
- d) sites or features of biodiversity or geodiversity importance, or protected species;*
- e) the local economy;*
- f) highway safety; and*
- g) water environment and water quality*

2. Wind energy developments will be supported in the areas shown on the policies map, provided where their individual or cumulative impact is, when weighed against the benefits, considered to be acceptable in relation to the criteria a) to g) set out at Clause 1 above.

3. Development within or affecting the setting of the Lincolnshire Wolds Area of Outstanding Natural Beauty, and landscape areas defined as highly sensitive within the East Lindsey Landscape Character Assessment, will only be permitted in exceptional circumstances, where the development is in the public interest and considering the following:

- a) The need for the development, including any national considerations, and the impact of permitting it, or refusing it, upon the local economy; and*
- b) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be satisfactorily moderated.*

3. The presumption will be for connecting cables to be placed underground, or use made of existing or replacement infrastructure (of the same size and scale) along existing routes to carry any additional base load cabling.

4. Small scale and micro renewable energy development will be supported where their individual or cumulative impact, when weighed against the benefits, is not considered to have an unacceptable impact on residential amenity; the context and setting of any areas of cultural

or historic importance or heritage assets; and local landscape character and visual qualities.

CHAPTER 15 – INFRASTRUCTURE AND S106 OBLIGATIONS

Where we want to be

The Core Strategy and the Settlement Proposals Development Plan Document (DPD) will provide the framework for infrastructure and service providers to deliver their services in a planned way to meet the needs of new development.

Communities will be well served by the essential services and facilities that contribute to a network of sustainable settlements. One, that is attractive to business and visitors, where the strategy for the delivery of new development is matched by the provision of the necessary infrastructure in terms of utilities, cultural and educational facilities etc.

What it will look like

Infrastructure refers to a wide range of services and facilities that may or may not be immediately apparent to the user. A significant amount of infrastructure such as gas, electric, water and wastewater sit in the background. Schools, health facilities (social infrastructure) are more apparent but may only be present in larger settlements where there is sufficient population to maintain it as a local service. In all cases the impact of infrastructure development will be minimised.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

East Lindsey Economic Development Strategy 2006-2020

East Lindsey Economic Action Plan

Greater Lincolnshire Local Enterprise Partnership – Strategic Economic Plan 2016

Settlement Proposals Development Plan Document 2016 - 2031

Evidence

East Lindsey Infrastructure Delivery Plan 2016

Lindsey Action Zone

East Lindsey Economic Baseline Study 2015

Telecommunications - Mobile Operators Authority Register

Infrastructure

Why we have taken this approach

15.1. Infrastructure defines a wide range of services, some, such as water supply and sewage disposal that are fundamental to the quality of life, and others that are less obvious (green infrastructure and cultural facilities) but are still important to future sustainability.

15.2. The District Council is not directly responsible for the delivery of many infrastructure elements but, as part of the Local Plan, it is working closely with service providers to ensure they facilitate the necessary infrastructure to support new development or, like schools, they can be programmed into budgets for delivery in the future to meet the anticipated future demand.

15.3. This information is being collated through the Infrastructure Delivery Plan (IDP) which aims to identify known infrastructure requirements at both a strategic (major schemes) and local level. At this time it is not proposed to introduce a Community Infrastructure Levy (CIL) on new developments. Due to the low residual value of land within the District as evidenced within the Economic Viability Assessment the demands of CIL charging could render development unviable. The need for and potential benefits from CIL and any other infrastructure mechanism that may replace it will however be regularly reviewed. Those developing sites are strongly encouraged to bring forward sites in a timely and prompt way.

15.4. Access to infrastructure is often pre-determined by population and location and, in an area where people and places are widely dispersed; it is neither practical nor feasible to provide a wide range of services for all. Future provision will be a response to the proposed growth of settlements. The growth strategy will be delivered through the Settlement Proposals Development Plan Document.

15.5. The Council will seek to avoid any significant adverse impacts from new infrastructure schemes, including those affecting the character of the landscape either singly or cumulatively. Impact assessments will be required to show what alternative options, which reduce or eliminate those impacts, have been considered. Major infrastructure schemes include proposals for the transmission of resources across the District such as gas, electricity, telecommunications, and highways that contribute to wider objectives.

15.6. The most significant amount of new development will be directed to the larger, more sustainable settlements. The Infrastructure Delivery Plan (IDP), identifies existing levels of infrastructure provision and will be updated and evolve in line with the delivery timetable of development through the Settlement Proposals Development Plan Document. The IDP will also serve to inform decisions on developer contributions, and will assist with the decision making process for planning applications in the District

15.7. Major developments of 10 or more dwellings and other major schemes will be required to contribute towards the provision of infrastructure for which they create a need. This could include the following, although it is not an exhaustive list:

- Roads and other transport facilities,
- flood defences,
- schools and other educational facilities,
- medical facilities,
- sporting and recreational facilities, and/or

- open spaces.

15.8. Lincolnshire County Council, the Police and NHS England/Clinical Commissioning Groups deliver the key elements of social infrastructure across the area. These are education, highways, social services, fire, health and police. The Council works with these partners to programme the delivery of their services, so that the necessary infrastructure can be provided in a timely fashion. The anticipated requirements for each service are set out in the IDP.

15.9. At a local level the IDP, which has been prepared alongside relevant infrastructure providers and authorities, provides a baseline assessment of the existing infrastructure in the District. The IDP identifies variations in the level of provision and where a shortfall in provision exists. The key issues it identifies relate to waste water recycling and the potential shortfall in school provision and health services over time, as development occurs in different settlements.

15.10. Anglian Water has identified demand locally as 'characterised by mixed household and industrial customers, with the addition of seasonal demands by the tourist industry along the coast.' It identifies exceptionally high peak demands during periods of hot dry weather when holidaymakers visit the coast, resulting in periods of unpredictable demand requiring a large peak output compared with average in the Skegness area.

15.11. Their more detailed assessment of the different elements in their system shows that there are issues across the network. The East Lindsey Phase 2 Water Cycle Study 2016 shows that though there are some issues in the network overall, there are no issues which indicate that the planned scale, location and timing of planned development within the District is unachievable from the perspective of supplying water and wastewater services and preventing the deterioration of water quality in receiving waters. Surface water and drainage systems for new developments are dealt with in more detail in Chapter 9 - Inland Flood Risk and Chapter 10 – Coastal East Lindsey.

15.12. Where there is insufficient capacity available within the foul sewage or water supply networks, evidence should demonstrate how this will be addressed as part of the planning application process.

15.13. Electricity distribution in the district is through the successors to the former Yorkshire and East Midlands Boards. They have prepared high-level assessments of their distribution networks in the District which do not identify significant issues with delivery in the future.

15.14. Most of the District is connected to the gas distribution network.

15.15. The main provider of telecommunications in the District is BT. There is also an extensive mobile network in the district providing coverage for most, despite the extensive and sparse nature of the area. The Council will support the delivery of telecommunications including broadband to meet the changing needs

of local communities and business, within the framework of government policy to ensure their impact on the area is minimized.

15.16. Policies elsewhere in the Plan support the development of locally provided community infrastructure such as village halls and playing fields.

15.17. Green infrastructure, open space and recreation are covered by Chapters 11 and 12 in the Plan and have their own policies.

15.18. The Council will continue to monitor infrastructure requirements across the lifetime of the Plan. The IDP will be reviewed yearly to ensure information contained within it remains relevant and clearly represents the infrastructure requirements of the District.

Strategic Policy 28 (SP28) – Infrastructure and S106 Obligations

1. Infrastructure schemes will be supported provided they are essential in the national interest; contribute to sustainable development, and respect the distinctive character of the district.

2. Infrastructure schemes should be accompanied by an impact assessment that shows how the proposal impacts on the landscape or local setting of the area, including individual and cumulative effects. It should identify what steps have been taken to minimize its effects and the alternative options that have been considered.

3. The Council will support the delivery of infrastructure where it contributes to sustaining local communities.

4. Developer contributions on major schemes (10 or more dwellings or major other development) will be sought towards the delivery of infrastructure where it is shown to be necessary for the development to proceed.

5. The Council will only support proposals for development where it has been shown that adequate capacity is available, or can be provided by the utility providers to meet the additional loads associated with serving the development.

CHAPTER 16 – REVIEWING THE PLAN

Strategic Policy 29 (SP29) Reviewing the Local Plan

16.1. The Local Plan runs from 2017 – 2031, but there are some policies in the Plan which mean that the Council is taking a different policy direction from the past, most notably the policies around flood risk and housing restrictions along the coast. It is important that this is monitored and there is a clear pathway to reviewing the Plan against any impacts on the Coastal Zone and inland from these policies.

16.2. Alongside the coastal policies, housing is an important factor which must be considered in relation to both inland East Lindsey and the coast. Part of any monitoring and further work to be undertaken is a review of the District's objectively assessed need for housing and whether the District is still within a self-contained housing market. Linked into this will be the need to liaise with statutory partners around matters of infrastructure and any arising housing need from neighbouring authorities.

16.3. The Council also need to monitor the impact and effectiveness of its policies on windfall development coming forward in the towns and large villages. With regard to the medium and small villages, the impact of infill development will need to be assessed, particularly with regard to whether these settlements are becoming more or less sustainable and whether the policies for windfall are undermining the overall plan for housing.

16.4. Linked into the above, is a need to ensure that there is sufficient employment land and whether it is necessary to allocate more land or less reflecting any changes to the economic circumstances of the District, market signals and business circumstances. These changes could also mean the need to consider allocations for retail, leisure and office space and in order to do this there will be the need for further retail studies on all the towns in the District and consideration as to whether the town centre boundaries are correct.

16.5. In order to ensure that the Council monitors and manages any changes to the District the Council will carry out a review of the Local Plan, with an emphasis on the above. The review being submitted for examination by April 2022.

Strategic Policy 29 (SP29) – Reviewing the Local Plan

1. The Council will review the Local Plan (Core Strategy and Settlement Proposals DPD). The review being submitted for examination by April 2022

ANNEX 1 – Affordable Housing and Housing for Vulnerable Groups, Local Connection Criteria - The Coastal Zone

The Coastal Area has the highest need for affordable housing in the District. The Council recognises that there will still be the need, despite the risk of flooding, to continue providing affordable housing within the Coastal Area. It is important to ensure that those who do not have the financial ability to access open market housing still have an opportunity to continue to reside in the communities they currently live and work. It is also important to ensure that affordable housing is not occupied by those from outside the coastal zone, thus bringing more residents in need into an area of high flood risk. The Council must also support housing for specific identified vulnerable or minority groups.

Below is set out a list of some examples of housing for vulnerable or minority groups, this list is not exhaustive but those wishing to develop should demonstrate that there is a local need. All housing in the Coastal Zone will be subject to the cascade criteria set out below to ensure that the housing does go to those in local need.

Migrant workers – A hostel or house housing migrant workers who live and work in the coast but need improved living conditions.

Older persons – specialised housing is covered by policy SP5 and is a small group of adapted interlinked or separate older persons housing linked to an existing care facility or extra care facility but allowing independent living, this could be new development or extensions to existing development.

Physical disabilities – adapted housing for those with physical disabilities.

Substance misuse – Hostel or house in multiple occupation with attached support for residents either on or off site.

Ex-Offenders – Hostel or housing in multiple occupation with attached support for residents either on or off site.

Rough sleepers – Hostel or housing in multiple occupation with attached support for residents either on or off site.

Teenage parents – Hostel or housing in multiple occupation with attached support for residents either on or off site or a small group of independent units.

Learning disabilities - Hostel or housing in multiple occupation with attached support for residents either on or off site or a small group of independent units to allow for independent living with some support.

Mental health disabilities - Hostel or housing in multiple occupation with attached support for residents either on or off site or a small group of independent units to allow for independent living with some support.

Young People – this covers 16 – 25 years emergency housing and support and could be a Hostel or housing in multiple occupation with attached support for residents either on or off site or a small group of independent units.

Gypsies and Travellers – this would only apply to those that already live in the Coastal Zone but wished to move into bricks and mortar housing

Local Connection Criteria

First priority is to those residents or those with a local connection to the settlement within the Coastal Zone in which the housing is being built specified in criteria 1.

If all the properties cannot be allocated from i – iii (in order) in criteria 1 nominations will be sought in accordance with criteria 2 and so on. In these cases local connection takes priority over need.

Priority Criteria

1) Place of development (5 years or more):

- (i) Was born in the town/village of _____ and lived for 5 years or more; or
- (ii) has permanently resided for 5 years or more in the town/village of _____; or used to permanently live in the town/village of _____ for 5 years or more but has been forced to move away because of the lack of affordable housing;

or
- (iii) has been permanently employed in the town/village of _____ for 5 years or more.

2) Adjacent parishes within the Coastal Zone of _____. (5 years or more):

- (i) was born in one of the adjacent parishes of _____ and lived for 5 years or more.

or
- (ii) has permanently resided in one of the adjacent parishes of; _____ for 5 years or more;

or
- (iii) used to permanently live in one of the adjacent parishes of; _____ for 5 years or more but has been forced to move away because of the lack of affordable housing;

or
- (iv) has been permanently employed in one of the adjacent parishes of _____ for 5 years or more.

or

- (v) needs to reside in the town/village of _____ to give or receive family care and support;

3) Place of development (less than 5 years):

- (i) Was born in the town/village of _____ and lived for less than 5 years;

or

- (ii) has permanently resided for less than 5 years in the town/village of _____; or used to permanently live in the town/village of _____ for less than 5 years but has been forced to move away because of the lack of affordable housing;

or

- (iii) has been permanently employed in the town/village of _____ for less than 5 years.

4) Adjacent parishes within the Coastal Zone of _____ (less than 5 years)

- (i) has resided for less than 5 years in the adjacent parishes of _____

or

- (ii) has lived in the adjacent parishes of _____ for less than 5 years but has been forced to move away because of the lack of affordable housing;

or

- (iii) has been employed in the adjacent parishes of _____ for less than 5 years; or

- (v) needs to reside in the town/village of _____ to give or receive family care and support;

ANNEX 2 - SEQUENTIAL AND EXCEPTION TEST FOR DEVELOPMENT IN THE COASTAL ZONE OF EAST LINDSEY

The Coastal Zone is the area covered by the Environment Agency's Coastal Flood Hazard Maps. The zone is split into four areas.

1. Red – Danger for All
2. Orange – Danger for Most
3. Yellow – Danger for Some
4. Green – Low hazard (caution)

Chapter 10 - Coastal East Lindsey sets out the Council's policy approach to development in the Coastal Zone. This policy sets out development the Council will and will not support in this area of flood risk.

All relevant development in areas of flood risk has to show how it has passed the Sequential and Exception tests. With regard to the Sequential Test this steers development to areas of lowest risk. One of the aims of the Coastal Policy is to make it clear to those wishing to develop what will and will not be supported by the Council. Part of this work is to make the process of submitting and understanding the process around planning easier. To aid in this, this Annex to the Plan sets out how relevant development meets the Sequential test in the coastal zone. Development supported by the policy is deemed to have passed the Sequential Test, it must then demonstrate how it passes the Exception Test.

For the Exception test, the very term exception means that it is development beyond that which would normally be allowed. It is important that all relevant development still does demonstrate that it provides wider sustainability benefits. In order to assist those wishing to develop the Council will test development against its Sustainability Objectives set out below. Whilst the Council strongly supports economic growth on the coast, all relevant development should score positively and demonstrate that it provides wider environmental, social and economic benefits to the community.

All relevant development will need to provide a site-specific flood risk assessment which should identify and assess the risks from all forms of flooding to and from the development. It should demonstrate how these risks will be managed so that development remains safe throughout its lifetime, taking into account climate change.

Listed below for information are the Flood Risk Vulnerability Classifications from the National Planning Policy Framework

ESSENTIAL INFRASTRUCTURE	<ul style="list-style-type: none">• Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.• Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and
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	<p>primary substations; and water treatment works that need to remain operational in times of flood.</p> <ul style="list-style-type: none"> •Wind turbines.
WATER COMPATIBLE	<ul style="list-style-type: none"> •Flood control infrastructure. •Water transmission infrastructure and pumping stations. •Sewage transmission infrastructure and pumping stations. •Sand and gravel working. •Docks, marinas and wharves. •Navigation facilities. •Ministry of Defence defence installations. •Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. •Water-based recreation (excluding sleeping accommodation). •Lifeguard and coastguard stations. •Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. •Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.
HIGHLY VULNERABLE	<ul style="list-style-type: none"> •Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding. •Emergency dispersal points. •Basement dwellings. •Caravans, mobile homes and park homes intended for permanent residential use. •Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure').
MORE VULNERABLE	<ul style="list-style-type: none"> •Hospitals •Residential institutions such as residential care homes, children's homes,

	<p>social services homes, prisons and hostels.</p> <ul style="list-style-type: none"> •Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels. •Non-residential uses for health services, nurseries and educational establishments. •Landfill and sites used for waste management facilities for hazardous waste. •Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.
LESS VULNERABLE	<ul style="list-style-type: none"> •Police, ambulance and fire stations which are not required to be operational during flooding. •Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'More Vulnerable' class; and assembly and leisure. •Land and buildings used for agriculture and forestry. •Waste treatment (except landfill* and hazardous waste facilities). •Minerals working and processing (except for sand and gravel working). •Water treatment works which do not need to remain operational during times of flood. •Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.

SEQUENTIAL TEST

With regard to the Coastal Zone and Strategic Policies SP17, 18, 19, 20 and 21 Coastal East Lindsey, the following developments will be deemed to have passed the Sequential Test.

Essential Infrastructure	✓
Water Compatible	✓
Holiday Accommodation (static caravans, touring caravans, camping, log cabins, chalets, hotels, bed and breakfast accommodation)	✓
Hazardous Substance installations – other than that set out above	X

Employment developments (other than those associated with holiday accommodation)	✓
Community buildings or uses	✓
Residential	X
Social Housing	✓
Housing for specified vulnerable people as set out in the Councils Housing Strategy	✓
Specialist housing for older persons where there is an identified care need	✓
Housing on brownfield blighted land as set out in SP13a	✓

Please Note: The National Planning Policy Framework states that the Sequential Test does not need to be applied to change of use except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site.

EXCEPTION TEST

The Exception Test is split into two parts. For the Exception Test to be passed:
Part 1: it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and

Part 2: a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

The table below indicates which type of development is deemed to have passed Part 1 of the Exception Test. All other development must demonstrate that they pass the Test using the Sustainability Appraisal Form set out below.

Essential Infrastructure	✓
Water Compatible	✓
Holiday Accommodation (static caravans, log cabins, chalets)	✓
Holiday Accommodation (Hotels, bed and breakfast accommodation, touring caravans and camping)	✓
Employment developments (other than those associated with holiday accommodation)	✓
Wider community buildings or uses	✓
Social Housing	✓
Housing for specified vulnerable people as set out in the Councils Housing Strategy	✓
Specialist housing for older persons where there is an identified care need	✓
Housing on brownfield blighted land as set out in SP13a	✓

Sustainability Appraisal Form For Relevant Development in Areas of Coastal Flood Risk

The table below sets out the Council's Sustainability Objectives, against which it will test development proposals. Applicants should provide commentary to reflect how their proposals will contribute to the objectives.

SA Objective	Sustainability Appraisal Questions Will the option / proposal:	Commentary	Positive/ Negative Contribution
<i>1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.</i>	<p>Protect and provide opportunities for improving / enhancing sites designated for their nature conservation value / geodiversity value (local and national levels)?</p> <p>Protect the habitats and species protected by International and UK law?</p> <p>Help achieve Lincolnshire Biodiversity Action Plan (BAP) targets?</p> <p>Help to avoid / reduce the loss of / decline in seminatural habitats, agricultural habitats, urban habitats / geological resources?</p> <p>Conserve species and protect the districts overall biodiversity?</p>		
<i>2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment.</i>	<p>Protect and provide opportunities to enhance the distinctive landscapes (e.g. Conservation Areas, Lincolnshire Wolds AONB) within the district?</p> <p>Will it maintain and, where possible, increase the area of high-quality green infrastructure within the district – e.g. woodlands, public rights of way etc?</p> <p>Will visual aspects / amenity be compromised?</p>		

	<p>Provide opportunities to enhance the townscapes within the district – e.g. promotion of the repair and re-use of historic buildings?</p> <p>Maintain and Enhance the character / distinctiveness of towns and villages (including conservation areas)?</p> <p>Protect or enhance known features of historical, archaeological, or cultural interest, including their setting.</p> <p>Protect areas associated with a known high risk archaeological resource where actual and / or quality / quantity of finds is not known e.g. features associated with buried archaeology?</p>		
<p><i>3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution.</i></p>	<p>Contribute to effective management of water resources (surface and ground waters) via a reduction in water consumption (domestic, commercial, industrial, agricultural)?</p> <p>Will it contribute to effective management of water resources (surface waters) via storage of excess precipitation?</p> <p>Reduce diffuse and point source water pollution (e.g. from STWs, commercial, industrial and agricultural sources) and therefore contribute to 'good ecological status' for all water bodies.</p> <p>Protect the habitats and species reliant on the</p>		

	<p>water environment e.g. in rivers, canals, lakes, ponds and adjacent areas of wetland habitats?</p> <p>Avoid an increase in light pollutants, particularly in more rural areas and the Lincolnshire Wolds AONB?</p> <p>Protect the best and most versatile agricultural land?</p> <p>Encourage appropriate use of finite resources, waste reduction and re-use and recycling of material for all new developments (construction and operational phases)?</p>		
<p><i>4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.'</i></p>	<p>Will it minimise flood risk to people, property, agricultural land and other assets from rivers and from drainage infrastructure e.g. resulting from intense or prolonged precipitation?</p> <p>Will it minimise flood risk to people, property, agricultural land and other assets from coastal inundation e.g. via storm surges?</p> <p>Increase flood risk to people, property, agricultural land and other assets downstream of the proposed development?</p>		
<p><i>5. Promote viable and diverse economic growth that supports communities within the district.</i></p>	<p>Promote sustainable economic growth?</p> <p>Contribute to a low carbon economy in accordance with the principles set out in the Stern Report (October 2006)?</p> <p>Provide diversity in the economy and encourage sustainable business development?</p>		

	<p>Encourage the rural economy and support farm diversification?</p> <p>Assist the provision of appropriate land and premises for business activity?</p> <p>Support the growth of sectors that offer scope to reduce out-commuting, e.g. to Lincoln, Grimsby and Boston?</p> <p>Improve access to education and training, and support provision of skilled employees to the economy?</p> <p>Improve opportunities for and access to, affordable education and training (basic skills, advanced skills)?</p> <p>Promote employment opportunities and the diversification of employment opportunities (including skilled opportunities – professional and managerial occupations) and reduce the outmigration of skilled workers?</p> <p>Enable tourism opportunities to be exploited?</p>		
<p><i>6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and</i></p>	<p>Promote the efficient re-use of land and buildings for new developments and ensure that more dense developments are well designed and are associated with good public transport systems to help achieve the most sustainable pattern and types of development?</p>		

<i>greenfield sites.</i>	Protect the best and most versatile agricultural land?		
<i>7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access.</i>	<p>Improve access to local services, facilities, places of employment and green infrastructure for all residents throughout the district?</p> <p>Provide improved and sustainable public modes of transport in both urban and rural areas and reduce the need to travel by car?</p>		
<i>8. Increase reuse and recycling rates and minimise the production of waste.</i>	<p>Reduce waste generated as part of all building programmes?</p> <p>Reduce household waste?</p> <p>Increase waste recovery and recycling (domestic, commercial etc)?</p>		
<i>9. Support inclusive, safe and vibrant communities.</i>	<p>Help achieve the most sustainable pattern and types of development with a view to developing sustainable communities?</p> <p>Improve the quality of life for communities by allowing residents to become actively involved in decision making at a local level?</p> <p>Maintain, enhance and create green infrastructure assets (e.g. green space) across the district accessible to the whole community?</p> <p>Promote more diverse and cohesive communities?</p> <p>Improve the availability and accessibility of key local services and facilities, including health, education and leisure (shops, post offices, pubs etc.) that also reduces the need to travel?</p>		

	<p>Reduce the fear of crime, the actual levels of crime, antisocial behaviour and improve public safety?</p> <p>Promote and encourage design principles that positively reduce crime and antisocial behaviour?</p>		
<i>10. Ensure that local housing needs are met.</i>	<p>Support the provision of a range of house types and sizes, including affordable housing, to meet the identified needs of all sectors of the community?</p> <p>Enable first time buyers to purchase a home?</p> <p>Ensure the adoption of sustainable construction and design principles in line with the Code for Sustainable Homes?</p>		
<i>11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.</i>	<p>Contribute to a reduction in energy/resource consumption (e.g. domestic, commercial, and industrial).</p> <p>Lead to an increased proportion of energy needs being met from renewable sources e.g. at domestic and commercial scales?</p> <p>Ensure all new housing incorporates at least some energy saving measures?</p> <p>Lead to local developments built to a high standard of sustainable design?</p> <p>Reduce waste generated as part of all building programmes?</p> <p>Reduce household waste and increase waste recovery and recycling (domestic, commercial etc.)?</p>		

<p><i>12. Encourage and provide the facilities and infrastructure for healthy lifestyles"</i></p>	<p>Ensure that adequate health facilities and infrastructure is available for present and future generations?</p> <p>Ensure health facilities are accessible to all sectors of the community?</p> <p>Reduce health inequalities across the district?</p> <p>Promote healthy and active lifestyles?</p> <p>Maintain, enhance and create green infrastructure assets (e.g. green space, recreation and sports facilities, semi-wild/rural places) across the district accessible to the whole community?</p>		
<p><i>13. Positively plan for, and minimise the effects of, climate change.</i></p>	<p>Minimise flood risk to people, property, agricultural land and other assets from the sea, from rivers and from surface water drainage infrastructure?</p> <p>Increase flood risk to people, property, agricultural land and other assets downstream of the proposed development?</p> <p>Contribute to effective management of water resources (surface waters) (e.g. storage of excess precipitation)?</p> <p>Promote appropriate energy production technologies at the district scale?</p> <p>Contribute to a reduction in emissions of greenhouse gases within the district?</p>		

In order to comply with Part 2 of the Exception Test applicants will need to undertake a site-specific Flood Risk Assessment (Please note that even where National Planning Policy does not require the Exception Test to be applied, all proposals within the Coastal Zone will still need to undertake a site-specific Flood Risk Assessment to demonstrate that the development will be safe for its lifetime [NPPF, Footnote 20]).

Applicants are advised to refer to the Advice Matrix within the Council's Strategic Flood Risk Assessment for guidance on the mitigation requirements that will be expected to be incorporated into proposals in order to demonstrate that they will be safe. The Council will seek bespoke advice from the Environment Agency, where appropriate, to confirm if Part 2 of the Exception Test is passed.

ANNEX 3 - INDICATIVE THRESHOLDS FOR TRANSPORT ASSESSMENTS.

These thresholds are for guidance purposes and should not be read as absolutes. In some circumstances, a transport assessment may be appropriate for a smaller development than suggested by these thresholds. In others, a transport statement may be appropriate for larger developments than suggested by these thresholds. Early pre-application discussions between developers and the local planning or highways authority is therefore strongly recommended.

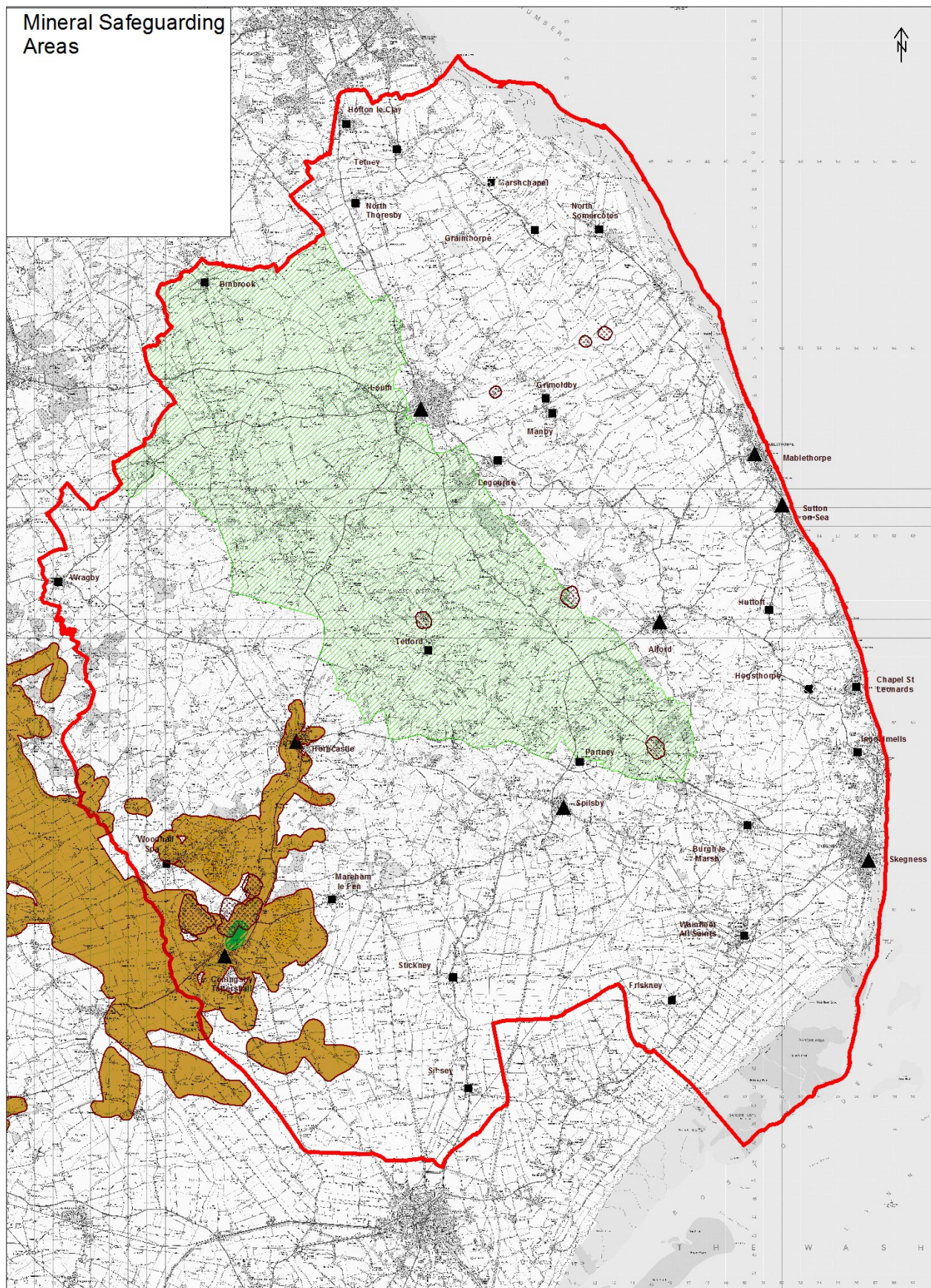
Thresholds based on size and scale of land use						
	Land Use	Use/description of development	Size	No assessment	TS	TA/TP
1	Food retail (A1)	Retail sale of food goods to the public – food superstores, supermarkets, convenience food stores.	GFA	<250 sq. m	>250 <800 sq. m	>800sq. m
2	Non-food retail (A1)	Retail sale of non-food goods to the public; but includes sandwich bars – sandwich or other cold food purchased and consumed off the premises, internet cafes.	GFA	<800 sq. m	>800 <1500 sq. m	>1500 sq. m
3	A2 Financial and professional services	Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as "sui generis" uses	GFA	<1000 sq. m	>1000 <2500 sq. m	>2500 sq. m
4	A3 Restaurants and cafes	Restaurants and cafes – use for the sale of food for consumption on the premises, excludes internet cafes (now A1)	GFA	<300 sq. m	>300 <2500 sq. m	>2500 sq. m
5	A4 Drinking establishments	Public houses, wine bars or other drinking establishments (but not night clubs).	GFA	<300 sq. m	>300 <600 sq. m	>600 sq. m
6	A5 Hot food takeaway	For the sale of hot food for consumption off the premises.	GFA	<250 sq. m	>250 <500 sq. m	>500 sq. m
7	B1 Business	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.	GFA	<1500 sq. m	>1500 <2500 sq. m	>2500 sq. m
8	B2 General Industrial	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).	GFA	<2500 sq. m	>2500 <4000 sq. m	>4000 sq. m
9	B8 Storage or distribution	Storage or distribution centres – wholesale warehouses, distribution centres and repositories.	GFA	<3000 sq. m	>3000 <5000 sq. m	>5000 sq. m

		This includes open air storage				
10	C1 Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).	Bedroom	<75 bedrooms	>75 <100 bedrooms	>100 bedrooms
11	C2 Residential institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.	Beds	<30 beds	>30<50 beds	>50 beds
12	C2A Secure Residential Institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.	Resident	<250 residents	>250 <400 residents	>400 residents
13	C3 Dwelling House	<p>C3 Dwellinghouses - this class is formed of 3 parts:</p> <p>C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.</p> <p>C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.</p> <p>C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell</p>	Dwelling unit	<50 units	>50 <80 units	>80 units

		within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.				
14	D1 Non-residential institutions	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.	GFA	<500 sq. m	>500 <1000 sq. m	>1000 sq. m
15	D2 Assembly and leisure	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).	GFA	<500 sq. m	>500 <1500 sq. m	>1500 sq. m
16	Others	For example: Stadium, retail warehouse, amusement arcades, launderettes, petrol filling station, taxi business, car/vehicle hire business and the selling and displaying of motor vehicles, nightclubs, theatres, builders yards, garden centres, hire shops, dry cleaners.	TBD	Discuss with Highways Authority	Discuss with Highways Authority	Discuss with Highways Authority

Thresholds based on other considerations				
	Other considerations	TS	TA	TA/TP
1	Any development that is not in conformity with the adopted development plan.			✓
2	Any development generating 30 or more two-way vehicle movements in any hour.		✓	
3	Any development generating 100 or more two-way vehicle movements per day.		✓	
4	Any development proposing 100 or more parking spaces.		✓	
5	Any development that is likely to increase accidents or conflicts among motorised users and non-motorised users, particularly vulnerable road users such as children, disabled and elderly people.			✓
6	Any development generating significant freight or HGV movements per day, or significant abnormal loads per year		✓	
7	Any development proposed in a location where the local transport infrastructure is inadequate. – For example, substandard roads, poor pedestrian/cyclist facilities and inadequate public transport provisions.		✓	

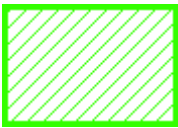

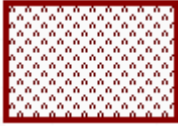


ANNEX 4 – MINERALS SAFEGUARDING AREAS POLICIES MAP



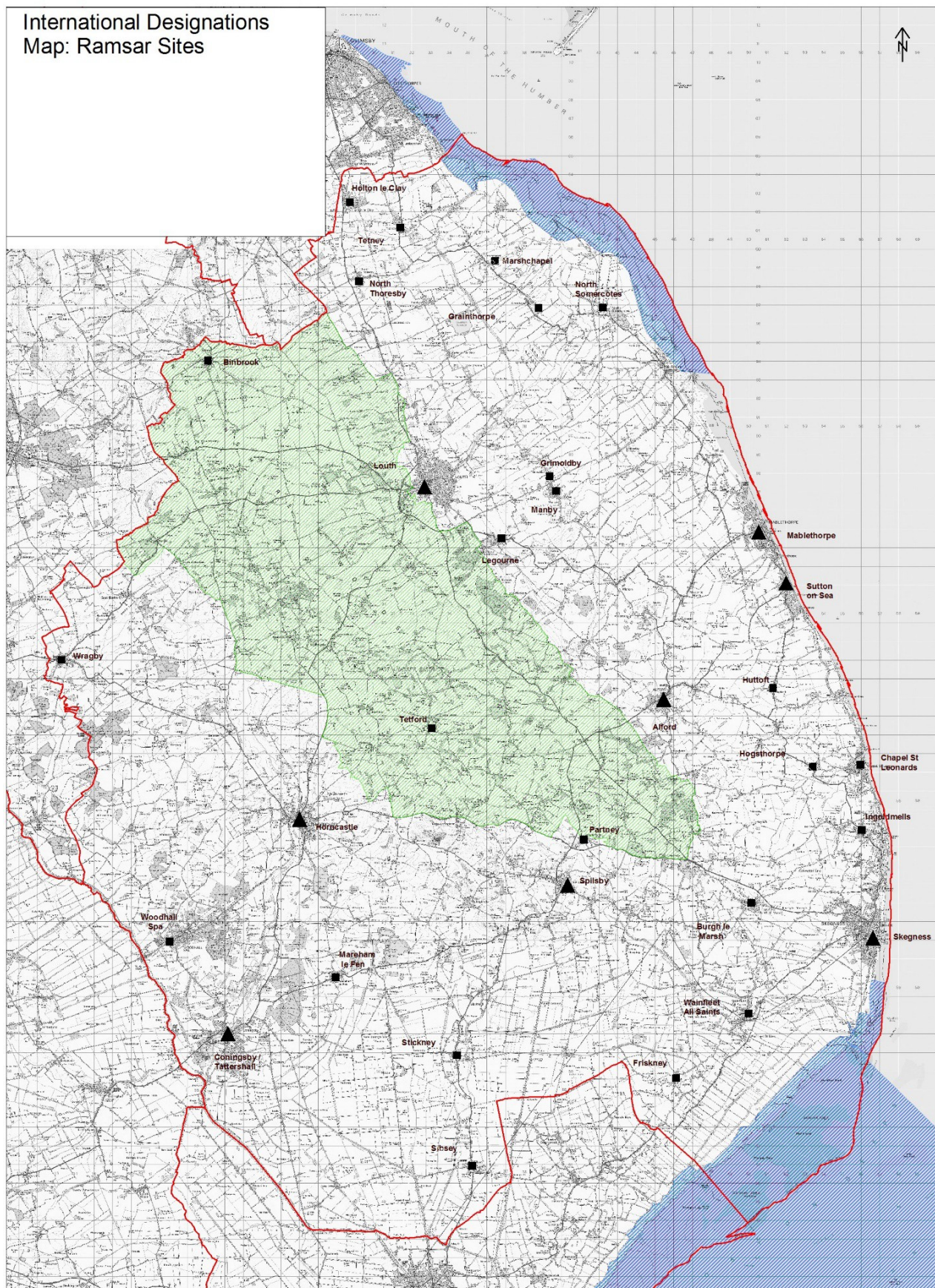
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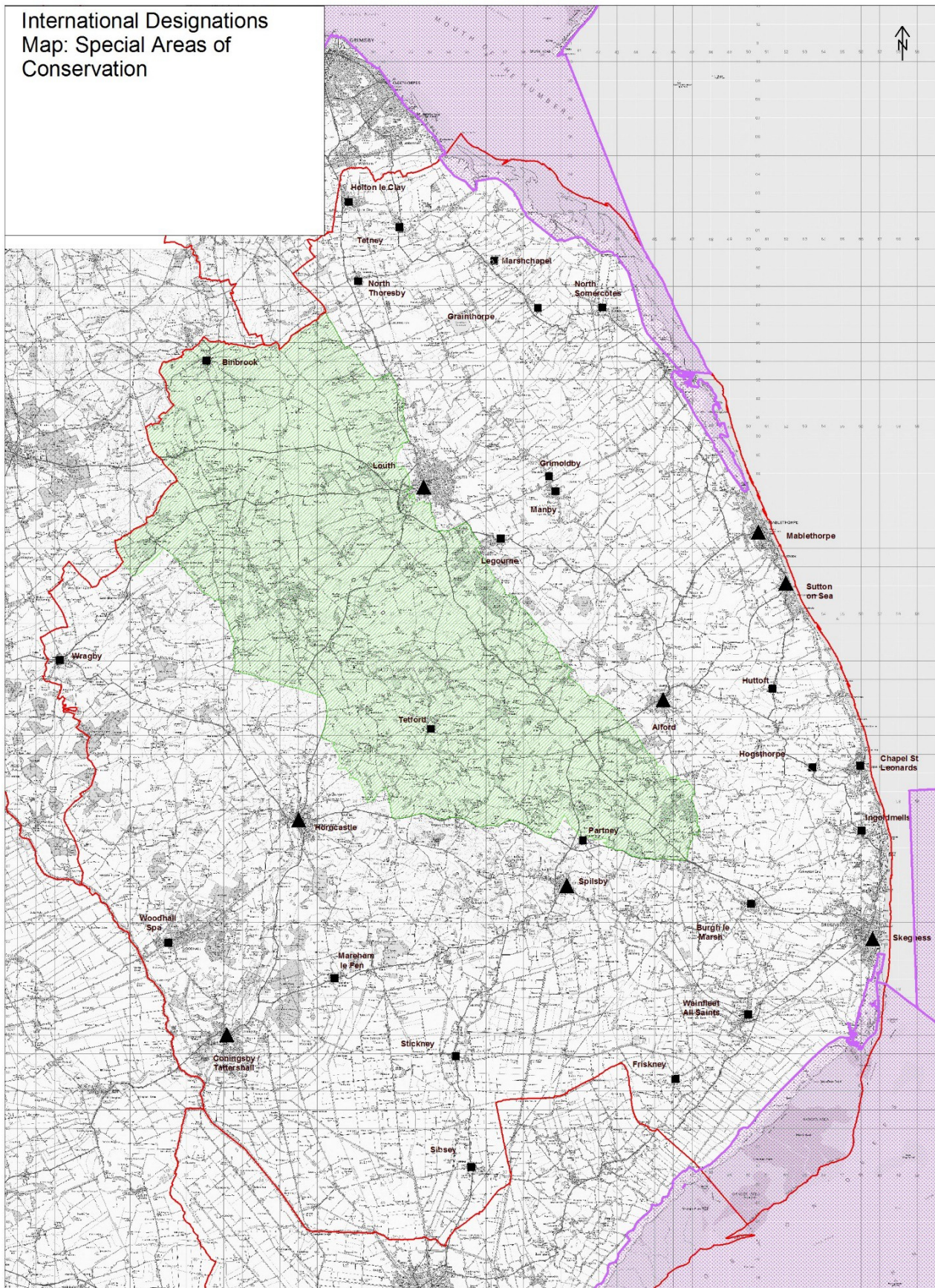
Key to Minerals Safeguarding Areas

	Area of Outstanding Natural Beauty
	Sand and Gravel Minerals Safeguarding Area
	Site Specific Minerals Safeguarding Area
	Lincolnshire County Council Allocated Minerals Site
	Site Specific Safeguarding Area

ANNEX 5 – INTERNATIONAL BIODIVERSITY DESIGNATION POLICIES MAPS



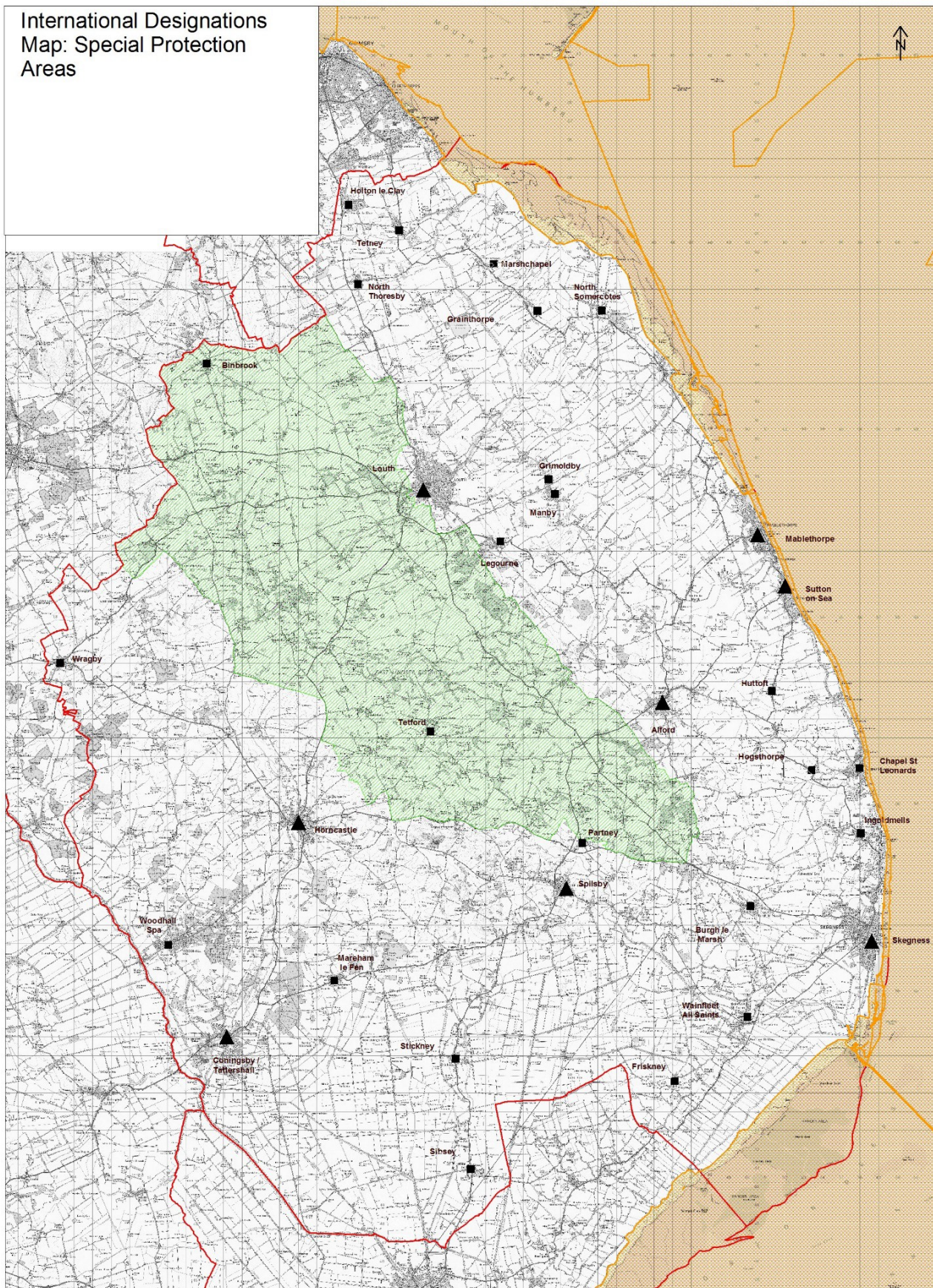
International Designations Map: Special Areas of Conservation



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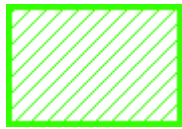
International Designations Map: Special Protection Areas



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Key to International Designations



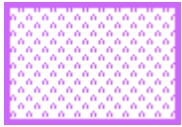
Area of Outstanding
Natural Beauty
(SP23)



Ramsar Site
(SP24)



Special Protection
Area
(SP24)



Special Area of
Conservation
(SP24)

ANNEX 6 - GLOSSARY

These may not be dictionary definitions of the terms used. Rather, they relate to their meaning in this document.

Affordable housing

Housing which meets the needs of households where they cannot be met by the normal housing market.

Ancient Woodland

Land that has had continuous woodland cover since 1600 AD as designated by Natural England.

Annual Monitoring Report

A document produced each year by the Council to monitor progress on the Local Development Scheme and to judge the effectiveness of the Local Development Documents.

Area of Outstanding Natural Beauty (AONB)

An area with a statutory national landscape designation with the primary objective of conserving the natural beauty of the landscape. The Lincolnshire Wolds AONB was designated in 1973 and covers about one third of the area of East Lindsey.

Biodiversity

The full variety of life on earth or, more particularly in a local area; the balanced mix of plant and animal species and their habitats.

Biodiversity Action Plan (BAP)

A strategy to conserve and increase the variety of plants and animals at a local level, in a manner that contributes to the national and global health of species.

Brownfield site

A site on which development has previously taken place. In its Planning Guidance, the Government excludes agricultural land and buildings from this broader definition.

Carbon footprint

A measure of the total amount of greenhouse gases produced directly or indirectly by an activity, usually expressed in equivalent terms of carbon dioxide (CO₂).

Catchment area

An area from which people are drawn to a particular town or service. This is also known also as "hinterland" or "sphere of influence".

Comparison goods

Shopping items that are usually bulkier and more expensive than convenience goods. They can include furniture, electrical appliances, clothes, etc.

Convenience goods

Everyday shopping items such as most foods, toiletries, newspapers, etc.

Conservation Area

An area designated to conserve and enhance the character of the (usually) built environments of historic or architectural importance, or natural areas of particular nature or landscape importance.

Corporate Plan

The Councils Corporate Plan which sets out its objectives and aims.

Development Plan

The collective name for all of the different spatial planning documents for an area. In East Lindsey this will be the Core Strategy, the Settlement Proposals Plan and Neighbourhood Plans.

Development Plan Documents

These are the policy-related documents of the Local Plan and comprise the Core Strategy, Development Control Policies, Settlement Proposals, Proposals Map and any Area Action Plans that are needed.

European Landscape Convention

The European Landscape Convention - also known as the Florence Convention, - promotes the protection, management and planning of European landscapes and organises European co-operation on landscape issues. The convention was adopted on 20 October 2000 in Florence (Italy) and came into force on 1 March 2004 (Council of Europe Treaty Series no. 176).

Farm diversification

The establishment of enterprises unrelated to mainstream farming but which are operated as part of the farm holding to help maintain its viability. Such activities should be compatible with their countryside setting.

Greenfield site

A site on which development has not previously taken place.

Green Infrastructure

The District's network of protected sites, nature reserves, green spaces, woodlands and other green linkages including river and canal corridors, significant drainage channels and disused re-vegetated railway lines, which are important wildlife corridors.

Gypsies and Travellers

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Gypsy and Traveller Accommodation Assessment (GTAA)

An assessment of the accommodation needs of gypsies and travellers.

Habitat Regulation Assessment

An assessment of the effects of plans, policies and programmes on sites of international importance for biodiversity.

Housing need

The quantity of housing required for households who are unable to find suitable housing without financial help.

Infrastructure

The necessary basic services upon which all development depends, including sewage, electricity and gas supplies, roads, water, etc

Inward Migration

The movement of people into an area; in the case of East Lindsey it is mainly made up of older people either economically active but coming to the end of their working life or retired.

Landscape Character

A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Local Development Documents

The collective name for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local Development Scheme

A document that sets out a programme and timetable for the preparation of Local Development Documents.

Local Geological Sites (LGS)

Areas designated for geology/geomorphology by the local authority and protected through the local plan. A newer designation and one of a number of designations under the umbrella term local sites.

Local Wildlife Sites

Sites which have been assessed against the Lincolnshire Local Wildlife Sites criteria, produced as part of the Lincolnshire BAP, and found to contain wildlife features of local significance worthy of protection.

Major Development

The term 'major development' is taken to be as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2000.

Market housing

Housing, for sale or rent, whose price is determined by the open market.

Nature Reserves

These sites are declared by Natural England. They are among the best examples of their type of habitat and are designated to protect their sensitive features and also for the study of the habitat. They also enjoy a degree of public access.

Open countryside

The area outside towns, villages and other settlements, which is largely free from built development on a significant scale and where the countryside character dominates.

Place-making check list

Design tool the Council, owners of sites and developers/agents can use to ensure their proposals meet the high design expectations of the Council.

Planning Obligation (or Section 106 Agreement)

A legal agreement between the local planning authority and a developer, relating to a planning consent, which covers matters outside the scope of a normal planning consent. They are intended to require the Developer to provide or contribute towards services or facilities off or on site, the need for which generated by the development.

Planning Performance Agreement (PPAs)

These are documents used in the planning application process and are about improving the quality of planning applications and the decision making process through collaboration. They bring together the Local Planning Authority (LPA), developer and key stakeholders, preferably at an early stage, to work together in partnership throughout the planning process. They are essentially a collaborative project management process and tool that provide greater certainty and transparency to the development of scheme proposals, the planning application assessment and decision making.

Ramsar Sites

These are wetlands of international importance designated under the Ramsar Convention, which is an intergovernmental treaty. There are three Ramsar Sites affecting East Lindsey; the Humber Estuary, the Wash, and Gibraltar Point. These sites are also covered by other designations relating to their nature conservation importance.

Residual Value of sites

Residual value is the value left after the cost of putting land to a particular use (such as building homes) is subtracted from the revenue generated from the land when it is in that use. A homebuilder assessing the value of a piece of land therefore has to estimate the value of the homes that can be built on the site and the cost of building them.

Safe Walking Distance

In policies 8, 11 and 13 this means that a settlements amenities must be able to be accessed from a proposed development safely. If along a roadway there should be a footway, grass verge or pavement that is wide enough to ensure pedestrians do not conflict with vehicles or if across countryside the journey should be safe in that it should not cross fields with animals in, dykes, ditches or areas of flooding and pedestrians should not conflict with vehicles.

Scheduled Ancient Monument

These are archaeological sites or historic buildings considered to be of national importance by the government. The current legislation, the Ancient Monuments and Archaeological Areas Act 1979, supports a formal system of Scheduled Monument Consent for any work to a designated monument. Scheduling is the only legal protection specifically for archaeological sites.

Settlement

A well-defined grouping of buildings, predominantly residential but including other uses, which have a recognisable form or identity and collective function. A loose cluster of dwellings in the countryside would not normally fall within this definition for the purposes of the Local Plan.

Site of Special Scientific Interest (SSSI)

A site of national importance for wildlife or geology, designated by Natural England (formerly English Nature) for protection.

Site of Nature Conservation Importance (SNCI)

A site of local importance because of its naturalness, size, rarity, diversity, fragility or typicalness, in East Lindsey. Sites were identified by the Lincolnshire Wildlife Trust but which have not yet been reassessed by Local Wildlife Sites criteria.

Special Area of Conservation (SAC)

Internationally designated wildlife sites, designated under the EU Habitats Directive.

Special Protection Area (SPA)

An international designation by Natural England (formerly English Nature) to protect the habitat of threatened species of wildlife.

Spatial planning

Spatial planning goes beyond traditional land use planning to bring together policies for the development and use of land with other policies and programmes that influence the nature and function of places and spaces.

Statement of Community Involvement

A document that sets out the ways the local planning authority intends to involve the community in the preparation, alteration and review of all Local Development Documents and in significant development control decisions.

Strategic Environmental Assessment

The name used internationally to describe environmental assessment of policies, plans and programmes. The European SEA Directive (2001/42/EC) requires that formal environmental assessment is carried out on some plans and programmes, including the documents in the Local Plan. It forms part of the Sustainability Appraisal.

Strategic Flood Risk Assessment

An assessment usually undertaken by a Local Authority at a district-wide level that considers both fluvial and tidal flood risk and examines the risks involved for developing in different locations.

Supplementary Planning Documents

Prepared by the Council, these provide guidance to supplement the policies and proposals set out in the Development Plan Documents. They will not form part of the Development Plan or be subject to independent examination but they are subject to consultation.

Sustainability Appraisal

A process - required by the Planning and Compensation Act 2004 - whereby the economic, social and environmental effects of the emerging strategy and policies of the Local Plan are tested against agreed sustainability objectives at different stages throughout the preparation of the Plan.

Sustainable Development

The most widely-used definition of sustainable development is that of the Brundtland Commission of 1987: - "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The Government has translated this into four aims of sustainable development, all to be achieved at the same time and to be mutually compatible. They are: -

- social progress that recognises the needs of everyone;
- effective protection of the environment;
- prudent use of natural resources; and
- maintenance of high and stable levels of economic growth and employment.

Sustainable Community

Community which uses its resources to meet current needs while ensuring that adequate resources are available for future generations

Sustainable Drainage Systems (SUDs)

An alternative to the traditional ways of managing and, where possible, re-using water runoff from buildings and hard surfaces. It is designed to increase absorption by permeable surfaces to reduce the risk of on and off-site flooding and to relieve pressure on rainwater drainage systems.

Travelling Showpeople

Members of a group organised for the purpose of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers

Windfall sites

Sites that are considered suitable for development but are not specifically identified as such in the Development Plan, this is because of the uncertainty surrounding their availability.

ANNEX 7 – LIST OF SUPERSEDED POLICIES

<i>A3 Local Areas and Settlement Hierarchy</i>
<i>A4 Protection of General Amenities</i>
<i>A5 Quality of Design and Development</i>
<i>ENV3 Foul and Surface Water Disposal</i>
<i>ENV15 Action Area Redevelopment Sites</i>
<i>ENV16 Sites for Environmental Improvement</i>
<i>ENV19 Local Sites of Nature Conservation Importance</i>
<i>ENV20 Protection of Water Quality</i>
<i>ENV21 River Corridors</i>
<i>ENV24 Protection of Open Spaces and Frontages</i>
<i>C1 Development and Demolition Affecting a Conservation Area</i>
<i>C2 Development and Demolition Affecting a Listed Building</i>
<i>C5 Historic Buildings</i>
<i>C7 Historic Landscapes</i>
<i>C8 Planning for Disadvantaged Groups of People</i>
<i>C10 Advance Directional Signs</i>
<i>C11 Lincolnshire Wolds Area of Outstanding Natural Beauty and Areas of Great Landscape Value</i>
<i>C12 Protection of Buildings in the AONB & AGLV</i>
<i>C14 Coastal Conservation Areas – CCA1 and CCA4</i>
<i>C15 Coastal Conservation Areas – CCA2 and CCA3</i>
<i>DC4 Intensive Livestock Units</i>
<i>DC5 Replacement Dwellings In The Countryside</i>
<i>DC6 Re-use of Old Buildings In The Countryside</i>
<i>DC7 Conversion of Farm Buildings into Houses</i>
<i>EMP1 Land Allocated for Industry</i>
<i>EMP2 Business Support Facilities</i>
<i>EMP3 Other Sites for Industry</i>
<i>EMP4 Business Parks</i>
<i>EMP9 Telecommunications</i>
<i>T1 Tourism Strategy</i>
<i>T2 Main Coastal Holiday Areas</i>
<i>T3 Holiday Service Centres</i>
<i>T4 Mablethorpe and Skegness Foreshores</i>
<i>T5 Coastal Amusement Centres</i>
<i>T6 Amusement Centres Elsewhere</i>
<i>T7 Main Tourist Attractions</i>
<i>T9 Hotel/Guesthouse/Bed and Breakfast Accommodation</i>
<i>T10 Loss of Hotels</i>

<i>T12 New Visitor Accommodation</i>
<i>T13 Static Holiday Caravans</i>
<i>T14 New Static Holiday Caravan Parks</i>
<i>T15 Touring Caravan or Camping Sites</i>
<i>T16 Holiday and Seasonal Occupancy</i>
<i>T19 Visitor Transit Services</i>
<i>H1 Allocated Housing Sites</i>
<i>H6 Low Cost Housing</i>
<i>H9 Creating Extra Accommodation In Existing Premises</i>
<i>H10 Infilling and Subdivision of Gardens</i>
<i>H12 Design of New Housing</i>
<i>H14 Residential Caravan Sites for Gypsies</i>
<i>S1 Shopping in Towns</i>
<i>S4 Loss of Shops</i>
<i>S5 Retailing From Industrial Estates or Premises</i>
<i>S6 Neighbourhood Shops</i>
<i>S7 Village Shops</i>
<i>S8 Shops in the Countryside</i>
<i>S9 Hot Food Takeaway Premises</i>
<i>REC1 Sport and Recreation Strategy</i>
<i>REC2 Main Sport and Formal Recreation</i>
<i>REC3 Loss of Sport and Formal Recreation Facilities</i>
<i>REC4 Local and Informal Recreation</i>
<i>REC6 Local Country Parks</i>
<i>REC9 Countryside Recreation: Outdoor</i>
<i>REC10 Countryside Recreation: Indoor</i>
<i>REC11 Noisy Sports</i>
<i>REC13 Golf Courses</i>
<i>REC14 Commercial Horse Riding Facilities</i>
<i>CF2 Loss of Key Community and Social Facilities</i>
<i>TR3 Road Design in New Development</i>
<i>TR4 Protection of Existing Car Parking Spaces</i>
<i>TR8 Tourist Parking Facilities</i>
<i>TR9 Lorry Parks</i>

