



East Lindsey District Council  
Annual Monitoring Report  
2006



East Lindsey  
DISTRICT COUNCIL

# Annual Monitoring Report 2006

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## **1.0 Executive Summary**

Since the preparation of the Annual Monitoring Report (AMR) in 2005 the Council has successfully undertaken a number of stages in the preparation of the Local Development Framework (LDF) to meet the timetable in the Local Development Scheme (LDS). It has also initiated various elements of the work to ensure that the information necessary to provide a robust evidence base for the delivery of the AMR and the LDF, and to respond to the Regional Plan and other corporate and community strategies can be accessed.

The most significant progress has been made with the preparation of the LDF. Annex 1 (LDS Key Stages - 2005 - 2006 Progress Report) of this document contains a summary of the key milestones in this process.

It shows that to date the Council has met all of the key milestones – most significantly with the Submission of the Statement of Community Involvement to the Government Office during October and within the target 'window'.

Work has also been initiated on the Issues and Options stage of the Core Strategy and Development Control Policies and consultants have been employed to undertake the requisite Sustainability Assessment in tandem with this work. Consultants are also being briefed to undertake Conservation Area Appraisals.

Work is also in hand to review the policies of the Local Plan to submit a list of proposed 'saved policies' to the Government Office early in the New Year. This will enable the Council to ensure that the review takes into account the changes currently envisaged as a result of the changes made to the Lincolnshire Structure Plan and to take account of the revisions proposed for the Regional Spatial Strategy.

Despite this the AMR also acknowledges that the Council does not anticipate that delivery of the LDF will stay on track over the following 12 months due to staff shortages and the difficulties that have been experienced in filling vacant posts. The authority has tried to fill vacant posts with agency planners without success. Currently other ways of working are being explored with cross-boundary working with neighbouring authorities on evidence for the LDF.

Also as a consequence of the resource issue, some of the data collection aspects have not progressed as quickly as anticipated and further refinements to deliver information more effectively using IT resources are in progress. More details of this are shown in Table A (Section 8).

## **2.0 Background**

- 1.1 Preparation of the Annual Monitoring Report (AMR) is a requirement placed on Local Planning Authorities (LPAs) as part of the Planning & Compensation Act 2004 (the Act). It provides a standard framework for monitoring how successful the LPA has been in :-
  - Meeting the timetable of the Local Development Scheme (LDS)
  - How it relates to and helps deliver more strategic plans at a national, regional and corporate/local level.
- 1.2 The Annual Monitoring should, as a consequence, enable LPAs to
  - Identify problems in delivery of their Local Development Scheme and initiate actions to overcome them
  - Amend their policies to reflect national and regional change
  - identify the actions needed to change policies and proposals, where required.
- 1.3 Because they will be universally used, the information they contain – such as the measurement of rates of development of houses and employment, and the amount of previously used land that is developed will be recorded consistently.
- 1.4 In common with many other LPAs who are also striving to rationalise their data collection and monitoring systems to provide robust evidence for the new LDF format, the Council is continuing to develop its procedures. As part of an ongoing process to produce a more comprehensive AMR in the future, and to develop it as a vital tool to deliver corporate strategy, the Council will develop a more corporate approach to data collection, sharing and dissemination including increased partnership-working.

### **3.0 Analysis Of Saved Policies & Development Plan Position Statement.**

- 3.1 The East Lindsey Local Plan was adopted in 1995. Alterations to the policies reflecting latest guidance were adopted in 1999. When the 2004 Act came into force work on the replacement Local Plan was well advanced and the Council decided to proceed under the transitional arrangements.
- 3.2 At the Council meeting On 2<sup>ND</sup> November 2005 it was resolved to cease work on the Local Plan review, and to commence work on the Local Development Framework (LDF) with immediate effect. In the meantime it was also resolved that the policies of the Adopted Plan should be 'saved' for development control purposes or until they are replaced by the LDF, which ever is sooner. An assessment of the policies of the current plan is currently being undertaken to provide a definitive list of 'saved policies' to be submitted to the Secretary of State by the due date.
- 3.3 However, because the Council's LDF will not be in place before 27<sup>th</sup> September 2007 the Council is reviewing the policies of the current Plan and will submit a revised list to the Secretary of State to meet the March 2007 deadline.
- 3.4 Where there is any doubt over the appropriateness of saved policies the guidance contained in later Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs), the adopted Regional Spatial Strategy (RSS) and the County Structure Plan will be used as material planning consideration. The land use proposals in the Adopted Plan of 1995 were not revised in 1999 due to lower than anticipated rates of development and significant outstanding commitments/allocations. However, they are the most up to date land use proposals, until such time as they can be replaced by a Development Plan Document (DPD).
- 3.5 There are no Local Development Orders in place in the District.
- 3.6 **Monitoring the Use of Policies**

There are a number of mechanisms currently in place to enable the Council to monitor the use and effectiveness of Local Plan policies. The principal means are :-

- Policy Use Report. An analysis of the number of times that policies are used in the decision making process.
- Monitoring Report to identify Member decisions against Officer Recommendation
- Appeals Monitoring spreadsheet. Records use and weight afforded to policies by s.52 Appeal Inspectors.
- Housing Land Availability studies recording rates of development, including take up of allocated sites and brownfield/greenfield sites and the urban rural split.

- 3.7 Since September 2005 the Council has monitored policy use utilising the reporting facility in its planning database. The findings from the initial analysis of that data are presented in Annex 3 which identifies, by policy,
- how many times it has been used
  - whether it is considered to be compliant with current guidance
  - its possible destination in the LDF i.e either as a Core Strategy policy or a Development Control Policy.
- 3.8. This new monitoring facility replaces the manual Policy Use Checklist method that was used in the review of the Local Plan 1999 Alterations the use of policies in the development control process was undertaken in May 2003. The aim of that exercise was to measure the extent to which policies are used in the decision making process, in helping to form the recommendation as a reason for refusal or, to justify the use of conditions. The information at Annex 3 will be expanded to provide further explanation for the Council's choice of policies to be saved and will be submitted with the request for approval in due course.

## 2. Decisions against Officer Recommendation Register.

An ongoing process, this report identifies where Members have determined applications contrary to the provisions of the Local Plan as recommended by the case officer. It enables the Council to identify decisions where material considerations or site specific justification are considered sufficient to warrant overriding the provisions of the Adopted Plan.

## 3. Appeals Monitoring

This is an ongoing report that enables officers to analyse the effectiveness of policies through the decisions of the Inspectorate. In addition to the immediate review process (to analyse the Inspectors decision on a case by case basis) the report also facilitates an assessment of the overall efficacy of policies.

## 4. Housing Land Availability Studies.

Less direct as a monitoring tool this mechanism nevertheless provides the evidence to measure the effectiveness of the policies in meeting the strategic and measurable objectives of the Structure Plan and BVP Indicators. The study is particularly important in assessing the need for and the review of the land use policies.

- 3.8 As part of the ongoing monitoring the Council will continue to record Housing Land Availability, Appeals Monitoring and Decisions contrary to Recommendation. This will be supplemented by the recently introduced major developments report that increases the capacity of the Council to record other significant developments and will enable monitoring to inform the RSS. The preparation of the LDF will provide a suite of policies more suited to monitoring in the future. More detailed proposals are set out in Table 8.

## **4.0 Local Development Scheme Preparation, Milestones and Amendments**

- 4.1` The District produced its LDS in March 2005. It was subsequently approved by GOEM. As the Council has subsequently resolved (November 2005) to redirect its resources from the local Plan to the LDF, the milestones included for the LDF were adjusted accordingly. A revised LDS was submitted to GOEM in February 2006 and approved the following month. A copy of the Event Timetable Achievements Log for 2006 is attached as Annex 1.
- 4.2 The Event Timetable Achievements Log (Annex 1) shows the targets the Council expected to achieve during 2006 and is taken directly from the Local Development Scheme. It shows that the Council has met the anticipated start dates for the SCI and for each of the Core Strategy and Development Control DPDs.
- 4.3 However although the Council has managed to date to keep to the timetable, staff shortages and the inability to recruit additional resources, is expected to have a significant impact on next years schedule. In addition to further recruitment, development control officers and consultants are being used as far as possible within the resource and finance budgets available.
- 4.4 A revised LDS will be submitted in due course. It will contain a revised timetable to reflect
- the delay resulting from staff shortages and experience gleaned from Examination outcomes elsewhere, and
  - to enable closer linkages to the Community Strategy that is currently being updated.

A copy of the current LDS is available on the Council's website and can be viewed at [www.e-lindsey.gov.uk/environment/planning/policy](http://www.e-lindsey.gov.uk/environment/planning/policy)

## **5.0 Summary of Monitoring Framework & relationship to Core and other indicators (SEE Table 8)**

- 5.1 The framework for monitoring the key indicators is set out in Table 8, which identifies the perceived deficiencies and the actions proposed at this stage to provide the additional information required to add the expected robustness to the data-store. A brief discussion of the data analysis in relation to each core area is also contained in the Table.
- 5.2 An assessment of the availability and accessibility of data to evidence The Core and Local Indicator Tables are contained in Section 6 (Table 8). The Tables have been revised to indicate where changes have been implemented over the year. They also set out the background and any assumptions or outstanding deficiencies that have been identified in data collection. These will be addressed as part of the ongoing development of the Council's database.
- 5.3 The Council has a dedicated planning database (Accolaid) which is used to track planning permissions and a sister system that records development through Building Control. This provides the information to evidence the Council's Housing Land Availability Study that is updated monthly, and the BVPI brownfield land returns. It is the base for informing the Housing Trajectory. The reporting facility available with the system is being developed to provide further detail and to refine employment, retail and other major information.
- 5.4 The Council uses its GIS mapping extensively in the development plan function including the definition of information such as the Area of Outstanding Natural Beauty, other natural and historic sites, landscape character assessments and the telecommunications register. Use of that system is being extended to maximise the benefits that can be achieved and will include linked mapping and databases for identifying levels of service provision.
- 5.5 Table 8 also contains an outline of the data sources and actions that have been identified as essential to consolidate that information for the delivery of the AMR in future years. It also shows the linkages that need to be developed within the authority to achieve those improvements.
- 5.6 The District contributes to the annual Regional Monitoring Reports covering the topics of Employment, Environment, Housing and Retailing. These reports are being reviewed as part of the development of a consistent, regional monitoring framework.
- 5.7 The definition for Biodiversity Indicators and the lack of the information relating to the change in these habitats is also identified as a gap in provision. Work being undertaken to establish a Biological Records Centre (BRC) for Lincolnshire that will improve availability in the future and build on the work of the Lincolnshire Biodiversity Plan 2006.



## **6.0 Data Collection & Monitoring Framework**

- 6.1 At this stage the Council considers that the information sources it utilises and the additional proposals set out in the Monitoring Arrangements Table provide a substantial and robust base from which to develop a more sophisticated framework to evidence and monitor the LDF at Core Strategy and at more detailed levels.
- 6.2 With any database that depends on the availability of external sources of information, the currency of that data is critical – and for example the value of some Census data is of limited value. Furthermore, whilst the Council is able to monitor development and can provide an analysis of perceived trends the underlying influences mean that a local policy change alone, may not in itself be either sufficient or capable of redressing problem.
- 6.3 As indicated in Table 8 the Council is working together with the County Council and other Lincolnshire Authorities to improve its information systems, including involvement with the Tractivity monitoring system for housing studies, and developing compatibility with employment database developed as part of Tractivity is also being investigated.
- 6.4 The Council uses the GGP Geographic Information System (GIS) and associated databases and will consider the potential for further development jointly with the neighbouring authorities.

## 7.0 Core Indicators

- 7.1 The information used to populate the core indicators (Appendix 1, Table 8) are produced as part of the Council's commitment to evidencing the Regional Spatial Strategy Annual Monitoring Reports and to provide the background for the policies of the development plan. In addition to cross-departmental working that resource is being developed in association with the County Council and the other districts in the County
- 7.2 The Council works in association with other key stakeholders in the County Council and District Councils within the area to provide information for the Regional Monitoring Report to monitor significant developments within the area.
- 7.3 **Housing Trajectory for East Lindsey.** The housing trajectory for East Lindsey is dealt with as a discrete element of the core indicators. The table below uses the format contained in the LDF Monitoring Good Practice Guide produced by the ODPM and is compiled from data collected as part of the ongoing monitoring carried out by the Council. The housing trajectory and its wider implications for the County and East Midlands Region are under continuous review with key stakeholders through the cross authority monitoring meetings.

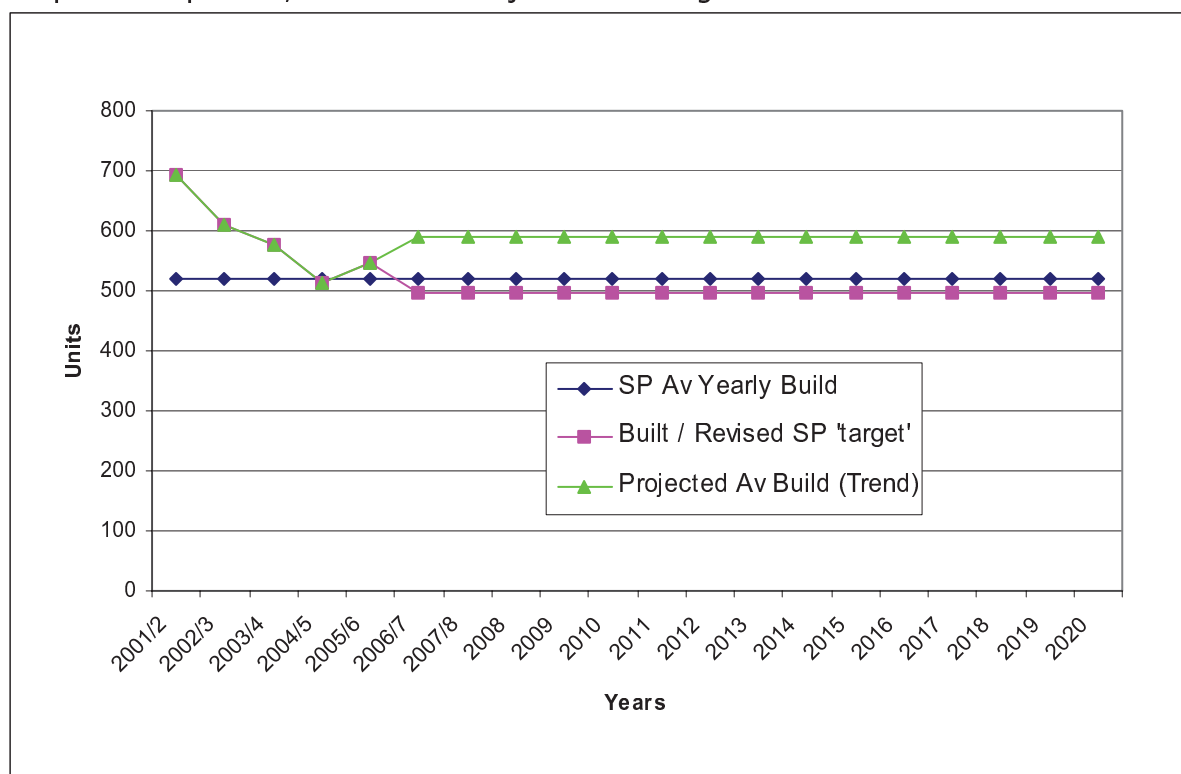
Core output indicators - Table 1 - Housing Trajectory 2006

<b>Section 1. - (i) dwellings built - 01.04.01 to 31.03.06</b>	2943
Average	589
(ii) dwellings built during current year (01.04.06 to 30.09.06)	547
(iii) projected net additional dwells to 2021 (589 x 15)	8835
(iv) annual net additional requirement 10400 / 20 (Structure Plan target)	520
(v) annual average net additional houses needed Residual Method Based on (10400 - 3073) / (15 years)	497
<b>Section 2. - % new &amp; converted dwells on Previously Developed Land</b>	41.1%
Based on ( 2005 - 189 ÷ 513)                      2006 - 225 / 547	
<b>Section 3 - (Allocated Sites only)</b>	
% dwells at less than 30 per ha	69.5%
% dwells 30 to 50 per ha      (185/1234)	29%
% dwells above 50 per ha.      (40/1234)	1.5%
<b>Section 4. - Affordable Housing Completions</b>	48
(net additions to RSL stock)	

- 7.4 The Housing Trajectory Table takes as its base the housing requirement set out in the Lincolnshire Adopted Structure Plan 2006. That document proposes that 10400 houses will be required in East Lindsey between 2001 and 2021. The figures in the Table measure the progress that has been against that background. Annex 2 provides more detailed information on build rates over the calendar years post 1990.

- 7.5 As **Section 1** of Table 1 outlines, the average rate of development (589pa) over the past 5 years (2001 to 2006 inclusive) has exceeded the rate anticipated by the Structure Plan (520 units pa) by an average of 69 units. If the trend continues then by 2021 some 11770 houses or 1380 more than the Structure Plan proposes (10400) would be built.
- 7.6 This rate would fall somewhat short of the target of 650 per annum currently proposed for the district in the draft Regional Plan. The Council has therefore expressed concern over the robustness of the ODPM trend figure underpinning the Regional Plan Options document and the unrealistic target it expresses.
- 7.7 From the table it is clear that the policies in place are currently achieving the desired level of housing development based on the approved Structure Plan and that providing sites become available and market demand is maintained overall levels of development will be achieved.
- 7.8 The graph below indicates the different scenarios for the Housing Trajectory and compares the notional position given a managed release approach (the pink line) and a trend based projection (green line). The changes to the Residual Build and Projected Average Build lines will provide one indicator of the success of the development plan policies (Policy H1 or its successor)

Graph 1 Expected, Revised & Projected Average Build Rates



- 7.9 However, Table 1 does not show the longer term picture of housing development across the District over the period from 1991. The average, taken over this time span is 568 houses per annum (indicated at Annex 2). As the graph (Annex 2) shows the short term trend is acutely influenced by the higher completion rates between 1999 and 2001. This is attributed in part to market conditions and the effect of the social house building programme following the sale of Local Authority housing stock.

- 7.10 Section 2** of Table 1 indicates the level of new dwellings on previously developed land. At 30.6% the figure falls significantly below the national and regional target (60%) However, the deeply rural character of the District, the general shortage of previously developed and available land identified in the Council's Urban Capacity Study and recent patterns of development indicate that this target is unlikely to be achieved. Further, the percentage of such development is expected to fall as the limited stock of Previously Developed Land (PDL) and potential for increasing densities on existing sites declines. The Council is currently updating its Urban Capacity Study (2003) to re-assess potential sites. Evidence from the Council's Housing Land Availability will be used to reinforce the conclusions of that investigation.
- 7.11 The delivery of higher densities in new development in the District in accordance with the guidance of PPG3 has been incorporated into the decision making process through development control. This is not reflected in **Section 3** of Table 1 but is expected to manifest itself in future reports as more dwellings are completed on sites approved since 2000. The delay in recording higher densities on allocated sites is attributed to the high level of commitments recorded in the Council's Housing Land Availability Study. The Council is however keen to ensure a balance between the efficient use of land and the need to protect the character and quality of the local environment and not to compromise one in favour of the other to the detriment of overall sustainability.
- 7.12 **Section 4.** The Council no longer maintains a stock of social housing and has utilised the resources released by their sale to implement a significant development programme (in conjunction with its partner RSLs) to provide a further 400 dwellings. Using the range of financial mechanisms available the Council anticipates that over the next 4 years an additional 350 to 400 units will be developed with the possibility that this will rise to around 600.
- 7.13 In addition the Council operates a Section 106 Policy, which requires contributions from all new open market sites, of up to 30% of houses, in accordance with the thresholds set out in PPG3.
- 7.14 **Analysis** –Analysis of the house-building trends shows that the District has accommodated consistent growth over the last 20 years. But, as closer inspection of the Census shows, that growth is directly linked to the levels of (primarily) retirement related in-migration being experienced, which offsets a natural decline.
- 7.15 The implications of the skew in population structure is discussed elsewhere in detail in Section 7. There are however other considerations that need to be taken into account and have been identified as issues.
- The increase in house prices accompanying in-migration
  - the housing market The unpredictability of migration patterns on
  - The potential of the threat of coastal flooding to undermine the popularity of living on the Coast and increasing pressure to limit future development in response to flood risk
  - The influences of demand on the economic aspects of the construction industry including skills shortage
  - The distribution of development between the urban and rural parts of the district

Each of these elements will need to be assessed carefully as part of any subsequent review of policy based on impending studies and plans

7.16 Amongst these will be the Regional Spatial Strategy (RSS) which proposes a review of the timescale for the strategy and significant changes to the contribution to housing provision for the District within the sub regional area of the newly defined Lincolnshire Coastal HMA. The Housing Trajectory Table (1) will be adjusted to reflect those changes in future AMRs.

**7.17 Employment** The information in the Table 2 (below) reflects changes that have occurred on sites larger than the 0.400 ha. threshold adopted in Regional Monitoring Report, and on the serviced employment sites developed by the District Council as part of its Economic Development strategy. Those sites are located in the main settlements in the District and are identified through the local plan as the preferred location for future development. Additional reports are being trialled to improve the quality of the data for future reports.

Table 2 - Employment Land Development 2005 - 2006

1a Amount of land developed for employment by type. (B1, B2, B3 of the Use Classes Order)		3.53
1b Amount of land developed for employment, by type, in development or regeneration areas	<b>B1/2</b>	0.54
	<b>B8</b>	0
1c Amount of floorspace, by type, which is on previously developed land.		0 %
1d Employment land available by type.		78.5Ha
1e Losses of employment land in (i) development/regeneration areas		N/A
(ii) local authority area.		N/A
1f Amount of employment land lost to completed residential development.		N/A

**7.18 Transport** The Council has not traditionally recorded information on the transport / accessibility indicators in the format set out or using the thresholds of the AMR requirements.

7.19 It has however established a detailed database of the level of facilities in each of the identified settlements that is used to define their role in the local hierarchy. Subsequent AMRs will seek to integrate the two to provide a balanced monitoring framework.

Table 3 – Access

3a Percentage of completed non-residential development complying with car parking standards set out in the local development framework.	See below
3b Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre.	52%

- 7.20 Parking Densities** (3a) The Council applies the maximum car parking standards defined by the County Council as Highways Authority to all new planning permissions.
- 7.21 Accessibility.** (3b) The percentage of new residential development within 30 minutes of services above is based on the assumption that all the facilities listed need to be present, and has used the location of local hospitals which are fewest in number as the essential element. The figure represents the rate for the period 2004 – 2005.
- 7.22 The majority of the smaller settlements and some of the towns fail to meet this requirement, reflecting the scale of the District and the size and dispersed nature of many of its settlements. It is also conceivable that, given the continued contraction of services, that this figure may also decline further and this is considered to indicate a possible lack of rural proofing in their definition, which needs to be addressed.
- 7.23 The Council is addressing the problem of access through a number of initiatives from car-sharing to dial a ride and through land use policies that focus the bulk of development to the larger centres to reinforce their role at a locally appropriate scale.
- 7.24 Local Services** (4a) The information supplied for the Regional Monitoring Report will be used to populate this Table. Improved mechanisms for the delivery of this data and to reflect the more recent advice of the Update (1/2005) are under development and are expected to be in place for future returns. The Council is also working towards the development of a Leisure Strategy that will incorporate the findings of an open space audit as part of its PPG17 facilities audit.

Table 4 – Local Services	% of development	Area (ha.)
4a Amount of completed retail, office and leisure development.	100%	0.47
4b Percentage of completed retail, office and leisure development in town centres.	0 %	0.0
4c Percentage of eligible open spaces managed to green flag award standard.	0 %	0.0

- 7.25 Flood protection and water quality.** The mechanism for recording this information is being developed for delivery with the introduction of the Strategic Flood Risk Assessment. However the view of the Council is that the role of the Environment Agency is to provide the specialist technical advice and, as such, will be taken as a material consideration. The Council's Strategic Flood Risk Assessment is to be made available on the Council's web site.

Table 5 – Flood protection and water quality

Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	01/04/03 - 31/03/04	01/04/04 - 31/03/05	04/04/05 - 05/04/06
	<b>36</b>	<b>6</b>	<b>12</b>

**7.26 Biodiversity.** The current Local Plan incorporates policies restricting development that will impact on sites of nature importance and these are mapped on the Council's GIS to provide an alert where development is proposed. The Plan policies provide the most stringent of protection to Sites of International and National Importance. There have been no significant changes to the areas covered by those designations over the period 2004 to 2005.

Table 6 – Biodiversity

(i) Change in areas and populations of biodiversity importance, including:	<b>0%</b>
(ii) change in priority habitats and species (by type); and	<b>0%</b>
(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.	<b>0%</b>

7.27 Until this indicator is more clearly developed and suitable thresholds set, and the different elements are clearly defined monitoring will be at a high level only. However, analysis of relevant policy usage in the period Sept 05 to April 06 indicates that no schemes affecting sites of International Importance and 9 affecting National and locally identified sites necessitated use of the relevant policies to protect such sites. Policy protecting wildlife habitats was invoked on 44 occasions.

7.28 **Renewable Energy** This indicator is imprecise as to the scale of development it is intended to relate to. The information collected refers only to those elements that will make a significant contribution.

Table 7 – Renewable energy

Renewable energy capacity installed by type.	
Onshore Wind potential output	<b>14.08GWh</b>
capacity	<b>/4.8MW</b>
<b>Change 2005 : 2006</b>	<b>0</b>

**7.29 Waste & Minerals Planning.** The Waste & Minerals Local Plans are produced by the County Council and will be scoped as part of the preparation of the LDF. The implications of the Council's priority, 'to minimise waste and maximise recycling' and approach to household collection will be assessed as part of the need to facilitate delivery of the Community Strategy.

## 8.0 Local Indicators

- 8.1 The Council's survey of the area to monitor land use related matters (as part of the planning function) has considered the following matters and identified the key characteristics that are likely to have an impact either directly or indirectly, and to be addressed by the LDF as:-
- The size and remoteness of the district
  - the dispersed settlement pattern and **social exclusion**
  - the different demands of an 'unbalanced' and ageing population structure and influences of inward migration
  - transport related issues such as high levels of car ownership, the absence of motorways or trunk roads, and limited public transport
  - dependence on adjoining major centres for the provision of employment and other services
  - **seasonal employment** related to the strong tourism sector of the economy
  - low incomes creating pressure for **affordable homes** set in the framework of rapidly increasing house prices
  - social & economic **deprivation**
  - pressure for expansion of coastal tourism development into the countryside
  - additional demands on infrastructure caused by tourism
  - flood risk as a result of climate change
  - erosion of landscape quality brought about by pressures to develop in the countryside
  - **limited employment opportunities**
  - the pressure for development on small, historic town centres and local landscapes
  - limited brownfield development sites
  - pressures for inland tourism beyond farm diversification – such as fishing lakes and caravan sites
  - changes in agriculture / diversification

The issues that are highlighted in bold also reflect some of the Council's corporate priorities that have emerged from the Community Strategy and the Local Strategic Partnership (LSP). The Indicators are being revised to be more succinct and to more closely reflect other strands of that document along with the other strategies set out below (7.3). The LDF will provide the mechanism to deliver the spatial elements of these and other relevant strategies. The background to the issues is set out in the subsequent pages.

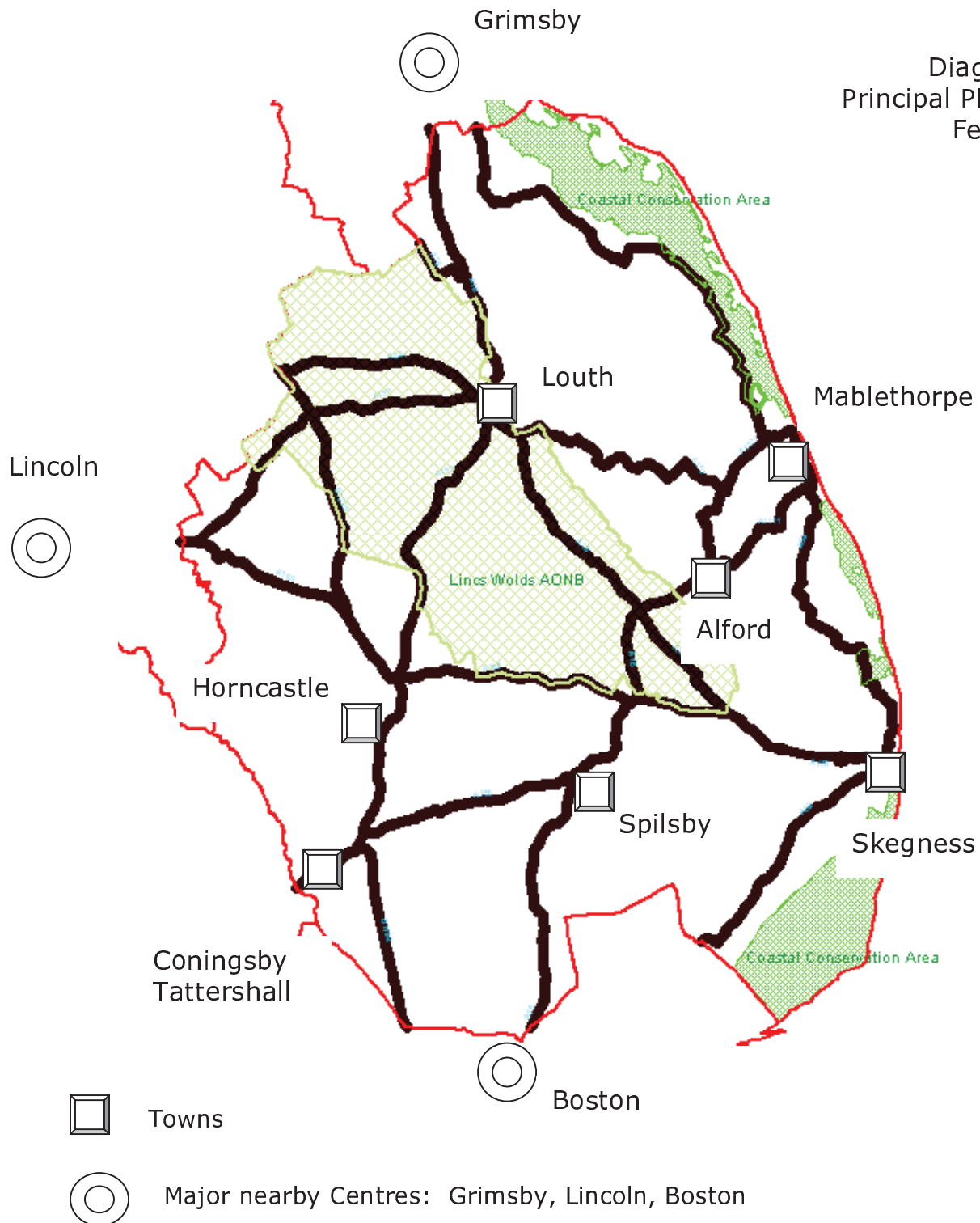
- 8.2 In conjunction with other local strategies the development plan provides one of the mechanisms to address the issues. Other key Strategies are:-

Regional Spatial Strategy  
Local Transport Plan  
Corporate Strategy  
Leisure Strategy  
Local Transport Plan

Lincolnshire Structure Plan  
Economic Development  
Housing Strategy  
Community Strategy  
Strategic Flood Risk Assessment



8.3 **The principal physical features (Diagram 1)** The area of the district is 176,039 ha of which 2.45% is identified as being 'urban' in character – based on area identified by key settlement boundaries. Three miles from the northern boundary of the District is Grimsby/Cleethorpes and nearby the heavily developed and industrialised Humber Bank, whilst 10 miles from the western edge lies Lincoln. Both are major centres of population and significant local employment areas. Boston, a smaller-, but substantial centre, is located immediately to the south. Each of these centres exerts its own influence on the district influencing patterns of development and travel to work. At just 74 persons to the hectare the area has the second lowest population density in the East Midlands.



- 8.4 The District has 80km (50 miles) of coastline, which is dominated by the coastal resorts of Skegness/Ingoldmells, Chapel St Leonards and Mablethorpe/Sutton on Sea. The coast also contains extensive sites of natural importance of international, national and regional importance. The area relies, to a significant extent, on man made sea defences and is at risk from flooding caused by climate change.
- 8.5 The coastal centres are fundamental to the economy of the district as tourist destinations but they suffer from seasonal unemployment as a result. It is estimated that there are 4.9 million visitors to the coast (day trips) each year and many are accommodated in the 25000 or so caravans, which dominate parts of the coastal strip.
- 8.6 The popularity of the resorts, along with low property prices has also led to significant growth over recent years as people have retired to the area.
- 8.7 The heart of the district is open countryside, dominated by the Lincs Wolds AONB, and characterized by small, dispersed settlements that look to the market towns for the majority of main services. In addition to the towns there are a number of larger villages that also play a key role in providing basic facilities. The towns and the strategic network are identified on Diagram 1.
- 8.8 The area is identified by 4 broad landscape character types; the rolling hills of the Wolds AONB running north to south dominates the area which also contains coastal plain, fen and river valley areas. These are more fully described in the draft Landscape Character Assessment produced for the Council.
- 8.9 There are 189 Parishes in the District with populations ranging from 9 to 19,000. Of the total population approximately 75% live in the towns and service villages as defined in the deposit draft Local Plan.

**8.10 Economy.** Although traditionally the district has a strong agriculture based economy analysis of the current distribution between sectors shows it is more diverse and more in line with the national pattern. The key sectors are:-

- employment in wholesale & retail trade and repair of motor vehicles (18%) and the manufacturing sector (15%) are the largest and are comparable with national levels.
- hotels and leisure sector (8%) and
- Agriculture, construction and education at 7% are the other significant forms of employment. The hotels/leisure and agriculture sector rates are both significantly higher than national levels.

8.11 Unemployment in the District varies between the Travel to Work Areas (TTWA's) and is a significant issue along the Coast where seasonal unemployment is a concern. The link between employment in tourist and associated industries has also been identified as an issue due to the relatively low income for workers and the seasonal nature of the sector. At 4.7 % the unemployment rates across 2004 was about 0.4 higher than the East Midlands average and 0.1 above national rates (Source: Annual Population Survey. The Table below shows in more detail how the level of unemployment changes over time and provides a comparison between local

regional and national figures. The two bottom rows in particular give an indication of the variation between summer and winter rates.

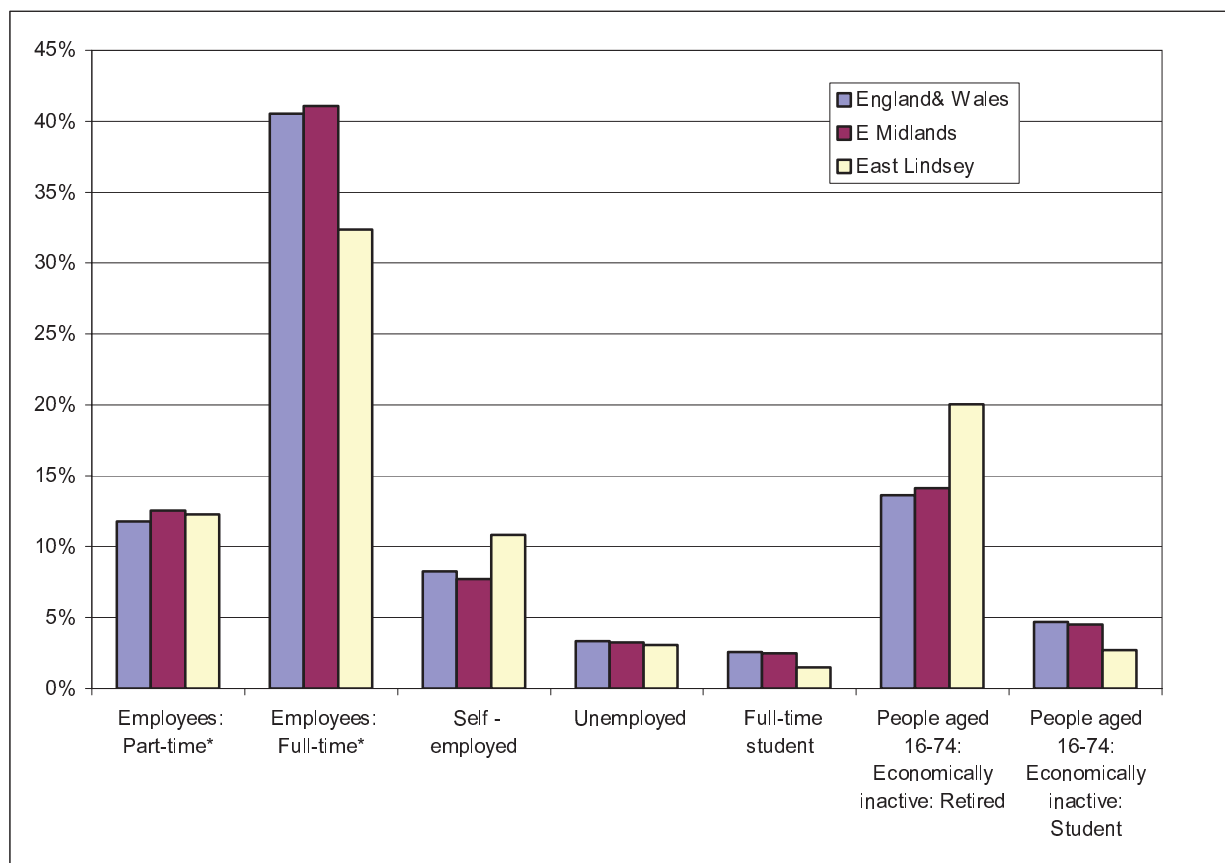
Table 8 Unemployment Trends

Date	East Lindsey	East Lindsey	East Midlands	Great Britain
		(%)	(%)	(%)
Jan 04- Dec 04	2,800	4.8	4.3	4.7
Apr 04- Mar 05	3,000	5.1	4.2	4.7
Oct 04- Sep 05	2,100	3.6	4.3	4.7
Jan 05- Dec 05	1,800	3	4.6	4.9

Source Annual Population Survey : Crown Copyright

- 8.12 Gross Weekly Income for the district is approximately £80 less than national levels. The differences between the district and East Midlands and National incomes for males are £60 and £83 lower respectively, whilst for females the figures are £50 and £90 per week lower respectively.
- 8.13 Low income also has an impact on housing and affordability. There is also potential for further increases in the number of migrant workers (notably around Boston) and continued contraction of the agricultural sector.
- 8.14 A legacy of the limited employment choice and low income is a leakage of the younger, better-qualified workforce from the area to other parts of the country. This is also recognized and targeted as a priority for action in the Councils' corporate plan
- 8.15 The District does not have a significant number of large employers and is typified in the main by Small & Medium Enterprises (SMEs), a reflection in part on the agricultural background and also on its remoteness from major markets.
- 8.16 Activity Levels : Full & Part Time Employment & Economic Activity**  
 In terms of the nature of employment (from the 2001 Census) the key features of the population as shown below, are that :-
- the percentage of employees working full time in the District is significantly lower than regionally and nationally
  - there are relatively more self employed workers
  - there are significantly more people of employment age who are retired.

Graph 1 - Employment



Source ONS 2001 Census

**8.17 Social character.** The market towns, as the historic service providers, dominate a large proportion of community life. More recently Skegness, the largest settlement and main tourist destination, and to a lesser extent Mablethorpe, have established similar roles and their own local catchments.

8.18 The extent of facilities available in each of these varies but they are typically providers of:-

- |                                 |                      |
|---------------------------------|----------------------|
| Primary and secondary schools   | Employment           |
| Supermarket(s)                  | Range of other shops |
| Health facilities               | Transport nodes      |
| Leisure & recreation facilities |                      |

8.19 The Council's Rural facilities Survey (2005) which is used to define sustainable communities indicates that on a District wide scale accessibility to services of the 191 Parishes:-

- 26% of have at least one food shop
- 22% have a least one non-food shop
- 28% have a Post Office
- 21% have a garage serving petrol
- 24% have a recreation facility
- 42% have a village hall or similar meeting place
- 63% have a place of worship
- 52% have a public house
- 23% have a doctors' surgery
- 27% have a primary school.

- 8.20 The presence of, and accessibility to, these facilities is a key factor in determining the sustainability of communities. The Council maintains a settlements' facilities database which it uses as part of the evidence for establishing a settlement hierarchy to identify settlements or groups that contribute to sustainable communities.
- 8.21 The Summary Indices of Deprivation 2004 show that the District is 89<sup>th</sup> worst (or 266<sup>th</sup> out of 355) overall in the rankings. Within the District, six of the Super Output Areas (SOAs) rank in the top ten percent ie experiencing maximum levels of deprivation, overall. These are all located on the Coast. Within the different categories there are 13 areas in the bottom 10 percentile for employment, and 20 areas in the most deprived in terms of access to housing and services. Other strategies being developed by the Council are seeking to address these specific issues.
- 8.23 Environmental characteristics of the area – the natural environment**  
The district is identified by 4 Landscape Character Areas by the Countryside Agency. These are more fully described in the 1<sup>st</sup> draft Landscape Character Assessment which also provides a further zonal breakdown within these areas. A large proportion 176,000 hectares of the district is used for agriculture, the larger 'urban' settlements cover less than 5% of its area.
- 8.24 2.8% of the landscape is covered by woodland (Forestry Commission) compared to 3.4% for Lincolnshire and 8.4% for England. This is almost entirely within the Wolds and the west of the district: tree cover in the Fens and along the Coastal Plain is poor.
- 8.25 The District contains National Nature Reserves at Saltfleet covering some 600 hectares, and at Gibraltar Point, south of Skegness, which extends to 370 hectares.
- 8.26 There are 376 Sites of Special Scientific Interest / Sites of Nature Conservation Interest (SSI's / SNCI's) identified in the District, but information on them and their contribution to biodiversity is poor. The majority lie outside settlement boundaries and the greatest risk to their loss is lack of management rather than development.
- 8.27 A re-survey of locally significant sites as part of the early phases of the Phase 1 Habitat Survey has been undertaken and will contribute towards the Biodiversity Action Plan. However, for the District and Lincolnshire as a whole the scale of this task is immense and translating the findings to provide comprehensive on and off site analysis is unrealistic and clearer definition of the indicators is to be sought.
- 8.28 **Built Environment.** There are 1409 Listed Buildings in East Lindsey of which 77 are Grade 1, and these, collectively with the 17 Conservation Areas make a significant contribution to the distinctive character of the area. Many of the settlements retain their historic street patterns and buildings and whilst this is important to local distinctiveness, it does have significant implications for development. For example it means in the towns that large scale developments capable of reinforcing their roles as service providers e.g. for convenience goods shopping, can be difficult to build in or alongside town centres without harming their distinctive character.

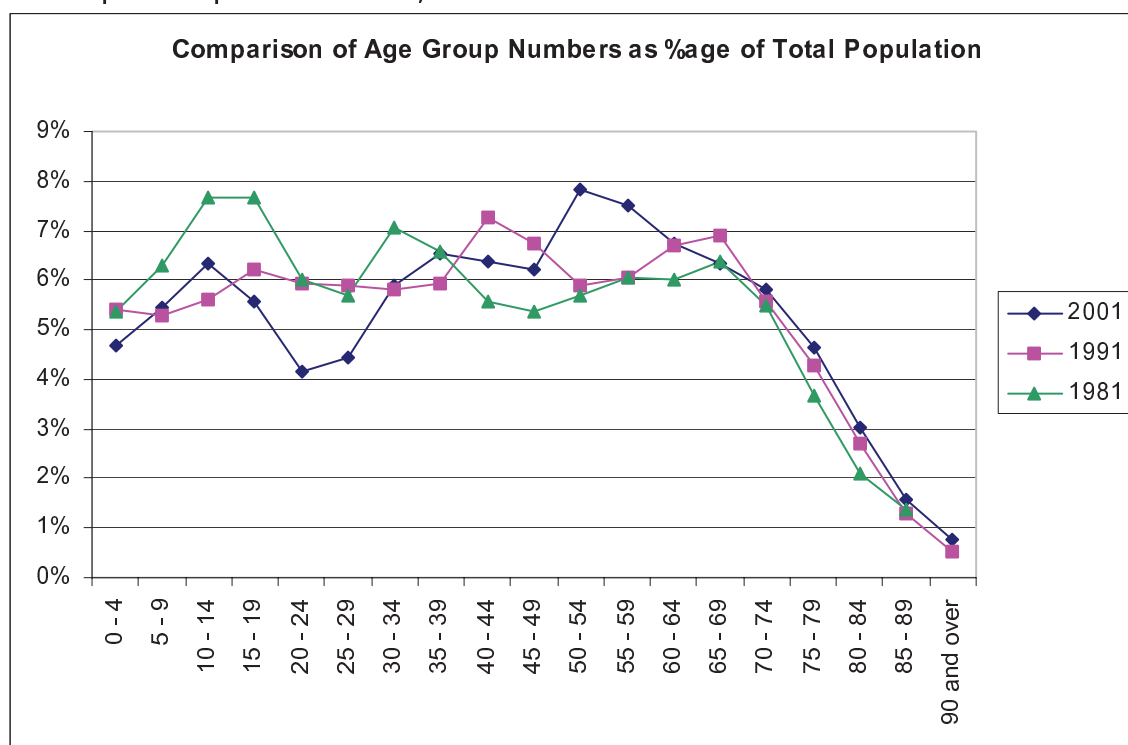
8.29 By comparison, few of the 200 or so villages have been afforded Conservation Area status and the protection of their special character depends more on securing sensitive designs, including building densities, which take account of local distinctiveness. The Council has adopted the Lincolnshire Residential Design Guide to help guide developers in the right direction.

### 8.30 Population size and composition

8.31 Population Change. The population of East Lindsey grew by 25% between 1981 and 2001 when it stood at 130,500 and now stands at 137,400 (OPCS Mid Year Estimate 2005). That change has been fuelled by inward migration and the figures conceal a natural decline such that the actual change is notably higher. The population is projected to grow by about 1000 persons per annum over the next 20 years. The age structure of the district is characterized by a preponderance of higher age groups, particularly along the coast, which is a popular area for retirement. This phenomenon also influences the population of the market towns where (as elsewhere) the lower than average house prices attract in-migrants and creates pressures on the local market.

8.32 Local Population Structure. Graph 2 shows the change in population structure that has occurred over the period 1981 to 2001. The population for each Age Group is shown as a percentage of the total population and gives a clear picture of the population's age structure.

Graph 2 Population 1981, 1991 and 2001



Source ONS 2001 Census

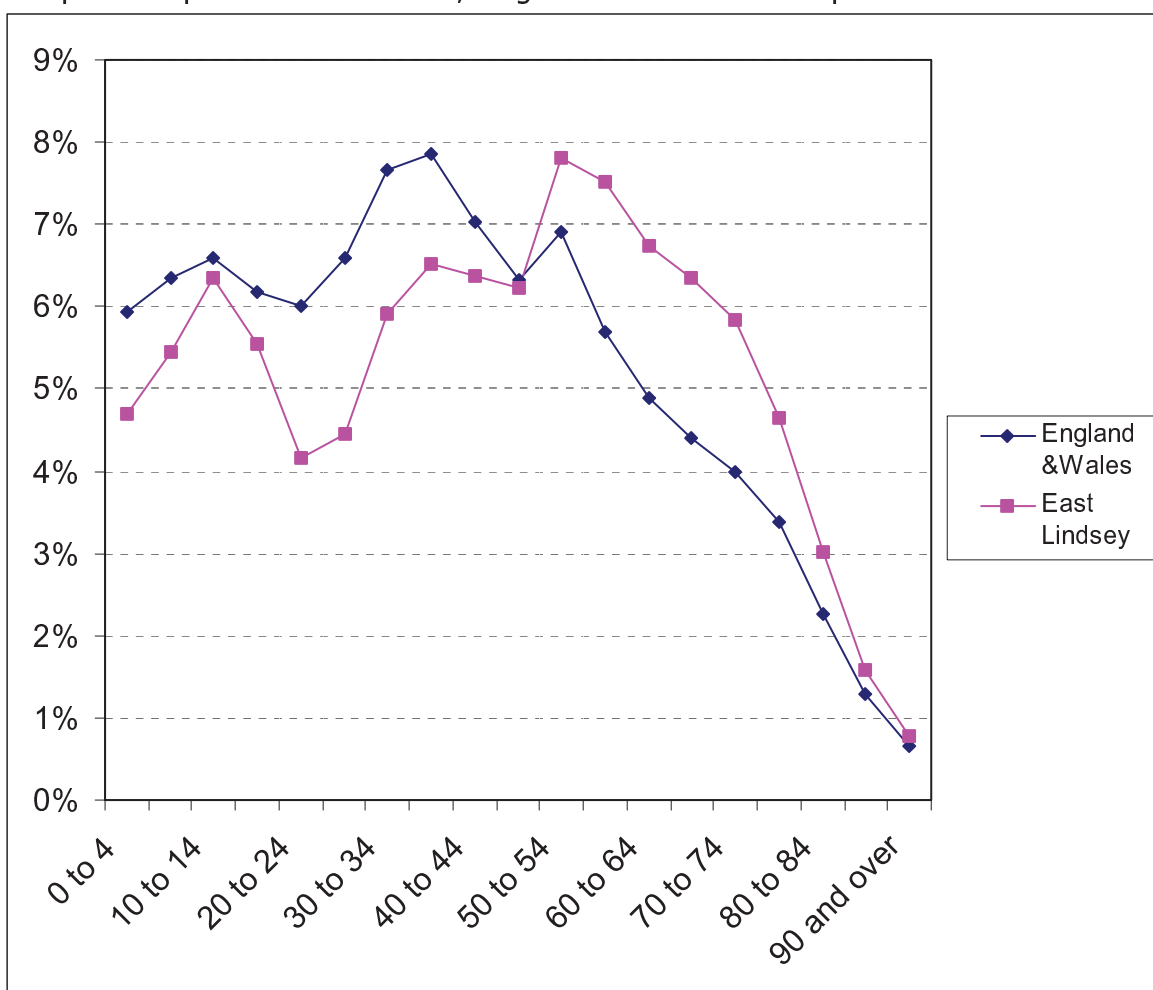
8.33 Broadly this shows a relatively balanced population structure at the 1981 and 1991 Census with the expected sharp decline beginning at 70 years but without a significant increase in the numbers in those age bands. By comparison the 2001 population shows more marked changes.

8.34 Within the broader pattern there are however clear and quite marked deviations. For example the 1981 and 2001 both show a peak around the 5 to 9 age group and a subsequent trough which is absent from the 1991 figures. This trough is particularly marked in the 2001 Census and highlights one of the issues that has been identified for action through the Community Strategy It contrasts with the peak in the 50 – 54 age group which shows an increase over the same generation from earlier Censii.

8.35 Population Structure. When compared to the structure of the population of England and Wales in 2001 (Graph 2) below, it is clear that the local population is :-

- 'top heavy' in the 50 to 80 year age groups, and
- experiences more marked variation between other groups, most significantly in the 20 to 30 year old age groups although the underlying trend is broadly similar.

Graph 3 Population : National, Regional and Local Comparison



Source ONS 2001 Census

8.36 Ethnicity. 98.9% of the District population is described as white. Whilst there are an increasing number of people from other ethnic groups, they represent a very small percentage of the population for whom any specific land use issues are identified. This is an issue, however, that is expected to increase in significance, as the effects of the recent large influxes of European migrant workers into adjoining districts extends into East Lindsey.

- 8.37 Communications, transport system and traffic of the area.** Despite its 50 miles of coastline there is no port in the District. Rail services are limited to a regular service between Skegness and Boston that is being developed using the Community Rail Partnership model.
- 8.38 There are no motorways or trunk roads in the District and only one short stretch of dual carriageway serving traffic to the Coast. The development plan adopts the County Council defined strategic network, which link the main settlements in the district. (see Diagram 1)
- 8.39 Most of these roads are also main bus routes but few offer an hourly service throughout the day. Large areas of the district have limited access to public transport, some parts have none. Analysis of current timetables indicates that of the settlements identified :-
- 37% have a commuter bus service
  - 12% have a service suitable for shopping trips
  - 26% have an occasional bus service
  - 6% have no bus service
- 8.40 The Council is actively promoting the use of public and community transport using a number of providers but the role of the private car in this deeply rural area and consequently, the need for car parking, is significant. The large scale of the district also means that the road network is extensive and its ongoing maintenance is a strategic issue which may involve the use of section 106 Agreements for large scale developments.
- 8.41 The 2001 Census indicates that only 20% of households have no car compared to the 27% national figure. This figure is 'balanced' by the number of homes with only 1 vehicle, which is 6% higher than the national rate of 44%. This demonstrates the fact that a car is generally seen as being essential for accessibility. Travel to work data indicates that a relatively higher number of residents work from home in the district, with marginally higher numbers travelling to work by private means (57% compared to 55% nationally). However, a higher percentage of people walk to work locally – 14% compared to 10% nationally.
- 8.42 **Land use issues including development densities. Urban Context.** The district does not have a significant industrial heritage associated with manufacturing industries and although brownfield and contaminated sites are present their contribution to meeting housing need is limited. This is borne out by the findings of the Council's Urban Capacity Study, which, in 2003, identified brownfield sites capable of accommodating only some 504 houses out of a possible 4322 on all sites identified in the Study. Its review in 2006 will help maintain an up to date picture of the development potential of brownfield sites.
- 8.43 The majority of large scale new development is located on edge of settlement, greenfield sites which contribute to housing need through urban extensions. Because of their location in zones of transition between town and country they are unsuited to densities significantly above 30 per ha which are considered more appropriate to the redevelopment sites located



in and about the town centres where this does not detract from the historic character.

- 8.44 **Rural Context.** The rural qualities of many of the smaller settlements make them an attractive location for retirement and commuter homes. However many have limited opportunities and fail basic sustainability criteria and are not appropriate locations for urban style and density developments. There remains a need for local needs housing in a number of these smaller settlements and the Council seeks to address through its exceptions policy and in partnership with recognised Registered Social landlords. The Council also recognises that sensitive design and layout is paramount if their rural character is to be maintained and that the aim for higher densities will need to be balanced against those criteria.
- 8.45 **Farm Diversification** and rural tourism also create pressures for development in the countryside and whilst inland tourism can contribute to a thriving rural economy the need to achieve a balance between schemes and protecting the qualities that make it so attractive remains.
- 8.46 **Flood risk** The strategic flood risk assessment of the district has identified significant constraints that will influence development in the District. As in many areas the historic relationship between settlements and rivers has the potential to create issues for further development inland however, the real issues will relate to the threat of tidal inundation along the coast and this will be a significant constraint to development.
- 8.47 **Instability.** The area does not suffer from significant, geological instability issues. The Council has however completed a study of Landfill Sites as part of its statutory duties and this will be used where appropriate in the plan making process.
- 8.48 Open space audits.** The Council has not completed its own audit of open space and recreation facilities but will use the findings of the Lincs Sports Partnership audit to provide the basis for developing a full audit of facilities and to provide a framework for developing the Council's Leisure Strategy that will guide the development plan.
- 8.49 Potential housing supply.** The district currently has in excess of 5 years housing land – either under construction or with the benefit of planning permission. The development plan is expected to ensure that 5 years supply is available and as part of a rolling programme to maintain at least that level and to identify sites that will be released over the 10 and 15 year time horizons.
- 8.50 The urban capacity study is due to be revisited as part of the ongoing research into housing land availability and will feed into the housing market assessment at a sub regional level. That study will consider cross-boundary working – most notably with Boston BC whose area is identified as having similar characteristics to those of East Lindsey, and with North East Lincolnshire to reflect the significant impact that the conurbation of Grimsby & Cleethorpes has on the north of the District.

- 8.51 Economy.** The section above (8.18) identifies the key issues concerning the economy in terms of employment and income. The Council has recognized that the imbalances need to be addressed and that different mechanisms and factors, such as the qualifications shortfall and the lack of further education opportunities in the District, are identified as part of the problem.
- 8.52 In land use terms the Council has promoted employment through the provision of dedicated sites, with road and service infrastructure as part of its Economic Development strategy. The development plan will facilitate the development of additional sites through allocation or its policy framework to ensure that sites are available to new and expanding uses.
- 8.53 There are however various factors that will influence the ability to deliver economic growth; the relative remoteness of the area from markets for new investors, the proximity of larger centres on the periphery with the advantage of more diverse and larger workforces, and the efforts of adjoining authorities to attract new businesses.
- 8.54 **Minerals and waste issues.** Minerals and Waste are primarily a County matter. Waste arisings are dealt with through the Environmental Services function and that service is working to minimise waste in recognition that landfill is not a long term option.
- 8.55 **Public service** uses such as health centres, hospitals, education etc. As part of the development plan the Council involves service/utilities as key partners to enable them to plan the delivery of their services including maximizing the use of planning obligations to contribute to service provision.
- 8.56 **Social factors** such as educational achievement, skills levels, crime and anti-social behaviour and deprivation levels. Educational achievement and skills levels are identified elsewhere as an issue that needs, and is being addressed corporately. The twin issues of crime and anti-social behaviour, are identified by the Council in its Crime and Disorder Reduction Strategy as a priority for action, and the influence that good design (particularly the value of open space) can have on crime and community health, has been recognized as an area where the development plan can help deliver corporate objectives.
- 8.57 **Community participation.** The aspirations of local communities and stakeholder groups in terms of the location of future growth and development; and – the balance between uses in particular locations, including local access issues and opportunities for change will be addressed through the Statement of Community Involvement (SCI) and the Corporate Engagement Strategy discussed in Section 3.

**TABLE A : MONITORING ARRANGEMENTS & PROPOSED DEVELOPMENTS FOR CORE OUTPUT INDICATORS BY KEY POLICY THEMES**

From LDF Monitoring Good Practice Guide

BUSINESS DEVELOPMENT	Expected source /availability	Action
<p>1a Amount of land developed for employment by type.                      1b Amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the local development framework.                      1c Percentage of 1a, by type, which is on previously developed land.                      1d Employment land supply by type.                      1e Losses of employment land in (i) development/regeneration areas and (ii) local authority area.                      1f Amount of employment land lost to residential development.</p>	<p>Monitoring through existing electronic systems Tractivity/In house (including GIS mapping) in conjunction with ED/LCC and as part of Regional Monitoring programme                       Information is based on sites in excess of 0.4 hectares and is collected for Regional Study.</p>	<p>A new report to monitor completions has been introduced. Further refinements are proposed to include a discrete database to provide core information for the RSS / Tractivity</p>
<p><b>HOUSING</b></p> <p>2a Housing trajectory showing:                      (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;                      (ii) net additional dwellings for the current year;                      (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;                      (iv) the annual net additional dwelling requirement; and                      (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.                      2b Percentage of new and converted dwellings on previously developed land.                      2c Percentage of new dwellings completed at:                      (i) less than 30 dwellings per hectare;                      (ii) between 30 and 50 dwellings per hectare; and</p>	<p>Trajectory attached as part of Annual Monitoring Report                       Majority of information contained in Housing Land Availability spreadsheets / background papers. Data updated monthly on aggregate basis for Parishes. Needs some refinement to incorporate density element and to identify S106 contributions in more detail.                       Collected through HLA study.                       Need to refine index to identify affordable</p>	<p>Density and s106 monitoring elements introduced. Further refinements will be carried out as required</p>

<p>(iii) Above 50 dwellings per hectare. 2d Affordable housing completions. For definitions and further explanation of what is required see Annex B.</p>	<p>housing contribution.</p>	
<p><b>TRANSPORT</b></p> <p>3a Percentage of completed non-residential development complying with car parking standards set out in the local development framework. 3b Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.</p>	<p>To be measured through DC/BC data recording. However, max standards employed, and it is therefore not appropriate to measure on this basis HLA study and Bus Timetables. Data will have to be analysed on yearly basis to record changes over time.</p>	<p>Establish mechanism within major developments completion report(s) to measure provision.  Need to identify the potential for linking the information from each source through GIS to formalise reporting methodology</p>
<p><b>LOCAL SERVICES</b></p> <p>4a Amount of completed retail, office and leisure development. 4b Percentage of completed retail, office and leisure development in town centres. 4c Percentage of eligible open spaces managed to green flag award standard.</p>	<p>Local monitoring framework being established in conjunction with Economic Development Unit using existing studies, joint bi-annual surveys and monitoring of planning permissions 4c The Green Flag Award is a scheme to recognise quality parks with the criteria being based around appropriate visioning, community involvement, management planning, quality of facility, sustainability etc. and by its nature has a large management input into the processes. The District has no recognised Green Flag Award sites but are a couple of sites that would or could meet the criteria in these areas but resourcing accreditation is an issue.</p>	<p>Work is continuing on the development of the recording and reporting mechanisms to standardise output  Sites are not required to hold the Award. Identification of those sites that have the quality to merit the award</p>

<b>MINERALS (for minerals planning authority only)</b>	
5a Production of primary land won aggregates. 5b Production of secondary/recycled aggregates.	N/A - Lincolnshire County Council responsibility
<b>WASTE (for waste planning authority only)</b>	
6a Capacity of new waste management facilities by type. 6b Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.	N/A - Lincolnshire County Council responsibility
<b>FLOOD PROTECTION AND WATER QUALITY</b>	
7. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Environment Agency provide data on an annual basis .  None
<b>BIODIVERSITY</b>	
8. Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.	Need to establish extent of priority habitats and establish monitoring record of land use change. No accurate, current baseline data exists , need to establish precise responsibilities. The Council is proposing to undertake a District wide Study when resources are available.  Monitor progress of County Biodiversity Action Plan.
<b>RENEWABLE ENERGY</b>	
9. Renewable energy capacity installed by type.	Formal monitoring framework using existing major developments report has been established.. Determine whether there are any thresholds for alternative forms such as bio-fuels, water and solar energy.  Need to add major schemes to GIS and incorporate development monitoring framework

### Local Indicators

These should address the outputs of policies not covered by the local development framework core output indicators. The choice of these indicators will vary according to particular local circumstances and issues. For example, authorities in rural areas may wish to supplement their analysis of the core output indicators with local indicators that consider particular rural issues. Sufficient numbers of local indicators should be developed, together with the core output indicators, to ensure a robust assessment of policy implementation. **The inclusion of local output indicators that are closely tailored to local policy should be developed on an incremental basis over time, reflecting the changing policy monitoring needs of an authority, the development of monitoring experience and the availability of resources. Like core indicators, their choice should reflect the availability and quality of existing data sources and their relevance to the local level.** Table 4.5 below sets out some examples of potential local output indicators.

	Expected Source/ Availability	Action
<p><b>POSSIBLE LOCAL OUTPUT INDICATORS</b></p> <ul style="list-style-type: none"> <li>- air quality: number/percentage of planning applications dealt with where air quality was a material consideration and number/percentage of planning permissions granted where air quality was a material consideration;</li> <li>- gypsies and travellers' housing and land use requirements: those living on public and private sites (both with or without planning permission) and those encamping on roadsides, open land etc;</li> <li>- amount of waste collected by type (e.g. household, industrial and commercial etc);</li> </ul>	<p>Planning database/application records.</p> <p>The issue of meeting the requirements for gypsies has been recognised by joint meetings of Policy &amp; Housing Officers. Some guidance is available in new Regional Plan</p> <p>Lincs CC are the responsible body.</p>	<p>Need to assess need and value of recording. Carried out by Environmental Health Dept. to be incorporated in Sustainability Appraisal</p> <p>The Council has commissioned a Housing Needs Survey which will provide further details</p> <p>Assess options for data collection post deployment of 'wheelie' bin scheme</p>

<p>- percentage of land in protected areas (e.g. national parks, AONBs and heritage coasts) which has been developed; and</p> <p>Open Space &amp; Recreation. / Protected Open Spaces Policy</p> <p><i>Local output indicators – these can be used to help assess the extent to which local development orders are achieving their purpose.</i></p> <p><b>Possible Additions to Local Indicator List</b> Caravan sites</p>	<p>The Lincs Sports Partnership has carried out an Audit to PPG17 specification. This work is to be reviewed as part of the research &amp; monitoring exercise being developed to accompany the LDF.</p> <p>Some work is being undertaken by a corporate working party</p> <p>Local Development Orders to be Reviewed</p> <p>Bi-annual survey (coastal) already established</p>	<p>A review of scale and breadth of Sport Audit to ensure PPG17 conformity will be undertaken when resources are available.</p> <p>Establish framework to record changes in levels of provision</p> <p>Continue to record – consider need to develop to reflect inland developments</p>
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<p><u>Local Issues Identified at 7.1</u></p> <p>The size and remoteness of the district</p> <p>the dispersed settlement pattern and social exclusion</p>	<p><u>Information Source/Means of Monitoring of Policy if appropriate</u></p> <p>Remoteness - improvements to major routes / changes to public transport timetables – more appropriately dealt with by more specific issues</p> <p>Rural Villages Facilities Study 2004 is constantly reviewed – need to establish principle of what is appropriate to a rural location</p>
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	Housing Land Availability Study identifies location of new development Links to Core Indicator
the different demands of an 'unbalanced' and ageing population structure and influences of inward migration	2001 Census base, plus household and population projections, GP lists/ PHCT
transport related issues such as high levels of car ownership, the absence of motorways or trunk roads, and limited public transport	2001 Census base Car Parking Surveys (ongoing) Traffic counts (LCC) Car parking survey
dependence on adjoining major centres for the provision of employment and other services	2001 Census TTWA data base plus District wide retail studies
seasonal employment related to the strong tourism sector of the economy	Office for National Statistics NOMIS unemployment statistics
low incomes creating pressure for affordable homes set in the framework of rapidly increasing house prices	NOMIS monthly returns Housing Waiting List monthly output Land Registry
social deprivation	Indices of Deprivation 2004
pressure for expansion of coastal tourism / development into the countryside	Bi-Annual Caravan counts New report required from Accolaid database to record new planning approvals
additional demands placed on infrastructure by tourism	Liaison with service providers
erosion of landscape quality brought about by pressures to develop in the countryside	New report from Accolaid to identify new permissions by area, measure expected EIA implications where appropriate
limited employment opportunities	Report created in Accolaid to identify major Planning Permissions granted Annual Survey of Employment zones in conjunction with ED unit VAT Registrations
the pressure for development on small, historic town centres and local landscapes	New report to record major re-development in or adjoining town centres / conservation areas New report to record applications where EIA requested / in AONB and/or where the Landscape Character Assessment is cited.
limited brownfield development sites	Urban Capacity Study 2004; update commenced



<p>pressures for inland tourism beyond farm diversification – such as fishing lakes and caravan sites</p> <p>changes in agriculture / diversification</p>	<p>August 06</p> <p>New report – to identify new development proposals</p> <p>Investigate links to existing Tourism database and potential to map on GIS</p> <p>Establish through report in Accolaid</p>
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## *ANNEXES*

Annex 1

**LDS Key Stages - 2005 - 2006 Progress Report**

Document	Stage	January 06	February	March	April	May	June	July	August	September	October	November	December
<b>Monitoring Report</b>	Prepare Report						Y						
	Consultation									Y			
	Submit to SoS												
<b>SCI</b>	Early Engagement												
	Public Involvement (Reg 25)		Y										
	Pre submission consultation (Reg 26)						Y						
	Consideration of responses, prepare doc (Reg 27)							Y					
	Submission To SoS and consultation (Reg 28)									Y			
	Publish responses on options (Reg 29/31)												
	Pre-exam meeting (if required)												
	EXAMINATION (Reg 34)												
	Publish Inspect Report (Reg35)												
	Adoption (Reg 36)												

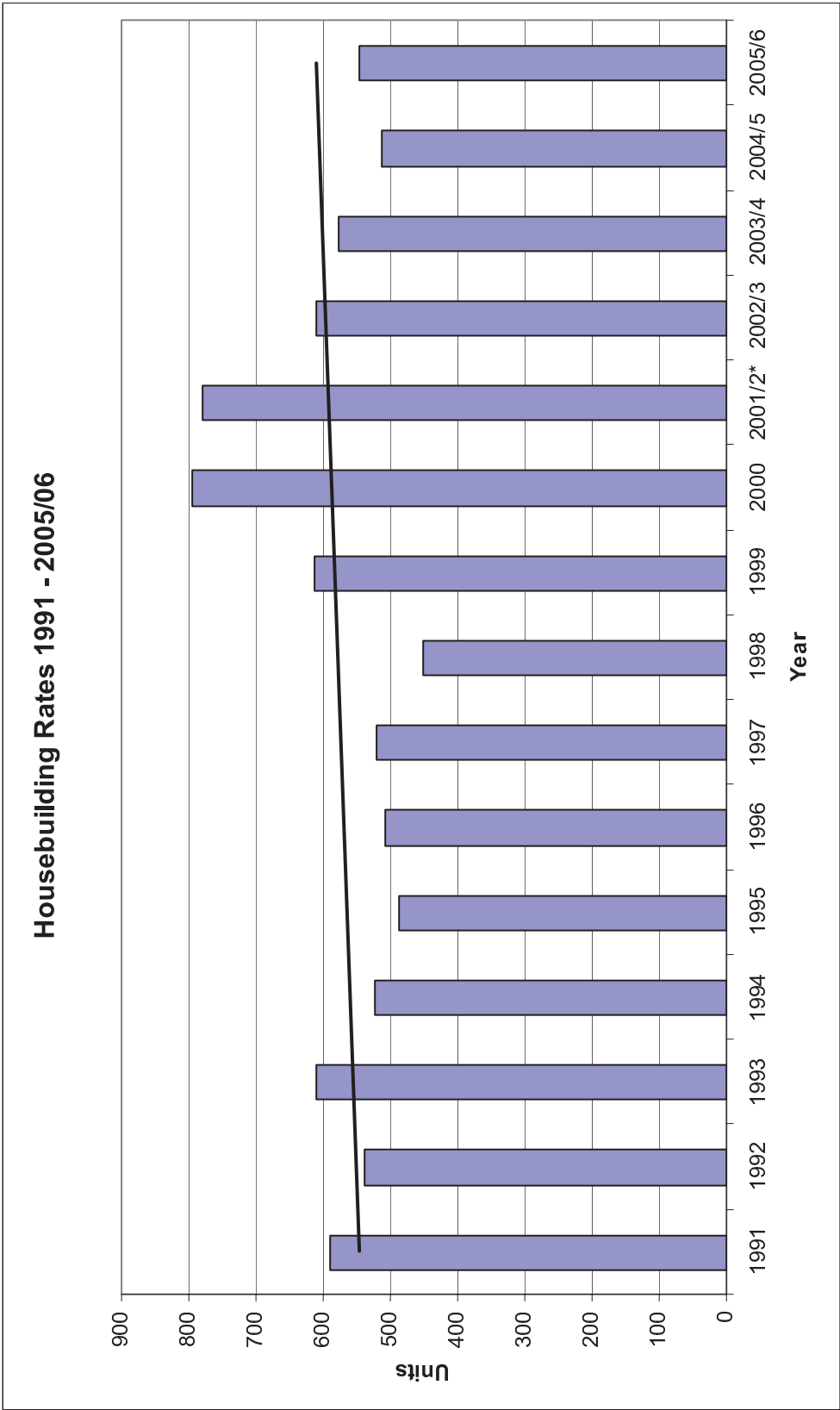
*Y Indicates Start point*

Document	Stage	January 06	February	March	April	May	June	July	August	September	October	November	December
Core Strategy DPD	Work begins (including engagement under Reg 25)*			Y									
&	Pre submission consultation (Reg 26)												
Development Control DPD	Consideration of responses, prepare doc (Reg 27)												
	Submission To SoS and consultation (Reg28)												
	Publish responses on options (Reg 29/31)												
	Pre-exam meeting												
	EXAMINATION (Reg 34)												
	Publish Inspect Report (Reg35)												
	Adoption (Reg 36)												

Document Title	Stage	January 06	February	March	April	May	June	July	August	September	October	November	December
<b>Settlement Proposals DPD</b>	Work begins (including engagement under Reg 25)*									Y			
	Pre submission consultation (Reg 26)												
	Consideration of responses, prepare doc (Reg 27)												
	Submission To SoS and consultation (Reg28)												
	Publish responses on options (Reg 29/32)												
	Pre-exam meeting												
	EXAMINATION (Reg 34)												
	Publish Inspect Report (Reg35)												
	Adoption (Reg 36)												

Annex 2  
Annual House Building Rates 1991 to 2005/06 with Trend-line

(Note: the figures post 2001 are recorded using the financial year (April to March) timescale. As a result the figure for 2001/2 covers a 15 month period. (85 Units were built in the first quarter of 2001)





Annex 3  
Levels of Policy Use, Assessment of PPG/PPS Compliance and Possible Destination in LDF \*\*

POLICY	Times Used	Broad PPG/S Compliance	Possible Destination
A1	192	Y	DC Pols
A2	98	Y	Core Strategy
A3	68	N	Core Strategy
A4	723	Y	DC Pols
A5	745	Y	DC Pols
ENV1	6	N	Unclear
ENV2	1	N	DC Pols
ENV3	170	N	Unclear
ENV4	0	N	Unclear
ENV5	165	N	Core Strategy
ENV6	29	N	Core Strategy
ENV7	0	N	Core Strategy
ENV8	0	N	Core Strategy
ENV9	5	Y	DC Pols
ENV10	7	Y	DC Pols
ENV11	0	N	Unclear
ENV12	1	N	Unclear
ENV13	26	N	Unclear
ENV14	0	N	Unclear
ENV15	2	N	Unclear
ENV16	0	N	Unclear
ENV17	0	Y	Core Strategy
ENV18	5	Y	Core Strategy
ENV19	4	Y	Core Strategy
ENV20	44	Y	DC Pols

ENV21	1	Y	Unclear
ENV22	0	Y	DC Pols
ENV23	34	Y	DC Pols
ENV24	6	Y	DC Pols
ENV25	5	N	Unclear
ENV26	18	N	Unclear
ENV27	1	N	Unclear
C1	117	Y	DC Pols
C2	83	Y	DC Pols
C3	22	Y	DC Pols
C4	78	Y	DC Pols
C5	15	Y	DC Pols
C6	43	Y	DC Pols
C7	1	Y	DC Pols
C8	1	N	Core Strategy
C9	1	N	Unclear
C10	1	N	Unclear
C11	50	Y	Core Strategy
C12	5	N	Core Strategy
C13	0	N	Core Strategy
C14	0	Y	DC Pols
C15	2	Y	DC Pols
S1	10	Y	Core Strategy
S2	0	Y	Core Strategy
S3	3	Y	Core Strategy
S4	6	Y	Core Strategy
S5	4	Y	Unclear

S6	5	Y	DC Policies
S7	3	Y	DC Policies
S8	3	Y	DC Policies
S9	8	N	Unclear
S10	0	N	Unclear
REC1	7	Y	Core Strategy
REC2	3	Y	Core Strategy
REC3	0	Y	Core Strategy
REC4	0	Y	Core Strategy
REC5	0	Y	DC Policies
REC6	0	N	Unclear
REC7	0	N	Unclear
REC8	3	N	Unclear
REC9	7	Y	Core Strategy
REC10	1	N	Core Strategy
REC11	2	Y	DC Policies
REC12	1	Y	DC Policies
REC13	0	N	Unclear
REC14	5	N	Unclear
CF1	7	Y	Core Strategy
CF2	4	Y	Core Strategy
CF3	1	N	Unclear
CF4	2	N	Unclear
TR1	0	N	Core Strategy
TR2	0	N	Core Strategy



TR3	167	N	DC Policies
TR4	2	Y	DC Policies
TR5	0	Y	DC Policies
TR6	1	Y	DC Policies
TR7	27	Y	DC Policies
TR8	1	Y	DC Policies
TR9	0	N	Unclear
TR10	0	Y	Unclear
DC1	146	Y	Core Strategy
DC2	9	N	Unclear
DC3	4	Y	DC Policies
DC4	4	Y	DC Policies
DC5	9	N	DC Policies
DC6	27	Y	DC Policies
DC7	2	Y	DC Policies
DC8	0	Y	DC Policies
EMP1	12	Y	Core Strategy
EMP2	1	N	Unclear
EMP3	1	Y	Core Strategy
EMP4	0	Y	Core Strategy
EMP5	6	Y	DC Policies
EMP6	1	Y	Unclear
EMP7	2	Y	DC Policies
EMP8	8	Y	Unclear
EMP9	5	Y	DC Policies
EMP10	1	N	Unclear
T1	11	Y	Core Strategy
T2	8	Y	Core Strategy

T3	3	Y	DC Policies
T4	3	Y	Core Strategy
T5	2	Y	DC Policies
T6	1	Y	DC Policies
T7	0	Y	Core Strategy
T8	7	Y	Core Strategy
T9	5	Y	DC Policies
T10	0	Y	DC Policies
T11	21	Y	DC Policies
T12	4	Y	DC Policies
T13	0	Y	DC Policies
T14	6	Y	DC Policies
T15	8	Y	DC Policies
T16	24	Y	DC Policies
T17	0	N	DC Policies
T18	0	N	Unclear
T19	0	N	Unclear
H1	20	Y	Core Strategy

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Note: the identification of 'saved policies' is a work in progress and this table is for illustrative purposes only.