



East Lindsey District Council Annual Monitoring Report 2010

**Prepared by the Planning & Housing Policy Team
November 2010**

Annual Monitoring Report 2010

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EXECUTIVE SUMMARY

This report covers the period 1st April 2009 to 31st March 2010.

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)

- The Local Development Scheme.
The Council has continued to work within the timeframe of the Local Development Scheme (LDS)(March 2006)
- The LDS has been revised to accommodate an additional phase of community involvement in line with the changes to PPS12. The revised LDS (draft) can be viewed at; <http://www.e-lindsey.gov.uk/Planning/planning+policy/>
- The key areas of work have been:-
 - consultation on the Draft Core Strategy in October 2009;
 - preparation of Coastal Study to inform the Regional Strategy with partners
 - completion of the draft Landscape Character Assessment
 - preparation of draft Strategic Housing Land Availability Assessment
 - the drafting of a replacement Strategic Flood Risk Assessment
 - commissioning a joint Strategic Housing Market Assessment
 - Preparation of a Strategic Infrastructure Study
 - Sustainability Appraisal. Independent consultants have undertaken a Sustainability Appraisal of the Core Strategy and this was published on the Councils' web site in September 2009.
 - Undertaken a major audit of its Housing Land Availability Register

Alongside the preparation of the draft Core Strategy 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 Employment Land and Strategic Housing Land Availability Assessments.
- Preparation of a joint the Lincolnshire Housing Strategy (completed in September 2009)
- Appointment of consultants to carry out a Biodiversity Assessment – work completed
- Joint working with the Environment Agency to prepare a revised Strategic Flood Risk Assessment
- Partnership working on the Shoreline Management Plans, Catchment Plans and the Coastal Study

The Council submitted its Schedule of Saved Policies proposal to the East Midlands Government Office in March 2007. The policies have been used as the basis for decision making since September 2007. They 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>

The Council's in-house Design Team continues to assess applications on a case by case basis as part of a drive to achieving high quality housing through good design. The Council has also prepared guidance on Design &

Access Statement, Designing Out Crime and Sustainable Design – Planning for the Future. As a consequence there has been a marked improvement in the standard of new development and in the Council’s success in defending its decisions at Appeal.

The Statement of Community Involvement. The SCI was adopted by the Council in June 2007 and will continue to guide the Council’s approach to community participation.

1.0 INTRODUCTION

- 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 The Council is continuing to rationalise their data collection and monitoring systems to provide robust evidence for the new LDF format, Notwithstanding the disbanding of the Governments Regional Offices the Council will maintain its Annual Monitoring Report as a means of providing a strategic overview.

2.0 CONTEXTUAL INFORMATION – EAST LINDSEY THE DISTRICT

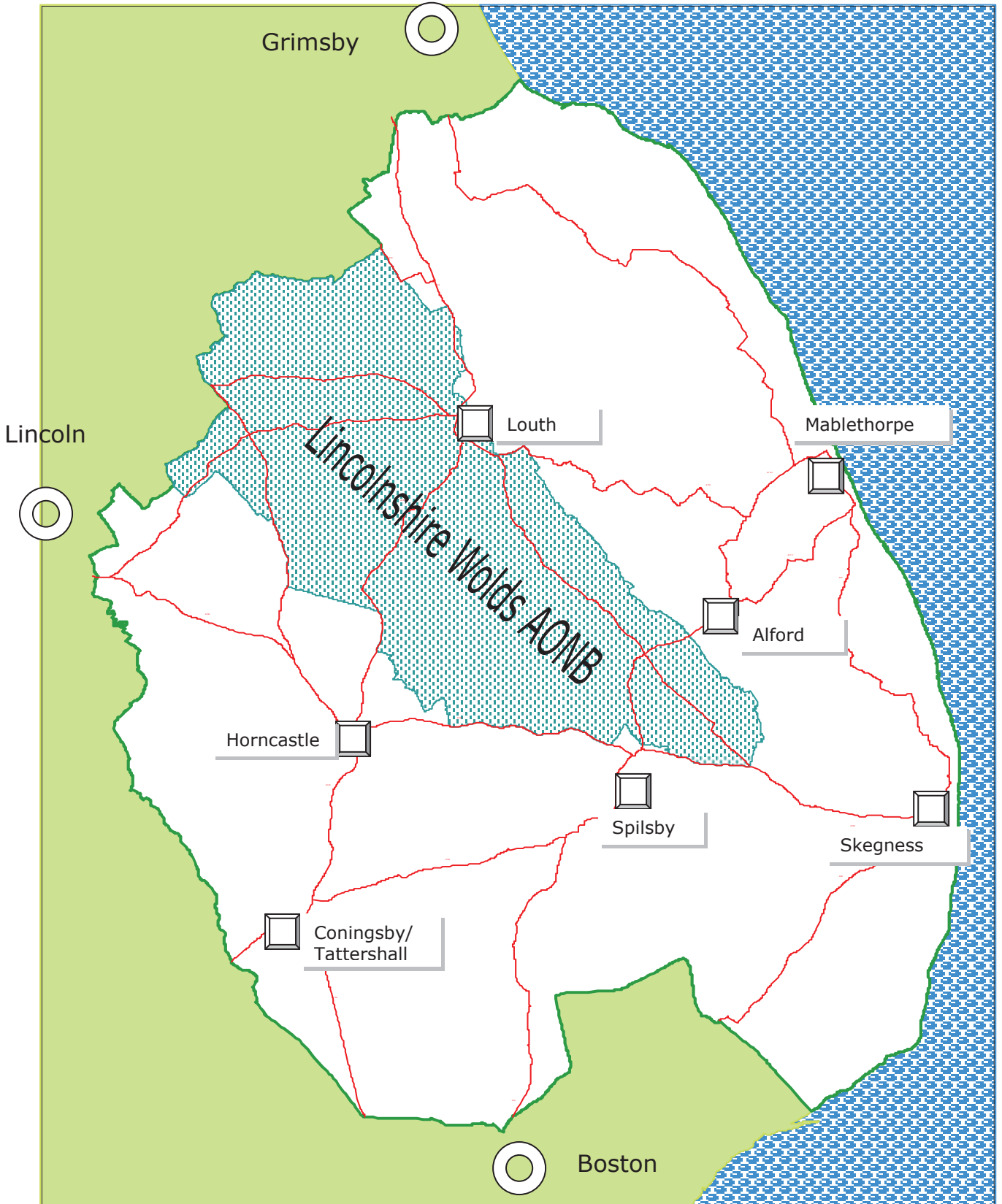
- 2.1 The issues to be addressed by the LDF are identified through joint consultation on the Community Strategy and on the Core Strategy issues and options document. In addition, the LDF will be informed by the findings of the Coastal Study and the guidance it outlines for addressing the impacts of coastal flooding.
- 2.2 The LDF will provide the planning framework to deliver the spatial elements of these and other relevant strategies. The background to the issues is set out in the subsequent pages.
- 2.3 The issues in bold reflect the Council's corporate priorities or have emerged from the Community Strategy and the Local Strategic Partnership (LSP).

The context of the District is 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 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 Principal Physical Features (Diagram 1)



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- Major Nearby Centres; Grimsby, Lincoln and Boston
- Towns
- Strategic Road Network

- 2.2 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.
- 2.3 The District has 80km (50 miles) of coastline, which includes 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 32% of the area is considered to be at risk from flooding due to climate change.
- 2.4 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.
- 2.5 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.
- 2.6 The heart of the District is open countryside, including the Lincolnshire Wolds Area of Outstanding Natural Beauty (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.
- 2.7 The area is identified by 4 broad landscape character types; the rolling hills of the Wolds AONB, the coastal plain, fen and river valley areas. These will be more fully described in the Landscape Character Assessment currently being produced for the Council.
- 2.8 There are 188 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 Development Framework

Economy

- 2.9 Although traditionally the District has a strong agriculture based economy, analysis of the distribution between sectors (Census 2001) 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.

2.10 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.

2.11 Table 1 below shows in more detail how the level of unemployment in the District has fluctuated over the period 2004 to 2009.

Table 1 Unemployment rate (16+)

	Jan 2004 – Dec 2004	Jan 2005- Dec 2005 %	Jan 2006- Dec 2006 %	Jan 2007- Dec 2007 %	Jan 2008- Dec 2008 %	Jan 2009- Dec 2009 %
East Lindsey	3.9.	3.8	5.3	5.2	5.0	5.8
East Midlands	4.3	4.7	5.2	5.0	5.8	7.3
England		4.9	5.4	5.2	5.8	7.7

Source: Figures for regions and England from Annual Population Survey, through Nomis, ONS and figures for 2009 local authorities are model based estimates, ONS

2.12 The average full-time Gross Weekly Pay by workplace for the District at £376.6 is approximately £102.5 less than national levels. The difference between male worker pay in East Lindsey and the East Midlands and National incomes are £84.7 and £119.5 lower respectively. For females the equivalent figures are £58.2 and £95.7 per week lower respectively. Comparative figures showing earnings by residence highlight the commuter nature of many living in the area but working outside of East Lindsey.

2.13 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.

2.14 Information on the full extent of migrant workers on housing and employment is limited. 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%). The same source states that the number of Migrant NINo registrations for Jan 2007 to Dec 2007 was 700, and that for Jan 2008 to Dec 2008 it was 400, showing a significant reduction.

2.15 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.

Activity Levels : Full & Part Time Employment & Economic Activity

2.16 The information in Table 2 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 roughly equal to the regional and nearly 6% fewer than nationally
- At 24.1% there are a similar number of people in part time employment
- There are 4 – 5.5% more self employed workers in East Lindsey re-affirming the importance of small and medium sized businesses to the local economy.

Table 2 – Employment, Full and Part Time, and Self Employed April 2008 to March 2009

	East Lindsey	East Lindsey %	East Midlands %	Great Britain %
Full-time	46500	75.4	75.2	76.1
Part-time	14900	24.1	24.7	23.8
Total	61400			
Self Employed	9900	16.1	10.5	12.3

Source: ONS Annual Population Survey. Crown Copyright

Social character

2.17 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.

2.18 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	

2.19 The Summary Indices of Deprivation 2007 show that the District is 88th worst 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.

2.20 Within the different categories there are 15 areas in the bottom 10 percentile for employment, and 17 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.

Environmental characteristics of the area – the natural environment.

- 2.22 The District is described by 4 Landscape Character Areas by the Countryside Agency. A Landscape Character Assessment has been prepared.
- 2.23 The District is almost exclusively rural in character . About 176,000 hectares is used for agriculture, the larger 'urban' settlements cover less than 5% of the area. Some 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.
- 2.24 The District contains National Nature Reserves at Saltfleet covering some 600 hectares, and at Gibraltar Point, south of Skegness, which extends to 370 hectares.
- 2.25 There are 377 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. Within the area there are also 4 Article 4 Conservation Sites, 6 Registered Parks and Gardens, 104 Scheduled Monuments and 1 Historic Battlefield Site.
- 2.26 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.

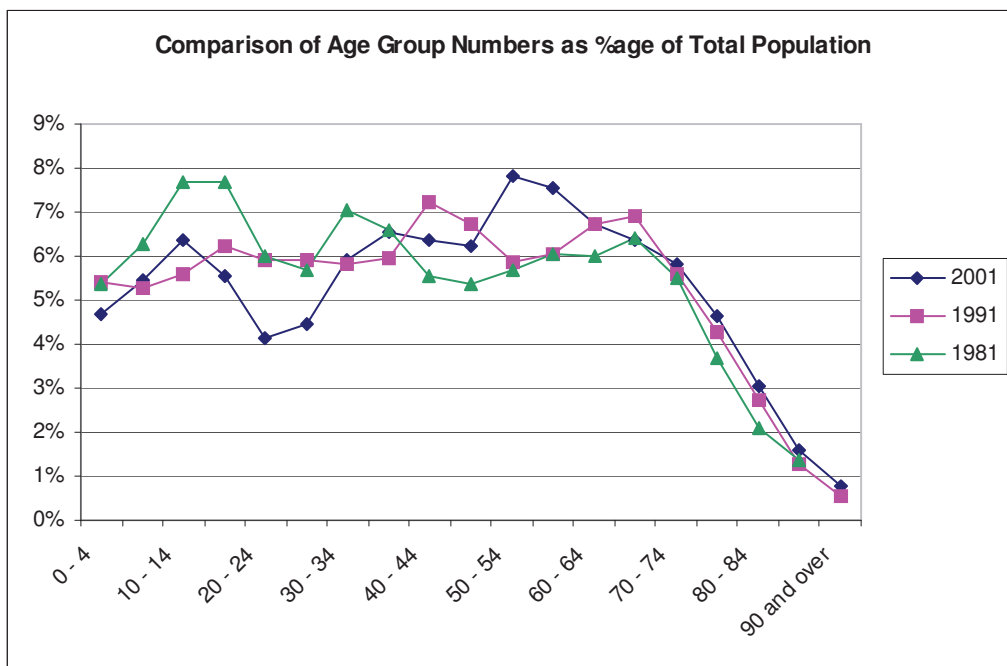
Built Environment

- 2.27 There are 1419 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.
- 2.28 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.
- 2.29 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.

Population size and composition

- 2.30 The population of East Lindsey grew by 25% between 1981 and 2001 when it stood at 130,500 and now stands at 140,800 an increase of 7.9% (OPCS Mid Year Estimate 2009). 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 rise from 1200 persons per annum in 2008/09 to about 1500 per annum in 2021 before falling back to 1100 per annum in 2033 (ONS 2008 Based Population Projections)
- 2.31 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 national average house prices attract in-migrants and creates pressures on the local market.
- 2.32 Graph 1 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 shifts in population structure.

Graph 1 Age of Population 1981, 1991 and 2001



Source ONS 2001 Census

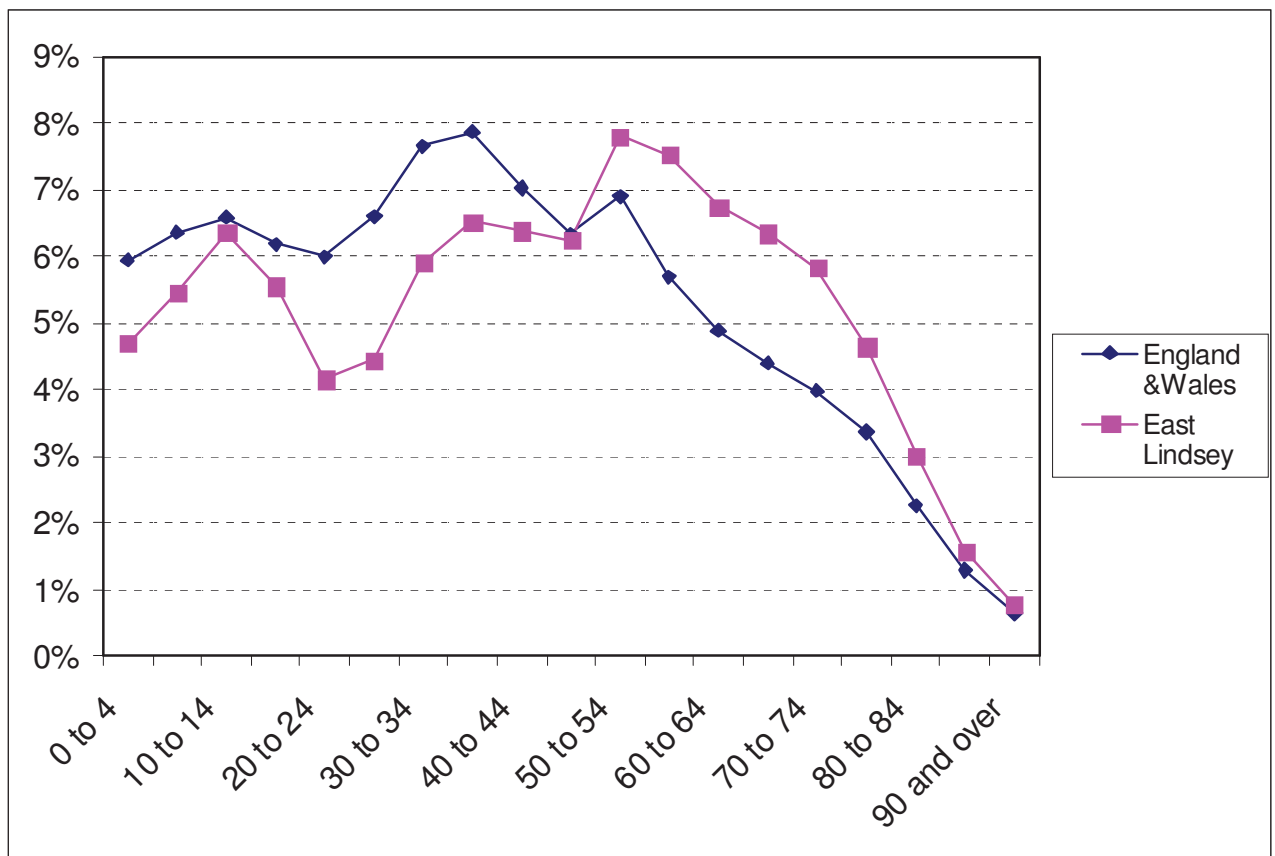
- 2.33 The graph shows a relatively balanced population structure at the 1981 and 1991 Census with the expected sharp decline beginning at 70 years but without a significant increase in the numbers in those age bands. By comparison the 2001 population shows more marked changes.
- 2.34 Within the broader 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.

2.35 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 2 Population: National and Local Comparison



Source ONS 2001 Census

2.36 In the 2001 Census 97.7% of the District population is described as white British. 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.

Communications, transport system and traffic of the area

2.37 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.

- 2.38 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 road network, which link the main settlements in the District. (see Diagram 1)
- 2.39 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 and some parts have none. Analysis of timetables in 2004 indicated 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

This data is being updated as part of the evidence gathering for the LDF.

- 2.40 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 size 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.
- 2.41 The 2001 Census indicates that only 20% of households have no car compared to 27% nationally. 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.

Land use issues including development densities. Urban Context.

- 2.42 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.
- 2.43 The Council's Urban Capacity Study undertaken in 2003, identified a possible capacity of 4322 on all sites. This figure included an estimated 3257 on sites allocated in the Local Plan. A Strategic Housing Land Availability Assessment is currently being prepared using a shared methodology with Boston BC whose area falls within the same Housing Market Area.
- 2.44 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.

Rural Context

2.45 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 this through its exceptions policy. The level of local needs is assessed using the services of the Rural Housing Enabler and supports the delivery through 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.

Farm Diversification and rural tourism

2.46 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.

Flood risk

2.47 The strategic flood risk assessment of the District has identified significant constraints that will influence future development. 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 could 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 on climate change and sea level change. That review will be informed by the Environment Agency's Hazard Mapping and will be reflected in future development patterns.

Instability

2.48 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.

Open space audits

2.49 The Council is undertaking audit of open space and recreation facilities as part of a PPG 17 audit. It will use the findings of the audit to provide a framework for developing the Council's Leisure Strategy and appropriate policies within the development plan.

Potential housing supply

2.50 The Regional Plan (2009) considered that the District had sufficient housing land – either on allocated sites or sites with the benefit of planning permission to meet need until 2016. Pending the outcome of the proposal to abolish Regional Plans and a decision by the partner authorities on the way

forward with the Coastal Study, the targets contained in that document will continue to provide the basis for establishing housing supply targets.

- 2.51 Beyond that time, the Council will use the findings of the Strategic Housing Market Assessment (currently being prepared using the latest population and household projections) to evidence future supply.
- 2.52 The Strategic Housing Land Availability Assessment will enable the Council to bring sites forward through the LDF, to meet the longer term need once that has been established. That work 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.

Economy

- 2.53 The key issues concerning the economy in terms of employment and income are addressed in paragraph 2.9 to 2.16. 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.
- 2.54 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. It will be informed by the Employment Sites Review currently being prepared.
- 2.55 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.

Minerals and waste issues

- 2.56 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.

Public service

- 2.57 As part of the development plan the Council involves service and utility providers (such as the Education service) 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.

Social factors

2.58 These factors include 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.

Community participation

2.59 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 LOCAL DEVELOPMENT SCHEME

Analysis of Saved Policies & Development Plan Position Statement.

3.1 The development plan for East Lindsey comprises :-

- East Midlands Regional Plan March 2009
- East Lindsey Local Plan 1995 & Alteration 1999 as revised by Saved policy procedures.

3.2 The Panel Report into the Regional Plan proposed that pending the findings of a Coastal Study – to assess the implications of climate change that the housing development in East Lindsey should comprise of existing commitments. (ie Houses under construction, or with planning permission and allocated sites without permission). This approach is confirmed in the approved Plan of March 2009 and currently provides the broad framework for policy decisions in respect of new residential development.

3.3 The current uncertainty over the Regional Plan and disbanding of the East Midlands Regional Assembly (emra) has interrupted the delivery of the Coastal Study. Although a draft document has been prepared it has not been formally adopted by the participating Authorities. Therefore although the policies and housing targets in the Regional Plan will remain pertinent in the short term the Council will be looking to the latest household projections, released in November 2010.

3.4 The Council continues to work towards producing its Core Strategy and, as previously outlined is developing its evidence base to inform a revised options document that will take into account the expectations of the Localism Bill.

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.

3.7 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 containing 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.
- Changes in the Councils' formal reporting mechanisms

- More joined up approach to the Councils Corporate Strategy

- 3.9 As a response to the recommendations of the Regional Plan at its meeting on 20th August 2008, the Council agreed to continue with the preparation of the LDF, on a revised timetable. The results of the Coastal Strategy and the partial review of the RSS will then feed into an early review of the Core Strategy. A revised timetable is under preparation and early drafts show that there will be only minimal change to the overall timetable.
- 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 (LDOs) in place in the District, however, the potential for 3 LDO's to aid the regeneration of the industrial estates at Alford, Mablethorpe and Louth are currently being investigated.

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:-

Housing Land Availability Study.

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

- 5.2 As an integral part of the draft Core Strategy the Council has established monitoring requirements on a policy by policy basis, to enable their effectiveness to be measured.

6.0 SUMMARY OF MONITORING FRAMEWORK & RELATIONSHIP TO CORE OUTPUT INDICATORS AND OTHER INDICATORS (See Table A14)

- 6.1 The framework for monitoring the key indicators is set out in Table A14 of the Appendix. 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 output indicators and Local Indicator Tables is contained in Section 6 (Table A14). 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 planning database (Acolaid) 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 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 also uses its GIS mapping extensively in this process and 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 A14 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 Council to achieve those improvements.

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 in the Appendix, 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 A14 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. A significant amount of in-house development work has also been carried out to improve the robustness of the monitoring and reporting of development and to developing compatibility with Regional Monitoring systems. As part of this the Council has also undertaken a thorough audit of its Housing Land Availability Study during 2009/10.
- 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 February 2008 the Council, in conjunction with Boston Borough Council, published the joint methodology for the Strategic Housing Land Availability Assessment. This exercise will update the Urban Capacity Study of 2003 and the National Land Use Database (NLUD). This exercise is also seen as a quality checking mechanism to update the housing completions records that inform National Indicators and the East Midlands monitoring report.

8.0 ASSESS PROGRESS WITH IMPLEMENTATION

Housing

- 8.1 The table below provides an assessment of the 5 year supply of deliverable houses compiled from data collected as part of the NI159 monitoring procedure. The Table reflects the 2006 to 2016 housing 'targets' set out in the adopted Regional Plan (2009). The Table has been adjusted to reflect the findings of the audit of the Council's Housing Land Availability Study. It does not aim to interpret the housing supply position should the Regional Plan be abolished and the housing targets revert to the 2006 position. Interested persons should contact the Planning Policy team for further information.

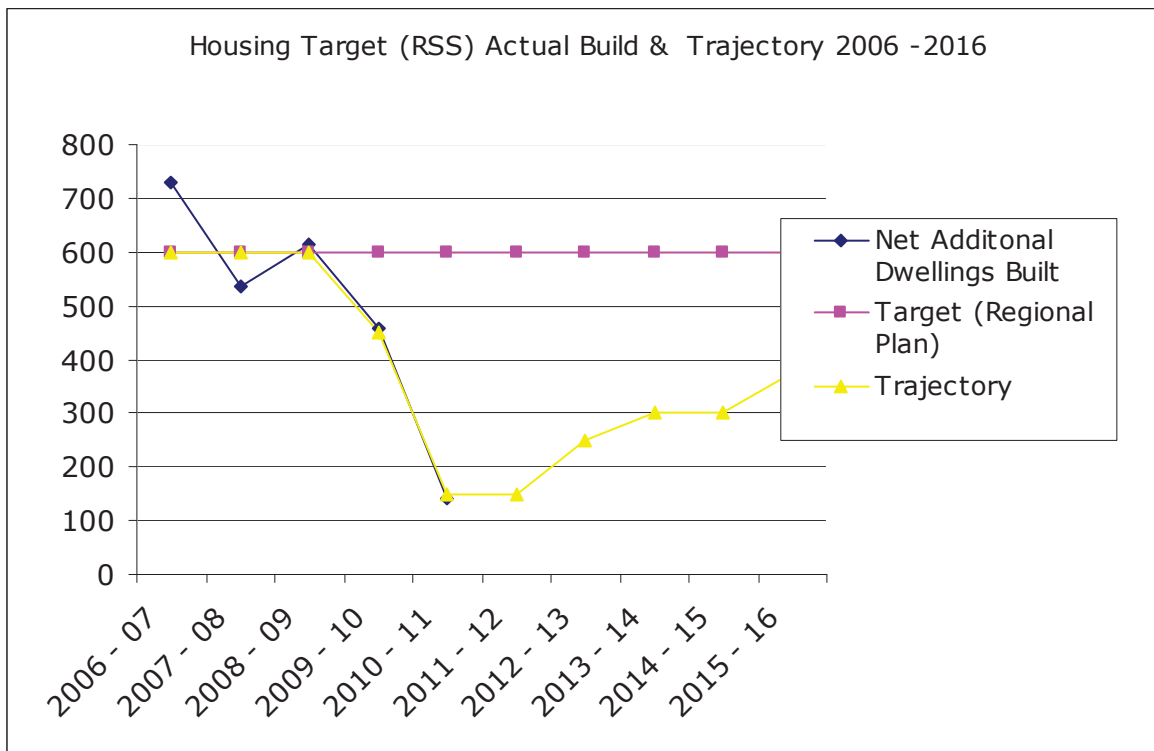
Table 1 - NI 159 : supply of ready-to-develop housing sites 2010 - 15

		Unadjusted	Adjusted
Regional Plan Housing target* (2006 to 2016)		6000	6000
Units completed Apr 2006 to Apr 2010		2308	2458
Balance		3692	3542
Five Year requirement*	3692 / 6 (3542/6)	615	590
	615 x 5 (590 x 5)	3076	2951
Planning Permissions	2686		
Deliverable Undeveloped commitments	235		
Urban Capacity Sites	131		
Total commitment		3565	3565
5 Year target (unadjusted)	3565 / 615	5.79	6.04

- 8.2 The Regional Plan 2009 indicates that 6000 houses will be required in East Lindsey between 2006 and 2016. The figures in Table show that there is an adequate capacity to meet anticipated 5 year demand.
- 8.3 Given also, the present uncertainty in the housing market with build rates at about 1/3rd of the average, it is considered that housing supply will not be an issue. On the assumption that the market will not recover in the short term the changing development plan framework, and the lower population and household projections, it is considered that no interim measures are required at this time.
- 8.4 The audit of the Housing Land Availability was undertaken to provide a more robust evidence base to inform the LDF and housing returns. The need for the audit was identified through discrepancies between reporting through the Building Control process (including the Authorised Inspectors) and the sites record based on planning records.

- 8.5 In particular the problems identified include long delays in recording final completions (through the Building Control) and Starts and Completions appearing on the same date – due in part to the administration procedures of the Authorised Inspectors.
- 8.6 As part of the monitoring undertaken for the Housing Land Availability Study, site surveys are periodically undertaken to establish whether a house is built/occupied to provide a check on the position statement. This has revealed that there are a number of instances where houses, including changes of use, are occupied before notification of a completion has been received and, that in a significant number of cases, no final notice has ever been issued.
- 8.7 The audit has revealed that some 441 units previously unrecorded were completed between 2001 and 2009, the equivalent of 50 per annum. It isn't possible to establish when precisely, these properties were 'complete' (and/or occupied) however, it is considered reasonable to assume that the bulk will have been prior to 2006 not only because it covers a longer period, but also because of the subsequent downturn in the market.
- 8.8 For the purposes of establishing the 5 year housing targets it is assumed that an 50 additional houses per year above the reported number have been provided for the years 2006-07, 2007-08 and 2008-09.
- 8.9 The graph below shows how recent and projected development compares with the anticipated levels predicted by the Regional Plan 2009. In particular, it shows that the current economic conditions have led to a significant fall-off in house completions. Given the uncertain conditions and the lack of development activity currently underway the Councils projected building rates are expected to remain at an artificially low level in the short term and only gradually return to previous levels. (subject to any policy shift)

Graph 3 Housing Trajectory: Expected, Revised & Projected Average Build Rates



- 8.5 Table 3 does not show the longer-term picture of housing development across the District prior to 2006. Evidence of growth patterns over a longer time-span is tabulated in Annex 2.
- 8.6 The audit of the Council's Housing Land Availability data has revealed an undercount in the number of properties that have been completed over recent years amounting to about 470 units. This is due, in part to reporting methods and partly as a consequence of occupation before the issue of a final completion notification for building works. Steps are being investigated to prevent a re-occurrence of this problem in the future.
- 8.7 **Previously developed land** Table indicates the level of new dwellings built on previously developed land. At 47.7% the figure falls below the national and regional target (60%). This reflects the general shortage of previously developed in an area where large scale industrial development hasn't occurred, and recent patterns of development that 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 carrying out a strategic Land Availability Study.

Section 2. - % new dwells on Previously Developed Land	47.7%
% converted dwells on Previously Developed Land	
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	88
(net additions to RSL stock)	

- 8.8 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 3 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 work of 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.
- 8.9 **Section 4 of Table 3.** 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 (Housing Capital Programme) in conjunction with its partner RSL's 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.
- 8.10 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 PPS3. As part of the LDF this document is under review.

Summary of Housing Development Rates

- 8.13 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.
- 8.14 The implications of the skew in population structure is discussed 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 be assessed carefully as part of the LDF.

- 8.15 The Panel Report into the RSS and the Secretary of State propose that a Coastal Study should 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. In turn it expects that this study will inform the Partial Review of the RSS and, in turn the LDF and future AMR's.

9.0 EMPLOYMENT

- 9.1 Employment sites have been developed in the Districts larger centres and are the preferred location for future development. The Council is in the process of preparing a review of those sites to establish potential future demand based on past take-up rates as part of the evidence for the LDF. It will provide one strand of information but does not properly reflect the importance locally of the agricultural and service (tourism) sectors.
- 9.2 The initial findings show that rates of take-up have been steady and, suggests that overall supply is not an issue. However, the possible implications of flood risk on the future distribution of development will also need to be factored into those figures.

Table 4 - Employment Land Development 2007 - 2008

		B1a	B1b	B1c	B2	B8	Total
BD1: Total amount of additional employment floorspace by type	Gross						4.56ha
	Net						
BD2: Total amount of employment floorspace on previously developed land - by type	Gross	0	0	0	0	0	0
	Net						
BD3: Employment land available - by type	Gross						Ha
	Net						

10 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 5 – 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.** (3a) There are no car parking standards set out in the Local Plan. Where appropriate the Council uses the standards set out in the Lincolnshire Structure Plan. (3b) The percentage of new residential development within 30 minutes of the key services listed is not recorded.

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 6 – 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 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 this 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 Table 7 shows the number of permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. As discussed previously, flood risk is a significant 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 7 – 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	01.04.07 - 31-3-08	01.04.08 - 31.03.09	01.04.09 - 31.03.10
36	6	12	5	0	0	0

(Source ; Environment Agency)

12 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 has engaged ecologists to undertake a review of all Sites of Nature Conservation Importance (SNCI's), 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 8 Core output indicators for Biodiversity

	Loss	Addition	Total
E2: Change in areas of biodiversity importance	0	0	0

- 12.3 Until this indicator is more clearly developed, suitable thresholds are 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 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 9 – Renewable energy generating capacity at 1.4.09

Wind farm	Power(MW)	Turbines	MW Capacity	Annual homes equiv*.
The Hollies Wind Farm	1.3	2	2.6	1454
Conisholme Fen	0.8	20	16	8946
Bambers Farm II	0.6	6	4.8	2684
Bambers Farm	0.6	8	4.8	2684
Mablethorpe	0.6	2	1.2	671
TOTALS	3.9	38	29.4	16439

Source : Renewable UK

13.2 In addition to existing capacity the construction of 2 additional onshore sites is well advanced with the potential to deliver 19 MW of energy on completion during 2008.

13.3 At the domestic scale, the Council has introduced a requirement on all new development of more than 10 houses or 1,000sq metres floor area, for a proportion of renewable energy (of 10%) to be generated on site.

10.0 Waste & Minerals Planning.

- 10.1 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.

Monitoring arrangements & proposed developments for core output indicators by key policy themes.

Core output indicators for Housing

Tables A9 to A14 are taken from the Core Output Indicators. They will be populated and incorporated into the AMR for 2009

Table A9 Plan Period & Housing Target

	Start of plan period	End of plan period	Total Housing Required	Source of plan target
H1: Plan period and housing targets	2006	2026 (/ 2016)	6000	RSS8 East Midlands Regional Plan

Table A10 Housing Trajectory (unadjusted – see Section 8)

	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	
H2(a): Net additional dwellings – in previous years	611	577	513	547	728	534	614	391															
H2 (b): Net additional dwellings – for the reporting year									141														
H2(C): Net additional dwellings – in future years																							
H2(D): Managed delivery target																							
a) Net additions																							
b) Hectares																							
c) Target								400	250	250	300	300	600	600									

Table A11 Housing on Previously Developed Land

	Total
H3: New and converted dwellings – on previously developed land	183
	% gross on PDL
	31.72%

Table A15 Summary of Data sources and proposed actions to improve monitoring for the AMR

	Expected source / availability	Action
Table 4 – Employment land development (Section 2)	<p>Monitored through existing electronic systems Tractivity/In house (including GIS mapping) in conjunction with ED/LCC and as part of Regional Monitoring programme.</p> <p>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>Local monitoring framework being established in conjunction with Economic Development Unit using existing studies, joint bi-annual surveys and monitoring of planning permissions</p>
Table 5 – Access (Section 10)	<p>To be measured through DC/BC data recording. However, max standards employed, and it is therefore not appropriate to measure on this basis.</p> <p>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 the reporting methodology.</p>
Local Services (Section 10)	<p>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>
Table 7 – Flood protection and water quality (Section 11)	<p>Environment Agency provide data on an annual basis</p>	
Table 8 – Biodiversity (Section 12)	<p>There is a need to establish extent of priority habitats and establish monitoring record of land use change. No accurate, current baseline data exists, therefore need to establish precise responsibilities. The Council is proposing to undertake a District wide Study when resources are available.</p>	<p>Monitor progress of County Biodiversity Action Plan.</p>

<p>Table 9 – Renewable energy (Section 13.2)</p>	<p>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.</p>	<p>Need to add major schemes to GIS and incorporate development monitoring framework</p>
<p>Table 3 – Housing</p>	<p>The majority of the information is 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 housing contribution</p>	<p>Density and s106 monitoring elements introduced. Further refinements will be carried out as required</p>

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.

POSSIBLE LOCAL OUTPUT INDICATORS

- 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);

Expected Source/ Availability	Action
<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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<p><u>Local Issues Identified at 7.1</u></p>	<p><u>Information Source/Means of Monitoring of Policy if appropriate</u></p>
<p>The size and remoteness of the district</p>	<p>Remoteness - improvements to major routes / changes to public transport timetables – more appropriately dealt with by more specific issues.</p>

the dispersed settlement pattern and social exclusion	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 Housing Land Availability Study identifies location of new development
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 / 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	New report to record major re-development in or

landscapes	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

ANNEX 1 Development Plan Documents Time Table

TABLE 1 PROGRAMME MANAGEMENT

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)

