

East Lindsey District Council Annual Monitoring Report 2006 - 2007



A view of Spilsby Market Place

Annual Monitoring Report 2007

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1.0 EXECUTIVE SUMMARY

1.1 This report covers the period 1st April 2006 to 31st March 2007.

In accordance with the Regulations, it also provides an up to date snapshot of the progress on the Local Development Framework (LDF) against the Local Development Scheme (LDS)

1.2 The Council has attained a number of key milestones within the timeframe of the Local Development Scheme (LDS)(March 2006) The most significant of these were:-

- Submission of the Statement of Community Involvement to the Secretary of State; and
- Consultation on Core Strategy Issues (Regulation 25)
- Preparatory work to identify 'Saved Policies' from the East Lindsey Local Plan 1999.

1.3 The Statement of Community Involvement.

The Council received the Inspectors report on the Statement of Community Involvement on 21st March 2007. Subject to a number of minor changes, which have been incorporated into the document, the SCI was deemed to have met the Tests of Soundness by the Inspector and was subsequently adopted by the Council in June 2007.

1.4 The Core Strategy.

The Council has continued to progress the work on the Core Strategy of the LDF and has undertaken a joint Issues consultation in conjunction with the Community Plan.

1.5 The Local Development Scheme.

The LDS is currently being revised to reflect the timing of this additional phase of community involvement. The revised LDS (draft) can be viewed at; <http://www.e-lindsey.gov.uk/environment/planning/policy-local-plan/upload/LDS%20Draft%20Limchouse%2019-10-07-2.pdf>

1.6 The Sustainability Appraisal.

Independent consultants are undertaking a Sustainability Appraisal of the Core Strategy and this is currently progressing alongside the preparation of the Issues and Options which are due to be released for consultation in November 2007.

1.7 Alongside the preparation of an Options Paper significant work has been undertaken to improve the evidence base that will inform the LDF. Specific elements that will contribute to this are:-

- Preparation of a Housing Needs Assessment Study (by Fordham Research)
- A Gipsy & Traveller Study as part of a Lincolnshire Housing Market Assessment
- Joint working with Boston BC towards preparation of Employment Land and Strategic Housing Land Availability Assessments for the Lincolnshire Coastal Housing Market Area.
- Appointment of consultants to carry out a Landscape Character Assessment across the District.

- Tenders for the appointment of consultants to carry out a Biodiversity Assessment.
- 1.8 To assist delivery of the LDF the Council has also purchased a dedicated, computer software package to facilitate consultation via the internet combined with an analysis and reporting facility, combined with high quality publication facility.
- 1.9 The Saved Policies.
The Council submitted its Schedule of Saved Policies proposal to the Government Office in March 2007. The policies were approved and can be viewed at <http://www.e-lindsey.gov.uk/environment/planning/policy-local-plan/upload/East%20Lindsey%20Local%20Plan%201999%20Saved%20Policies-2.pdf>
- 1.10 Development Control
The Planning service has constituted an in-house Design Team to assess applications on a case by case basis as part of achieving high quality housing and good design.

2.0 Contextual Information – East Lindsey the District

2.1 The ongoing monitoring of land-use related matters (as part of the planning function) has identified the key characteristics that are likely to have an impact either directly or indirectly on the issues to be addressed by the Local Development Framework.

2.2 In addition, as part of the joint consultation carried out in conjunction with the Community Strategy and a more comprehensive list has been established. These are outlined below :-

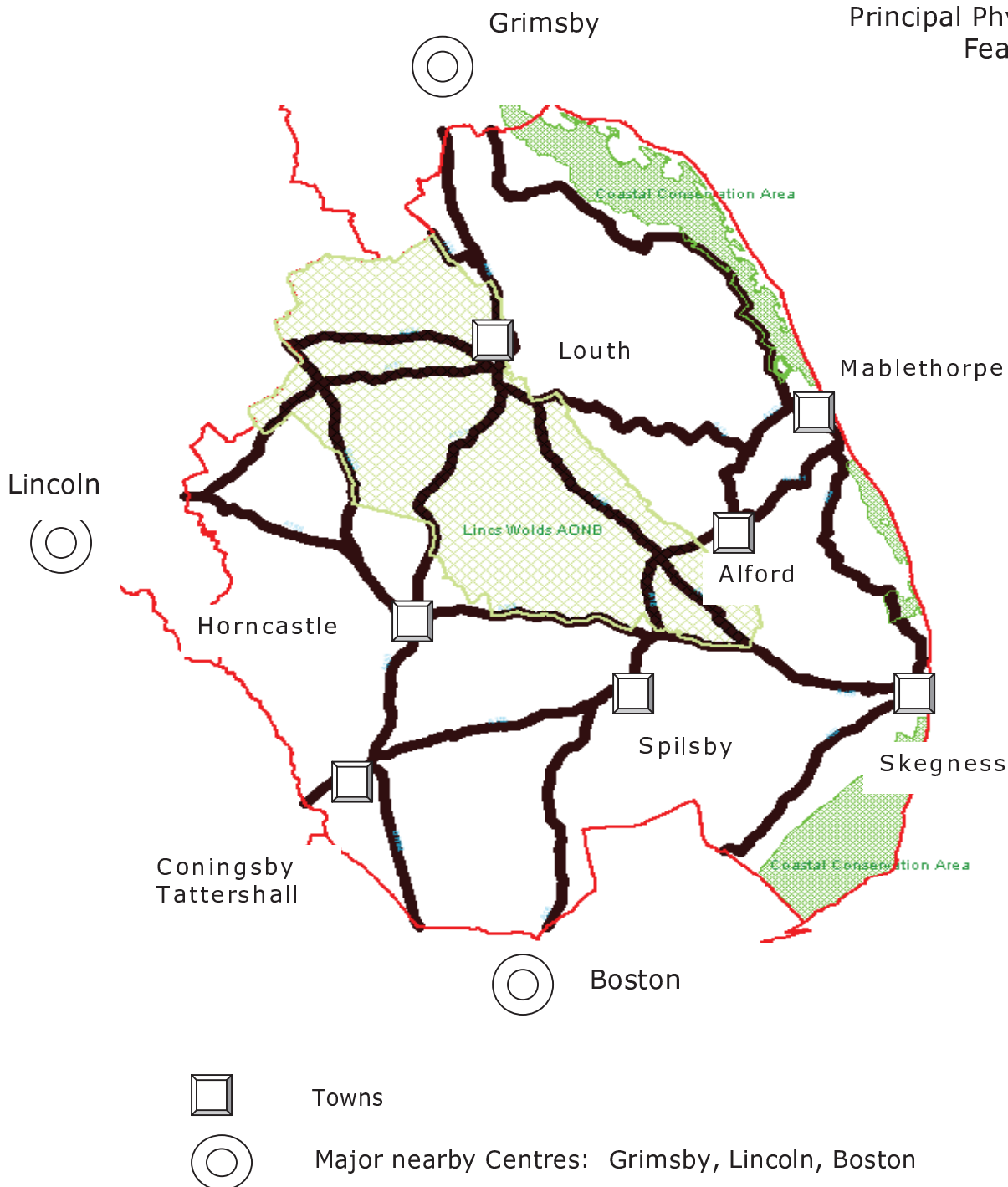
- The size and remoteness of the district
- the dispersed settlement pattern and **social exclusion**
- the different demands of an 'unbalanced' and ageing population structure and influences of inward migration
- transport related issues such as high levels of car ownership, the absence of motorways 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 reflect the Council's corporate priorities or 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.

2.3 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.

2.4 **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.

Diagram 1
Principal Physical Features



- 2.5 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.
- 2.6 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.
- 2.7 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.
- 2.8 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.
- 2.9 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.
- 2.10 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.
- 2.11 **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.
- 2.12 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.

- 2.13 The Table below shows in more detail how the level of unemployment in the District has fluctuated over the period 2004 and 2006.

Table 8 Unemployment Trends

Date	East Lindsey	East Lindsey (%)	East Midlands (%)	Great Britain (%)
Jan 04 -Dec 04	4,800	6.6	4.7	5.2
Jan 05 -Dec 05	4,100	5.6	5.1	5.3
Jan 06 -Dec 06	4,400	6	5	5.4

Source Annual Population Survey : Crown Copyright
% is a proportion of economically active

- 2.14 The average Gross Weekly Pay for the district at £379.8 is approximately £70 less than national levels. The difference between male worker pay in East Lindsey and the East Midlands and National incomes are £75 and £95 lower respectively. For females the equivalent figures are £16 and £45 per week lower respectively.
- 2.15 Low income and limited employment choice is seen as having two critical impacts locally. One is a leakage of the younger, better-qualified workforce from the area to other parts of the country. The other is the growing gap between income and house price ratio and the pressures it places on the affordable housing market. This is targeted as a priority for action in the Councils' corporate plan.
- 2.16 Information on the full extent of migrant workers on housing and employment is sparse. The Approved Worker Registration Scheme indicates that 930 migrants registered between May 2004 and March 2007. of these 390 (42%) are involved in agricultural activities and there are significant numbers in Administration(18%), Entertainment & Leisure (13%) and Hospitality & Catering (10%).
- 2.17 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.
- 2.18 **Activity Levels : Full & Part Time Employment & Economic Activity**
The information in the Table below gives a comparison of the key features of the workforce with regional and national figures. It shows that :-
- the percentage of employees working full time in the District is 5% lower than in the regional and nearly 7% fewer than nationally
 - at 39% there are significantly more people in part time employment
 - there are 4 – 4.5% percent more self employed workers in East Lindsey re-affirming the importance of small and medium sized businesses to the local economy.

Table 9 – Employment, Full and Part Time, and Self Employed

	East Lindsey	East Lindsey %	East Midlands %	Great Britain %
Full-time	24,200	61	66.5	67.9
Part-time	15,500	39	33.5	32.1
Total	39,700			
Self Employed	11,100	13.6	9.1	9.3

Source: ONS annual business inquiry employee analysis. Crown Copyright

2.19 **Social character** - The traditional market towns, (Alford, Horncastle, Louth and Spilsby) 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.

2.20 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	

2.21 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.

2.22 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.

2.23 The Summary Indices of Deprivation 2004 show that the District is 89th worst (or 266th 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.

- 2.24 **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 1st 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.
- 2.25 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.
- 2.26 The District contains National Nature Reserves at Saltfleet covering some 600 hectares, and at Gibraltar Point, south of Skegness, which extends to 370 hectares.
- 2.27 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.
- 2.28 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.
- 2.29 **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.
- 2.30 Conservation Areas have been designated in 17 centres and Conservation Area Appraisals are being undertaken in six of these, but few of the 200 or so villages have been afforded such protection. Safeguarding their special character depends more on using the development control process to secure sensitive design, including building densities, to take account of local distinctiveness and local character.
- 2.31 To that end the Council has adopted the Lincolnshire Residential Design Guide and has established an in-house design panel to further the delivery of high quality development.

2.32 Population size and composition

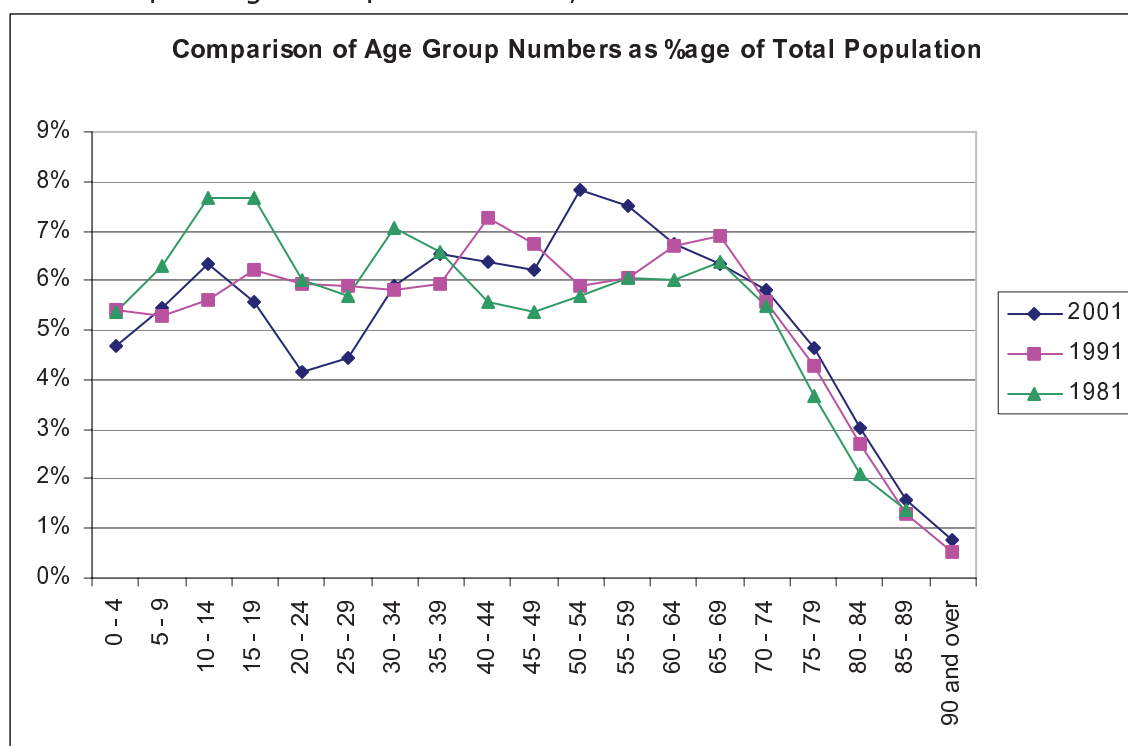
- 2.33 Population Change. The population of East Lindsey grew by 25% between 1981 and 2001 when it stood at 130,500 and now stands at 138,500 an

increase of 6.5% (OPCS Mid Year Estimate 2006). That change has been fuelled by inward migration and the figures conceal a natural decline such that the actual change is notably higher. The rate of population growth is expected to fall from 1800 persons per annum in 2008 to about 1500 per annum in 2021. (ONS 2004 Based Population Projections)

2.34 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.

2.35 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 Age of Population 1981, 1991 and 2001



Source ONS 2001 Census

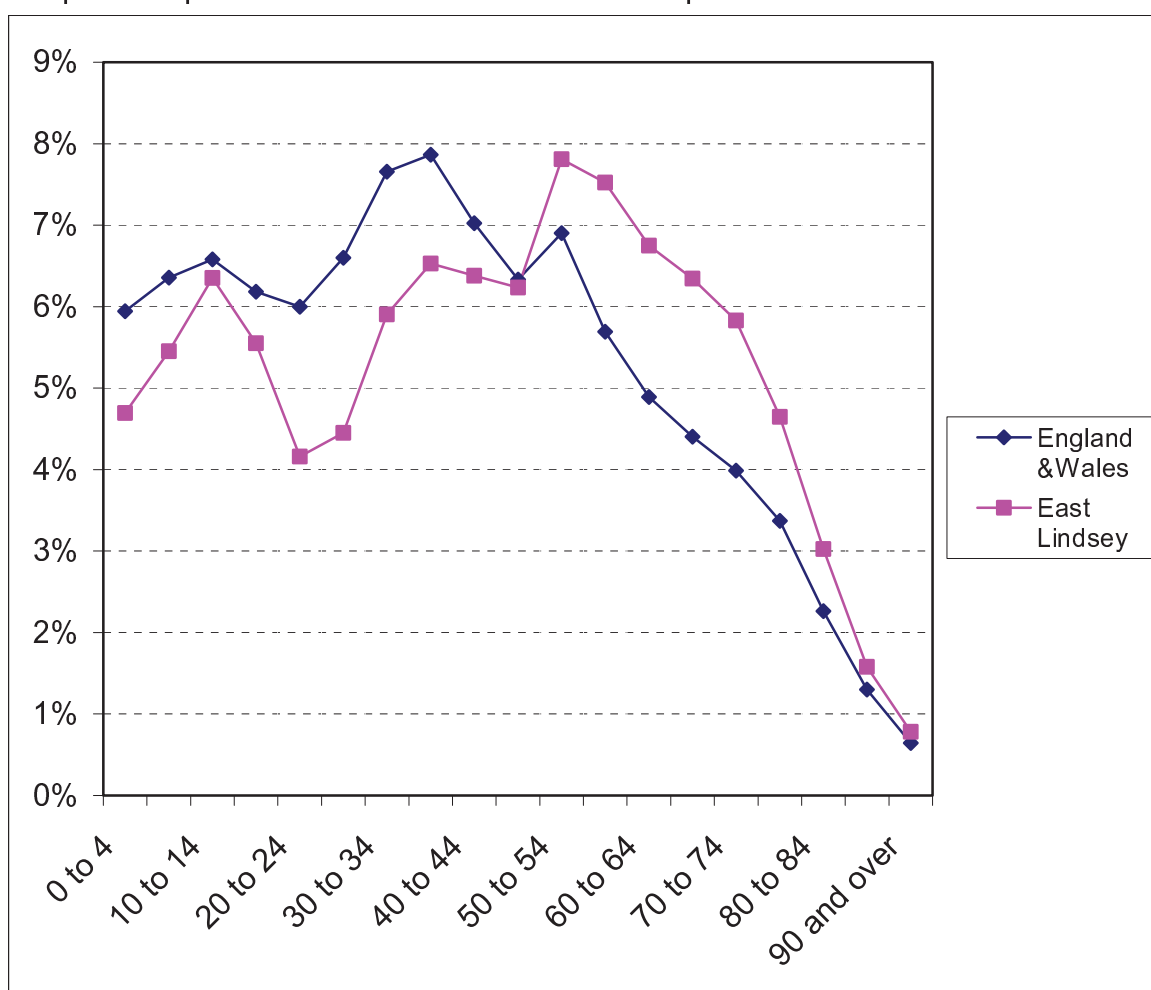
2.36 Broadly this shows a relatively balanced population structure at the 1981 and 1991 Census with the expected sharp decline beginning at 70 years but without a significant increase in the numbers in those age bands. By comparison the 2001 population shows more marked changes.

2.37 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.

2.38 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 and Local Comparison



Source ONS 2001 Census

2.39 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.

2.40 **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.

- 2.41 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)
- 2.42 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
- 2.43 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.
- 2.44 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.
- 2.45 **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.
- 2.46 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.
- 2.47 **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.

- 2.48 **Farm Diversification and rural tourism** - These 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.
- 2.49 **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. The Council is reviewing the SFRA to assess the need to update its findings to reflect the more recent guidance.
- 2.50 **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.
- 2.51 **Open space audits** -The Council is undertaking audit of open space and recreation facilities as part of an PPG 17 audit. It will use the findings of the audit to provide a framework for developing the Council's Leisure Strategy and the appropriate policies of the development plan.
- 2.52 **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.
- 2.53 The urban capacity study as part of the Strategic Housing Land Availability Assessment is currently underway and will feed into the involves 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.
- 2.54 **Economy** - The key issues concerning the economy in terms of employment and income are addressed in paragraph 8.10 to 8.18. 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, are part of a problem that is being addressed through a positive corporate regeneration strategy that looks at coastal and rural concerns.
- 2.55 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.

- 2.56 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.
- 2.57 **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.
- 2.58 **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.
- 2.59 **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.
- 2.60 **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.

3.0 MILESTONES IN THE LDS

Analysis Of Saved Policies & Development Plan Position Statement.

Contextual Information

- 3.1 The development plan for East Lindsey comprises :-
- RSS8 East Midlands Regional Spatial Strategy 2005
 - Lincolnshire Structure Plan (September) 2006
 - East Lindsey Local Plan 1995 & Alteration 1999
- 3.2 The Strategic guidance provided by RSS8 (2005) is currently under review a revised RSS has been published and the Examination in Public has taken place. It is anticipated that the Panel Report will be submitted to the Secretary of State by the end of November 2007. The RSS proposes an increase of (25%) in the housing target for the District that may significantly affect the housing trajectory for future years.
- 3.3 The Lincolnshire Structure Plan was adopted in 2006, its policies will be saved for three years until September 2009, before being replaced by a sub-regional strategy. This plan introduced a significant change for East Lindsey in respect of housing delivery, which will be discussed further on in this report.
- 3.4 The Lincolnshire Waste Local Plan was adopted in May 2006. It will be saved for 3 years and will be part of the Development Plan until then. Under the new system, a Waste Core Strategy is due for adoption in January 2009 and the Lincolnshire Minerals Core Strategy is due for adoption in June 2007.
- 3.5 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.
- 3.6 At a Council meeting On 2ND 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 March 2007 a definitive list of 'saved policies' was submitted to the Secretary of State for determination. Of the 136 policies in the 1995 the Council has proposed that 71 be saved and 65 be deleted. The Saved Policies came into effect on 27th September 2007. The polices can be viewed at (www.e-lindsey.gov.uk/environment/planning/policy-local-plan/)
- 3.7 The District produced its first LDS in March 2005. It was subsequently approved by GOEM. When the Council resolved in 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 2007. A copy of the timetable for the preparation of LDD and SPD from the current draft is attached as Annex 1.
- 3.8 A revised LDS was submitted in March 2007 contains a revised timetable to reflect

- the delay resulting from staff shortages and experience gleaned from Examination outcomes elsewhere, and
- further consultation on a joint Issues paper with the Community Strategy.
- Alterations in the Councils formal reporting mechanisms
- More joined up approach to the Councils Corporate Strategy

3.9 The latest LDS provides a significantly changed timetable that has been amended to take account of developments in the plan preparation process and the increasing demands being placed on local authorities to evidence their LDD's. The Council now has an agreed budget for the completion of the LDF with a schedule for the use of consultants to make best use of the resources and finance available. The Council having taken a more robust project management view of the LDF now believes it can deliver the LDF to the agreed timetable within the amended LDS.

3.10 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

4.0 LOCAL DEVELOPMENT ORDERS

4.1 There are no Local Development Orders in place in the District.

5.0 IDENTIFYING CHANGES REQUIRED IF A POLICY IS NOT WORKING

Monitoring the Use of Policies

5.1 The Council uses its Accolaid Planning and Building Control databases to monitor the use of policies and rates of development. To that end it has developed specific reports that enable the following to be carried out:-

1. Housing Land Availability Studies.

This data provides the evidence to measure the effectiveness of the policies in meeting the strategic (measurable) objectives of the Structure Plan and Best Value Performance Indicators. The study is particularly important in assessing the need for and the review of land use policies and for preparing Housing Trajectory

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.

- 5.2 This has now been supplemented by the recently introduced major developments report that increases the capacity of the Council to record other significant employment, retail and leisure developments. This report will enable improved monitoring to inform the RSS when testing is completed.
- 5.3 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 A on page 31.

6.0 Summary of Monitoring Framework & relationship to Core and other indicators (SEE Table)

- 6.1 The framework for monitoring the key indicators is set out in Table A. A brief discussion of the data analysis in relation to each core area is also contained in the Table.
- 6.2 An assessment of the availability and accessibility of data to evidence The Core and Local Indicator Tables are contained in Section 6 (Table A). 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.
- 6.3 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.
- 6.4 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.
- 6.5 Table A 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.

- 6.6 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.
- 6.7 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. Resources are being sought from the Council budget to undertake a detailed biodiversity study.

7.0 Data Collection & Monitoring Framework

- 7.1 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.
- 7.2 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.
- 7.3 As indicated in Table A 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 that package is also being investigated.
- 7.4 In particular the Council has worked jointly with Boston Borough Council to develop the Strategic Housing Land Availability Assessment and Employment Land Assessment.
- 7.5 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.
- 7.6 During January and February 2007 work was undertaken to update the Council's Urban Capacity Study to inform the Strategic Housing Land Availability Assessment and the National Land Use Database (NLUD). This exercise is also used as a quality checking mechanism to update the housing completions records that are provided by external

8.0 ASSESS PROGRESS WITH IMPLEMENTATION

Housing

- 8.1 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 cross authority monitoring meetings.

Core output indicators - Table 1 - Housing Trajectory 2006

Section 1. - (i) dwellings built - 01.04.01 to 31.03.07	3777
Average	629.5
(ii) dwellings built during current year (01.04.06 to 31.03.07)	728
(iii) projected net additional dwells to 2021 (629.5 x 14)	8813
(iv) annual net additional requirement 10400 / 20 (Structure Plan target)	520
(v) annual average net additional houses needed Residual Method Based on (10400 - 3777 / (14 years)	473
Section 2. - % new dwells on Previously Developed Land % converted dwells on Previously Developed Land Based on (2005 - 189 ÷ 513) 2006 - 225 / 547	41.1%
Section 3 - (On sites for 10 or more units)	
% dwells at less than 30 per ha (55/140)	39.3%
% dwells 30 to 50 per ha (50/140)	35.7%
% dwells above 50 per ha. (35/140)	25%
Section 4. - Affordable Housing Completions (net additions to RSL stock)	88

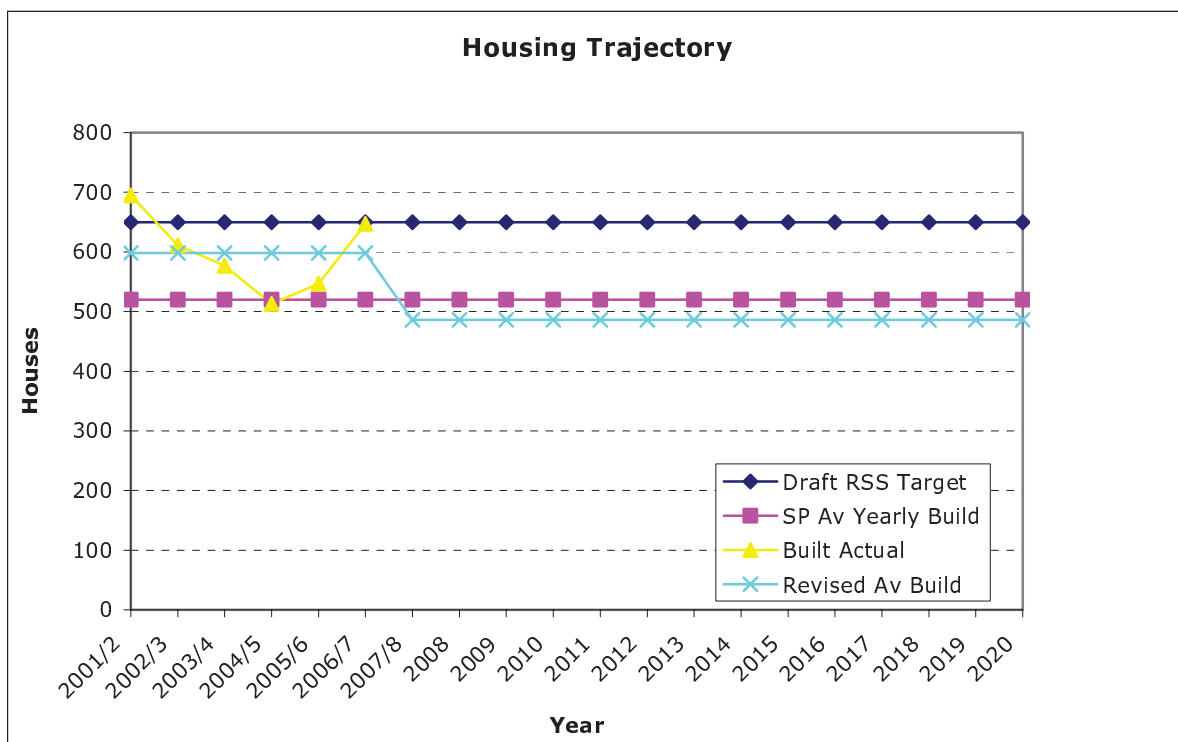
- 8.2 The Housing Trajectory Table takes as its base the housing requirement set out in the Lincolnshire Adopted Structure Plan 2006. That document proposes that 10400 houses will be required in East Lindsey between 2001 and 2021. The figures in the Table measure the progress that has been made. Annex 2 of this document provides more detailed information on build rates over the calendar years post 1990.
- 8.3 **Section 1** of Table 1 outlines, the average rate of development (629.5pa) 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. **This rate shows a notable increase over last years return. This reflects the findings of the 'urban capacity study' in identifying under reporting since the last detailed site survey was undertaken.** If the trend continues then by 2021 some 12590 houses or 2190 more than the Structure Plan proposes (10400) would be built.
- 8.4 An annual average of 629.5 falls short of the target of 650 per annum currently proposed by the draft Regional Spatial Strategy. Despite this the

Council has identified the importance of establishing a higher ceiling to enable it to achieve its aspirations for the regeneration of the coastal area as part of a comprehensive regeneration package.

8.5 From the table it is clear that in overall terms the policies in place are currently achieving the desired level of housing development based on the approved Structure Plan. However, it does not show the imbalance in the levels of development between the urban and rural areas. The Council is in the process of establishing the best approach to responding to that issue.

8.6 The graph below shows how recent development compares with the anticipated levels of development predicted by the Structure Plan/Regional Plan and the draft Regional Spatial Strategy 2006.

Graph 1 Housing Trajectory : Expected, Revised & Projected Average Build Rates



8.7 Table 1 does not show the longer-term picture of housing development across the District over the period from 1991. The average number of dwellings, taken over this time span is 568 houses per annum (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.

8.8 Section 2 of Table 1 indicates the level of new dwellings built on previously developed land. At 41.1% the figure falls below the national and regional target (60%) However, as the Lincolnshire Structure Plan acknowledges, the rural character of the County, the general shortage of previously developed and available land identified outside the urban areas 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.

- 8.9 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.
- 8.10 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.
- 8.11 In addition the Council has an Affordable Housing SPD, which requires contributions from all new open market sites, of up to 30% of houses, in accordance with the thresholds set out in PPG3. As part of the LDF this document is under review.

8.12 Summary of Housing Development Rates

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.

- 8.13 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 as a knock-on from in-migration
 - The unpredictability of migration patterns on the housing market
 - 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.

8.14 During the EIP of the RSS it was proposed that a Sub Regional Study would be carried out to examine the economic/housing/flood risk issues on the Coast. There is a two year timescale for production of this study. Future AMRs will need to be adjusted to reflect any changes to the Housing Trajectory that arise from the study or any other Regional reviews.

9.0 Employment

9.1 The information in Table 2 (below) provides an overview of the major development that has occurred in the District over the year. It relates primarily to the serviced employment sites developed by the District Council as part of its Economic Development strategy.

9.2 Those sites are located in the main settlements in the District and are identified through the current local plan as the preferred location for future development. It provides one strand of information but does not properly reflect the importance locally of the agricultural and service (tourism) sectors.

9.3 The Table shows that rates of take-up have been steady and suggests that supply is not an issue, however, preliminary investigations for the LDF paint a more varied picture of the District with regard to employment land and the Council's Employment Land Review process is establishing a more comprehensive framework for monitoring the pattern of development in the District and will be essential for informing the development of the Economic Development Strategy and the Settlement Proposals of the Local Development Framework.

Table 2 - Employment Land Development 2006 - 2007

1a Amount of land developed for employment by type. (B1, B2, B3 of the Use Classes Order)	2.1ha
1b Amount of land developed for employment, by type, in development or regeneration areas	B1/2
	B8 0
1c Amount of floorspace, by type, which is on previously developed land.	0 %
1d Employment land available by type.	Ha
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

10.0 Transport

10.1 The District has a dispersed settlement pattern and a sparsely distributed population. As a consequence the approach and attitude towards accessibility needs to reflect local circumstance . Historically access has been possible through the wide distribution of facilities such as primary schools and Post Offices and more recently has seen significant levels of second car ownership.

10.2 Table 3 – Access

3a Percentage of completed non-residential development complying with car parking standards set out in the local development framework.	N/A
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.	N/A%

10.3 **Accessibility.** (3b) The percentage of new residential development within 30 minutes of services is based on the assumption that all the facilities listed need to be present, and has used access to a hospital as the critical element. The data is based on bus timetable at

10.4 **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.	N/A	N/A
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

11.0 Flood protection and water quality.

- 11.1 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 available on the Council's web site.
- 11.2 The Council's SFRA was produced in December 2005 within the framework of PPG25. The subsequent revisions to that document and release in December 2006 necessitate a review of the SFRA itself and the Council is liaising with the Environment Agency (EA) to carry that process forward.
- 11.3 The Table below shows the number of permissions granted contrary to EA advice. As discussed previously flood risk is a critical issue locally as the Council seeks to balance the differing requirements for development locally. It is clear however that the number of decisions made contrary to EA advice constitute only a very small percentage of the number of applications dealt with.

Table 5 – Flood protection and water quality

	01/04/03 31/03/04	01/04/04 31/03/05	01/04/05 05/04/06	01.04.06 31.03.07
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	36	6	12	5

(Source ; Environment Agency)

12.0 Biodiversity.

- 12.1 The 1999 Local Plan incorporated policies restricting development that will impact on sites of nature importance. When the Council decided which policies to save, it removed policies relating to International and National sites of nature conservation importance as there is already sufficient protection of these sites through other legislation. Policy ENV 19, Local Sites of Nature Conservation Importance has been retained. All sites of nature conservation importance are mapped on the Council's GIS to provide an alert where development is proposed. There have been no significant changes to the areas covered by those designations over the period 2004 to 2005.
- 12.2 The Council is about to engage ecologists to undertake a review of all Sites of Nature Conservation Importance (SNCIs), which is the name currently given to locally important sites, and to assess any potential new sites. The Wildlife Sites Review Group (a sub-group of the Biodiversity Action Plan Partnership) will assess information from this review and decide if sites meet the criteria for designation as Local Wildlife Sites (the new name for locally important sites). Sites that do not meet the criteria will be removed from the list.

Table 6 – Biodiversity

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

12.3 Until this indicator is more clearly developed, 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.

13.0 Renewable Energy

13.1 The information collected in respect of renewable energy is confined to those elements that will make a significant contribution to 'renewables'. In November 2006 Ecotricity completed development of the Bambers Farm site near Mablethorpe with the erection of the final 6 turbines which roughly doubled capacity of the site.

Table 7 – Renewable energy

Renewable energy capacity installed by type.		
Onshore Wind	potential output	30.3mkWh
	capacity	10.8 MW

13.2 At the domestic scale, the Council has introduced a requirement on all new development for a proportion of renewable energy (of 10%) to be generated on site.

14.0 Waste & Minerals Planning.

14.1 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.

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. As part of the Employment Land review a new GIS and associated database has been created that will further enhance the data collection and evidence base</p>
<p>HOUSING 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.</p>	<p>housing contribution.</p>	
<p>TRANSPORT</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>There is a need to establish mechanism within major developments completion report(s) to measure provision and linking the information from different sources through GIS to formalise reporting methodology</p>
<p>LOCAL SERVICES</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</p> <p>Sites are not required to hold the Award. Identification of those sites that have the quality to merit the award</p>

MINERALS (for minerals planning authority only)	
5a Production of primary land won aggregates. 5b Production of secondary/recycled aggregates.	N/A - Lincolnshire County Council responsibility
WASTE (for waste planning authority only)	
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
FLOOD PROTECTION AND WATER QUALITY	
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 .
BIODIVERSITY	None
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.
RENEWABLE ENERGY	
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>POSSIBLE LOCAL OUTPUT INDICATORS</p> <ul style="list-style-type: none"> - 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; - 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; - amount of waste collected by type (e.g. household, industrial and commercial etc); 	<p>Planning database/application records.</p> <p>The issue of meeting the requirements for gypsies has been recognised by joint meetings of Policy & 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 Housing Needs Survey includes a section on Gypsy & Travellers that will provide the basis for LDF Policy</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 & 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>Possible Additions to Local Indicator List Caravan sites</p>	<p>The Lincs Sports Partnership has carried out an Audit to PPG17 specification. This work is be updated in-house as part of the research & monitoring exercise being developed to accompany the LDF.</p> <p>Some work is being undertaken by a corporate working party</p> <p>There are no Local Development Orders in force in the district currently</p> <p>Bi-annual survey (coastal) already established</p>	<p>Work in progress</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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<u>Local Issues Identified at 7.1</u>	<u>Information Source/Means of Monitoring of Policy if appropriate</u>
<p>The size and remoteness of the district</p> <p>the dispersed settlement pattern and social exclusion</p>	<p>Remoteness - improvements to major routes / changes to public transport timetables – more appropriately dealt with by more specific issues.</p> <p>The Rural Villages Facilities Study is constantly reviewed – need to establish principle of what is appropriate to a rural location is a key issue for the LDF</p> <p>Housing Land Availability Study identifies location of new development</p>
<p>the different demands of an ‘unbalanced’ and ageing population structure and influences of inward migration</p> <p>transport related issues such as high levels of car ownership, the absence</p>	<p>2001 Census base, plus household and population projections, GP lists/ PHCT</p> <p>2001 Census base</p>

of motorways or trunk roads, and limited public transport	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 / Land Registry Housing Waiting List monthly output
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 August 06
pressures for inland tourism beyond farm diversification – such as fishing lakes and caravan sites / log cabins	A new study is being undertaken to address these issues
changes in agriculture / diversification	Establish through report in Accolaid

ANNEXES

Title	Stage	2007												2008												2009												2010												2011											
		N	D	J	F	M	A	M	J	J	J	A	S	O	N	D	J	J	F	M	A	M	J	J	J	A	S	O	N	D	J	J	F	M	A	M	J																								

Core Strategy DPs	Issues and Options Consultation (Reg. 25)	N	D	J	F	M	A	M	J	J	J	A	S	O	N	D	J	J	F	M	A	M	J	J	J	A	S	O	N	D	J	J	F	M	A	M	J			
	Consider Responses and Prepare Preferred options																																							
	Pre submission consultation (Preferred Options) (Reg 26)																																							
	Consider responses, prepare doc (Reg 27)																																							
	Submission To SoS and consultation (Reg28)																																							
	Publish responses and prepare for examination (Reg 29/31)																																							
	Pre-Examination Meeting EXAMINATION (Reg 34)																																							
	Publish Inspect Report (Reg35)																																							
	Adoption (Reg 36)																																							

* Work on Sustainability Appraisal to begin in tandem with early work preparing draft. Details of Sustainability Appraisal are set out in Section 6.0 of this report

Title	2008												2009												2010												2011												2012											
	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J													
Development Control Policies DPPs	Issues and Options Consultation (Reg. 25)																																																											
	Consider Responses and Prepare Preferred options																																																											
	Pre submission consultation (Preferred Options) (Reg 26)																																																											
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Title	2008												2009												2010												2011												2012											
	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J																									
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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)

