



East Lindsey District Council Annual Monitoring Report 2014

Annual Monitoring Report 2014

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EXECUTIVE SUMMARY

This report covers the period 1st April 2013 to 31st March 2014 unless stated otherwise.

- The Local Development Scheme (LDS) has been revised to accommodate changes in the timetable following the Localism Act 2011.
- The key areas of work have been:-
 - Preparation, of the draft Strategic Housing Land Availability Assessment (SHLAA)
 - The drafting of a replacement Strategic Flood Risk Assessment
 - Refreshing of the joint Strategic Housing Market Assessment (SHMA)
 - Updating of the Sustainability Appraisal to accompany the Core Strategy due to changes of policies
 - Introduction of and support for Neighbourhood Planning (including frontrunners) in 7 communities
 - Consultation on the Proposed Housing Target and Preferred Options for Growth paper
 - Revisiting of policies and updating as required
 - Updating Employment Land Review
 - Development of the Heritage policy
 - Preparation of the Infrastructure Delivery Plan and draft Water Cycle Study
 - Assessment of sites for Settlement Proposals Development Plan Document
 - Duty to cooperate with North East Lincolnshire, Lincolnshire County Council and health providers including initiating the production of a joint Transport Study.

Alongside the preparation of the draft Core Strategy significant work has been undertaken to improve the evidence base that will inform the LP. Specific elements that will contribute to this are:-

- Joint working with the Environment Agency to prepare a revised Strategic Flood Risk Assessment
- Partnership working on the Shoreline Management Plans, Catchment Plans, Review of the Humber Estuary Strategy and the Lincshore Strategy.
- Retail Impact Assessment of 3 market towns

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/article/2204/Adopted-Local-Plan-1995> .

- The Statement of Community Involvement was updated in 2012.

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) and the Localism Act 2011. 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 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 change
- Identify the actions needed to change policies and proposals, where required.

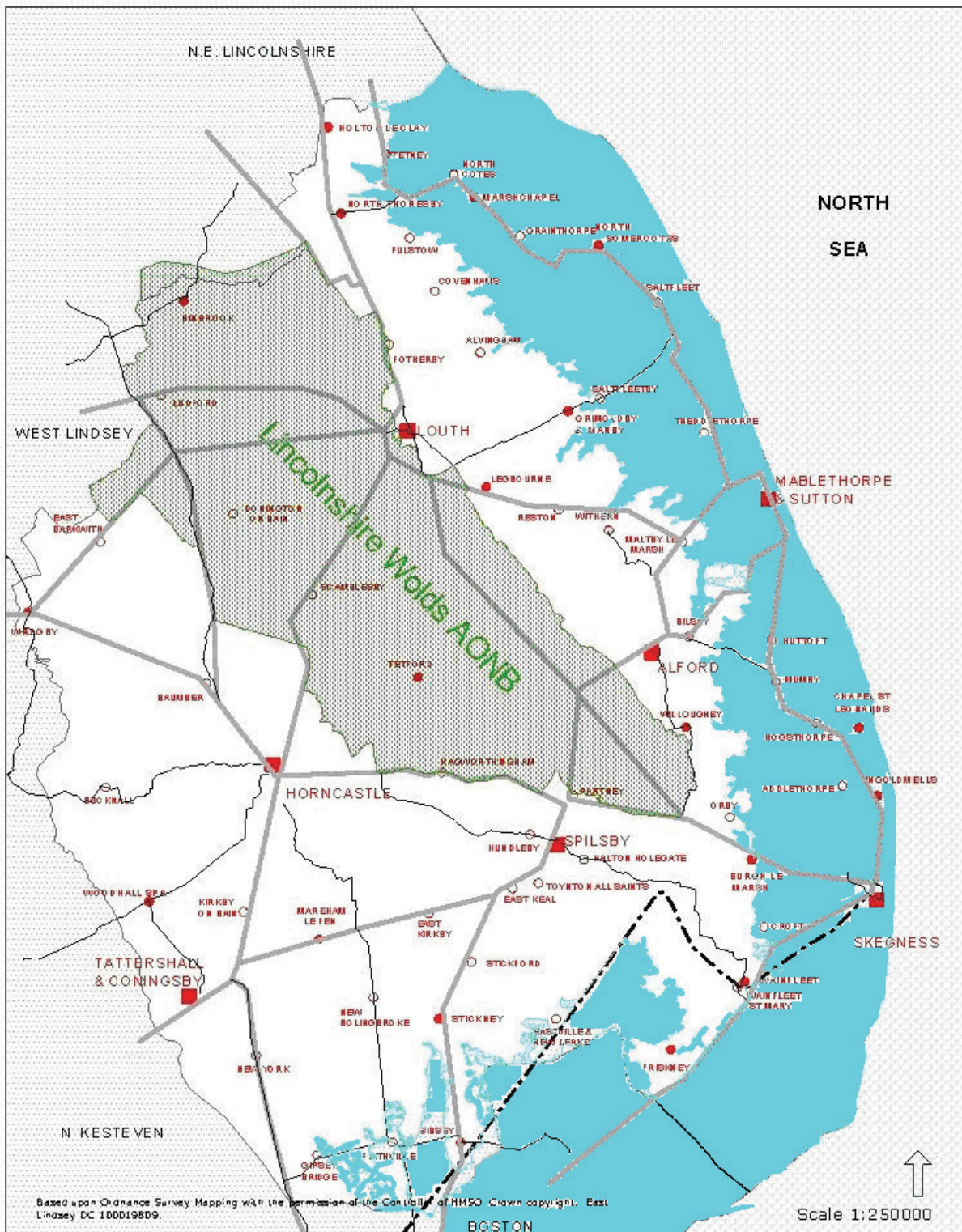
1.3 The Council is continuing to rationalise their data collection and monitoring systems to provide robust evidence for the new Local Plan (LP) format.

2.0 CONTEXTUAL INFORMATION – EAST LINDSEY THE DISTRICT

- 2.1 The issues to be addressed by the LP have been identified through joint consultation on the Community Strategy and on the Core Strategy Issues and Options document. In addition, the LP has been revised to reflect the findings of the Coastal Study and the guidance it outlines for addressing the impacts of coastal flooding.
- 2.2 The LP 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 below reflect the Council's corporate priorities or have emerged from community consultation.

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



East Lindsey - Principle Physical Features

- Towns
- Large Villages
- Medium Villages
- Flood Hazard (Coastal) Zone

- 2.4 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.
- 2.5 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.
- 2.6 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 27000 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, 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.
- 2.9 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.
- 2.10 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 and Employment

Table 1 – Jobs by Industry (2012)

Employee jobs by industry	East Lindsey	East Lindsey %	Lincolnshire %	East Midlands %	GB %
Primary Services (A-B: agriculture and mining)	500	1.2	0.7	0.5	0.3
Energy and Water (D-E) 1	500	1.2	1.3	1.2	1.1
Manufacturing (C)	4,500	11.1	13.3	13.8	8.7
Construction (F)	1,700	4.2	4.5	4.3	4.5
Services (G-S)	33,300	82.3	80.2	80.2	85.5
Wholesale and retail, including motor trades (G)	7,600	18.8	20.1	17.8	16.1
Transport storage (H)	1,300	3.1	4.1	5.2	4.6
Accommodation and food services(I)	6,000	14.9	7.0	5.6	6.9
Information and communication (J)	500	1.1	1.4	2.0	3.9
Financial and other business services(K-N)	4,500	11.1	14.6	17.4	21.5
Public admin, education and health (O-Q)	11,400	28.2	29.3	28.0	28.1
Other Services (R-S)	2,000	5.0	3.8	4.1	4.5

Source: Nomis/ ONS Business Register

- 2.11 The data does not include workers employed in farm-based Agriculture. However, the Census (2011) recorded 2532 persons employed in Agriculture Fisheries and Forestry. It is difficult to disaggregate the figures on agricultural employment to those that work “hands on” farm work and the support industry for agriculture.
- 2.12 Although traditionally the District has a strong agriculture based economy, analysis of the distribution between sectors shows it is more diverse and more in line with the national pattern.
- 2.13 When considering the service sector (G-S) as a whole, it accounts for 82.3% of the jobs in East Lindsey and is broadly in line with figures for Lincolnshire (80.2%), East Midlands (80.2%) and Great Britain (85.5%).
- 2.14 Breaking the service sector (G-S) down, the accommodation and food services (I) account for 14.9% of the jobs in East Lindsey. This is over double the percentage for Lincolnshire (7.0%), East Midlands (5.6%) and GB (6.9%). However, financial and other business services (K-N) account for 21.5% of jobs nationally but only 11.1% of jobs in East Lindsey. It is also considerably less than compared to the East Midlands (6.3%) but only 3.5% lower than compared to Lincolnshire.
- 2.15 Public admin, education and health industry (O-Q) is the largest provider and accounts for 28.28% of jobs in East Lindsey. Wholesale and retail, including motor trades (G) industry is the second largest provider and accounts

18.8%. Both industries are comparable to county, regional and national levels.

Table 2 - Unemployment rate (16+)

Date	E. Lindsey	E .Lindsey %	Lincolnshire %	East Midlands %	National (GB) %
Jan 04 - Dec 04	2300	3.8	4.0	4.3	4.8
Jan 05 - Dec 05	2500	3.9	4.0	4.7	4.9
Jan 06 - Dec 06	3300	5.3	4.7	5.2	5.4
Jan 07 - Dec 07	3300	5.2	5.2	5	5.2
Jan 08 - Dec 08	3400	5.1	5.6	5.9	5.7
Jan 09 - Dec 09	3700	5.8	6.0	7.3	7.7
Jan 10 - Dec 10	4400	6.6	5.8	7.5	7.7
Jan 11 - Dec 11	5100	7.2	6.6	8.1	8.0
Jan 12 - Dec 12	4600	7.2	7.9	7.8	7.9
Jan 13 - Dec 13	4600	7.4	7.1	7.4	7.5

Source: ONS Annual Population Survey

Note: numbers and % are for those aged 16 and over. % is a proportion of economically active

- 2.16 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.
- 2.17 Table 2 shows in more detail how levels of unemployment in the district rose steadily over the period 2004 to 2008 and more markedly up until 2011. The level of unemployment in 2013 was double that of what it was in 2004.
- 2.18 Between 2004 and 2011, nationally, regionally and within the district, there has been an overall trend that has seen the unemployment rates rise. Since 2011 the unemployment rate has dropped nationally and regionally.
- 2.19 Within the district, comparison of the 2011 data against the 2012 data shows that the unemployment numbers fell by 500, but as a percentile the figure stayed at 7.2%. Though in the table it shows that in 2013 the number of unemployed stayed the same as is in 2012, as a percentile it saw an increase of 0.2%.
- 2.20 In Lincolnshire there has been a sharp drop in 2013 in comparison to 2012. Both regionally and nationally there has been a drop of 0.4%. The data from 2013 shows that the unemployment rate in East Lindsey is the same as the regional level, slightly lower than the national level and slightly higher than the level in the rest of Lincolnshire.
- 2.21 The average full-time gross weekly pay by workplace for the district is £438, and is only £1.3 less than the Gross Weekly Pay by Workplace for

Lincolnshire (£439.3). Both the figures are considerably lower than that for East Midlands (£474.6) and Great Britain (£517.8).

- 2.22 The district's average full-time gross weekly pay by workforce has fluctuated considerably whereas for the East Midlands and Great Britain the trend has been more constant.
- 2.23 Even with the fluctuation there has been an overall trend of higher average weekly pay. 2003 saw the sharpest increase and therefore also saw the pay disparity between Lincolnshire, East Midlands and Great Britain reduce in size. In the comparison to the national figures, the pay disparity is the smallest it has been since 2002 (£69.4).
- 2.24 The average gross weekly pay (earnings by workplace) for male workers in East Lindsey is £470.7, less than in Lincolnshire (£480.9), East Midlands (£515.8) and Nationally (£558.3). Though female workers earn more in Lincolnshire (£3.6), East Midlands (£29.3) and Nationally (£80) than female workers in East Lindsey (£379.6), the gap is smaller than for male workers. For both sexes this shows a marked (and unexplained) reduction in the differential. But for both sexes there has been volatility in gross weekly pay, but more so with female workers.
- 2.25 Whether the gap in gross weekly pay between workers in East Lindsey and the rest of Lincolnshire, East Midlands and Great Britain will continue to reduce will have to be monitored. The volatility of pay for workers in East Lindsey will also need to be monitored.
- 2.26 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.
- 2.27 The District does not have a significant number of large employers with the bulk of East Lindsey's economy founded on small businesses. The VAT and PAYE registration data from 2011 recorded 6150 businesses of which 71.2% employed 4 or less people. 14% of businesses employed 5 to 9 people, 7.9% of businesses employed 10 to 19 people and 6.9% of businesses in East Lindsey employed more than 20 people accounted for 14% of businesses in East Lindsey, . This is a reflection (in part) on the roots of the local economy in agriculture and also on its remoteness from major markets.
- 2.28 The more recent UK Business Counts, which combines the '0 to 4' and '5 to 9' categories into a single figure identified 4495 in the 0 to 9 category. The 2011 data identified 5240 business in the 0 to 9 category, which equates to a drop of 745. But most notably the total number of recorded units has only gone down by 100 from 6150 to 6050.

Activity Levels: Full & Part Time Employment & Economic Activity

- 2.29 The information in Table 3 below gives a comparison of the key features of the workforce with county, regional and national figures. It shows that :-

- The percentage of employees working full time in the District is lower than county, regional and national levels.
- The percentage of employees working part time in the District is higher than county, regional and national levels.

Table 3 – Employment, Full and Part Time, and Self Employed 2012

	East Lindsey	East Lindsey %	Lincolnshire %	East Midlands %	Great Britain %
Full-time	24300	60.0	64.5	66.8	67.3
Part-time	16200	40.0	35.5	33.2	32.7
Total	40500				
Self Employed	10900	12.3	10.3	9.0	9.6

Source: ONS Annual Population Survey. Crown Copyright

2.30 More recent data (April 2013- March 2014) for self employed figures has seen the number of people self employed in the District fall to 7500 (7.4%). The percentage of self employed workers in Lincolnshire (9.0%), East Midlands (8.3%) have fallen but not as drastically as in the District. Nationally, the percentage of self employed workers has gone up to 9.8%.

Social character

2.31 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.

2.32 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	

2.33 The Summary Indices of Deprivation 2010 show that the District is 94th worst overall in the rankings¹. Within the District, 7 of the Super Output Areas (SOAs) rank in the top ten percent (ie experiencing maximum levels of deprivation overall). These SOAs mostly located on the coast.

¹ Local Concentration

Population weighted average of the ranks of a local authority district's most deprived LSOAs that contain exactly 10% of the district's population.

This measure defines 'hot spots' of deprivation by reference to a percentage of the local authority district's population. This involves taking the mean of the population weighted rank of a district's most deprived LSOAs that capture exactly 10% of the district's population

- 2.34 Within the different categories there are 15 areas in the bottom 10 percentile for employment, and 19 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.

- 2.35 The District is described by four Landscape Character Areas by the Countryside Agency. A Landscape Character Assessment has been approved and was adopted by East Lindsey District Council in November 2011.
- 2.36 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.
- 2.37 The District contains National Nature Reserves at Saltfleet covering some 600 hectares, and at Gibraltar Point, south of Skegness, which extends to 370 hectares.
- 2.38 There are 377 Sites of Special Scientific Interest / Sites of Nature Conservation Interest (SSIs / 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.
- 2.39 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

- 2.40 There are 1419 Listed Buildings in East Lindsey of which 80 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.
- 2.41 Conservation Areas have been designated in 17 centres and Conservation Area Appraisals have been 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.

2.42 To that end the Council has adopted the Lincolnshire Residential Design Guide.

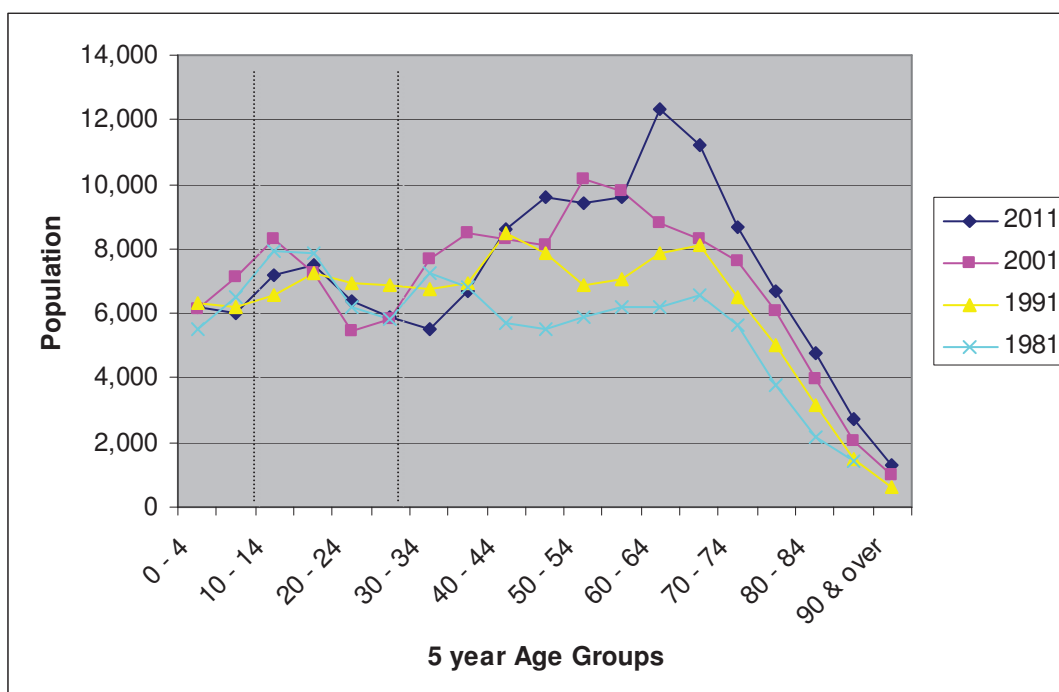
Population size and composition

2.43 The population of East Lindsey grew by 25% between 1981 and 2001 when it stood at 130,500. However, evidence from the 2011 Census shows that the rate of growth has slowed and contrary to the evidence of the Mid Year Estimates now stands at 136,600 (2011). This is significantly lower than 142,600 indicated by OPCS Mid Year Estimate for 2010 and will have significant implications for the Local Plan going forward.

2.44 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.

2.45 Graph 1 shows the change in population structure that has occurred over the period 1981 to 2011. 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, 2001 and 2011



Source ONS 2001 Census

2.46 In broad terms the graph shows a comparatively even population distribution up to 44 years. After 1991 the graph displays the imbalance in age structure brought about by the influx of older migrants (50+).

2.47 Looking at the graph there is similar a pattern between the 2001 and 2011 data. The 2001 and 2011 data shows there were rapid influxes in population in the 50+ age group. Whereas with the 2001 data there is rapid influx in the 50-54 age group, in the 2011 there was a rapid influx in the 60-64 age group. 1991 and 1981 follow a similar pattern, where there is more a gradual increase.

2.48 Within the broader pattern there are however clear and quite marked deviations. In the lower age groups there is a peak around the 10-14 age group (15-19 for 1991 and 2011) and a subsequent trough (absent from the 1991 figures). The decline continues into the 30 plus age group before climbing again (not 1981). It highlights the exodus of young adults which is one of the issues that has been identified for action through the Community Strategy.

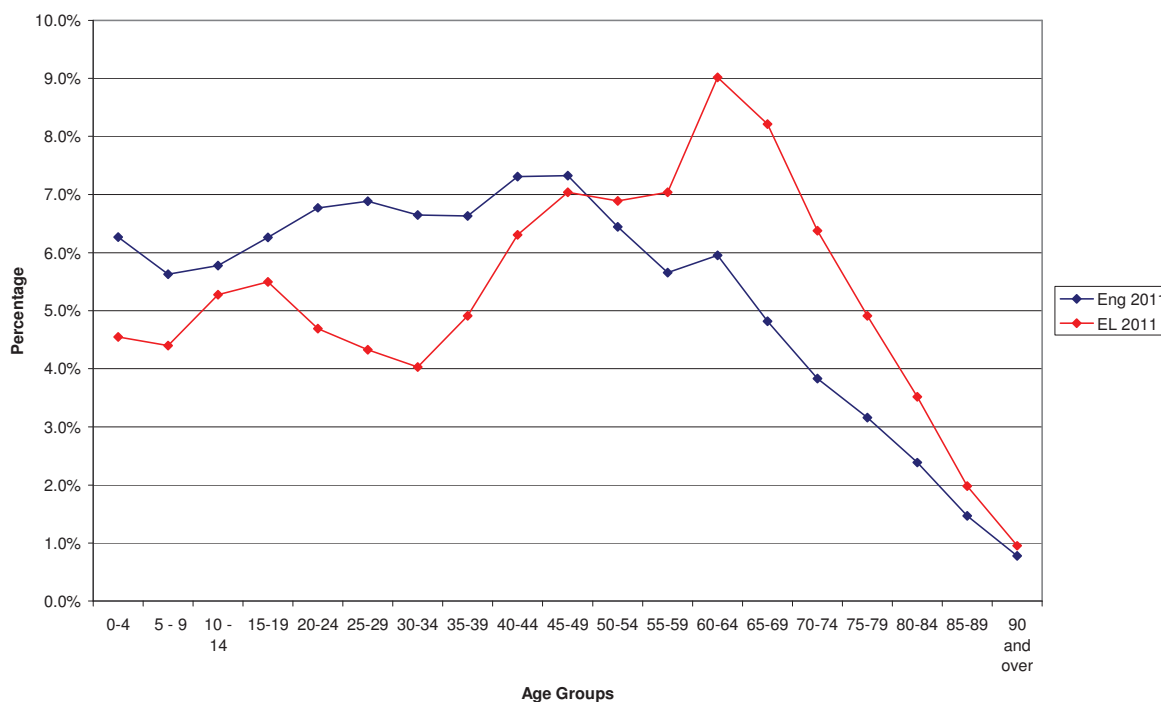
2.49 Post 2001 there has been a significant increase is in the over 50s. Whereas in 2001 there was a jump of just over 2000 in the 50 – 54 age group, in 2011 there was a jump of 2700 in the 60 – 64 age group. In both 2001 and 2011 after the jump there was a gradual reduction.

Population Structure

2.50 When compared to the structure of the current population of England (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 30 to 34 year old age groups although the underlying trend is broadly similar.

Graph 2 Population: England I and East Lindsey Comparison



Source ONS 2001 Census

2.51 In the 2001 Census 97.7% of the District population is described as white British, whereas in the 2011 Census 96.6% of the population in East Lindsey described themselves 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. Whilst not an issue at present there is a slight potential that these numbers could increase as the effects of the recent influx of European migrant workers into adjoining districts extend into East Lindsey.

Communications, transport system and traffic of the area

2.52 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.

2.53 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). The Settlement Pattern Survey 2014 identified 40.43% of the settlements were connected to the strategic road network.

2.54 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 that 37% have a commuter service. The Settlement Pattern Survey 2014 identified only 29.08% of settlements had a commuter bus service. The analysis of the 2004 timetable also identified 12% of settlements have a service suitable for shopping trips, whereas the Settlement Pattern Survey 2014 identified 21.28% of settlements had a shoppers bus service. A total of 49.65% of settlements had neither a commuter bus service nor a shoppers bus service.

2.55 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.

2.56 The 2001 Census indicated that only 19.64% of households have no car or van compared to 24.25% regionally and 26.84% nationally. In the 2011 Census 18.3% of households in East Lindsey did not have a car or van, compared to 22.1% for the East Midlands region and 25.8% for England. Whereas in the 2001 Census 49.79% of households in East Lindsey had one car, that has fallen to 47.2% in the 2011 Census. For the East Midlands region it has fallen from 44.45% in 2001 to 42.5% in the 2011 Census. For England the figures are similar to the regional figures and have fallen from 43.69% in 2001 to 42.2% in the 2011 Census. In the other categories in the 2011 Census; 'two cars or vans', 'three cars or vans' and 'four or more cars and vans', the figures are comparable to both the regional and national average, but slightly higher than the regional and national average in the

latter two categories. This demonstrates the fact that a car is generally seen as being essential for accessibility.

- 2.57 Travel to work data from the 2011 Census indicates that a relatively higher number of residents work from home in the District (7.61%) compared to the East Midlands (5.08%) and England (5.36%). The use of private vehicles in East Lindsey (70.09%) is higher than the average for England (62.86%) but not the East Midlands (72.40%). The lack of suitable public transport is noticeable in the figures for the use of public transport (excluding taxis) used to travel to work. For East Lindsey 2.26% of people use public transport to travel to work whereas 7.80% of people in the East Midlands and 16.92% in England use public transport to travel to work.
- 2.58 However, 15.06% of people in East Lindsey walk to work and 3.72% cycle to work. This is considerably higher percentage than for the East Midlands where 11.03% of people walk to work and 2.75% cycle to work, and England where 10.74% of people walk to work and 2.95% of people cycle to work.

Land use issues including development densities. Urban Context.

- 2.59 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.
- 2.60 The Strategic Housing Land Availability Assessment is currently being prepared. It uses methodology developed in association with Boston BC whose area falls within the same Housing Market Area. The current consultation identifies potential sites and sites considered unsuitable for taking forward into the Settlement Proposals part of the Local Plan.
- 2.61 Because of the lack of brownfield sites it is anticipated that the majority of large scale new development will be located on edge of settlements, on greenfield sites or urban extensions. Because of their location in zones of transition between town and country they are unsuited to high density development and the target proposed by the Core Strategy is for a density of 26 per ha. Rates of 30 per ha 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

- 2.62 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. Smaller villages are not appropriate locations for urban style and higher density developments, but there is a need for local needs housing. The Council seeks to address this through its exceptions policy and associated SPD. The level of local needs is assessed using the services of the Rural Housing Enabler and supports the delivery through recognised Registered Social landlords.

Farm diversification and rural tourism

- 2.63 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

- 2.64 As in many areas the historic relationship between settlements and rivers has the potential to create flooding issues for development inland however, the real issues relate to the threat of tidal inundation along the coast and this is a significant constraint to development. The Council has reviewed its SFRA 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

- 2.65 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

- 2.66 The Council is undertaking audit of open space and recreation facilities. 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

- 2.67 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. With the revocation of the Regional Plan and to reflect the findings of the Coastal Study the Council has prepared discrete inland and coastal housing targets to guide future development. The RSS targets will continue to provide the basis for establishing housing supply figures until the Objectively Assessed Housing Need is formally adopted through the emerging Local Plan.
- 2.68 The Strategic Housing Land Availability Assessment will provide evidence towards that process and will benefit from 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

- 2.69 The key employment and income issues have already been addressed earlier in this document. The Council has recognized that 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. These are being addressed through a positive corporate regeneration strategy that looks at coastal and rural concerns.

- 2.70 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.
- 2.71 Various factors will influence the Council's 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.

To help overcome this, the Council fully endorses opportunities to deliver modern, high speed telecommunications systems.

Minerals and waste issues

- 2.72 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

- 2.73 As part of the development plan the Council involves service and utility providers (such as the Education and Anglian Water Services) 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

- 2.74 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 Council works with partner authorities on the Lincolnshire Community Safety Partnership to address domestic and petty crime and social issues. 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 these corporate objectives.

Community participation

- 2.75 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)
 - Support for Neighbourhood Planning

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 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 up 2016 in East Lindsey should be met by existing commitments.
- 3.3 Although a draft Coastal Study has been prepared it has not been formally adopted by the participating Authorities.
- 3.4 The Lincolnshire Waste Local Plan was adopted in May 2006 and the Minerals Local Plan was adopted in 1991. The Lincolnshire Minerals and Waste Local Plan is being prepared and will in due course replace the Waste Local Plan (2006) and the Minerals Local Plan (1991).
- 3.5 The East Midlands Regional Plan was revoked by the Secretary of State on 20th March 2013.

Local Development Scheme

- 3.6 The District produced its first Local Development Scheme (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 LP, the milestones included for the LP were adjusted accordingly. A revised LDS was submitted to GOEM in February 2007. A copy of the timetable for the preparation of the Core Strategy and Site Allocations DPD is currently being drafted. The document will be amended to reflect
- the outcomes of the pre-examination meeting with the inspector
 - the delay resulting changes in Government policy and experience gleaned from examination outcomes elsewhere
 - more joined up approach to the Councils Corporate Strategy
 - Improved working under the Duty to Co-operate
- 3.7 As a response to the recommendations of the Regional Plan, the Council, at its meeting on 20th August 2008, agreed to continue with the preparation of the development plan, on a revised timetable.
- 3.8 A copy of the current LDS is available on the Council's website and can be viewed at <http://www.e-lindsey.gov.uk/article/2203/Local-Development-Scheme>.

Single Plot Exceptions Supplementary Planning Document (SPD)

- 3.9 The Single Plot Exceptions SPD was prepared to supplement Policy H6 in the East Lindsey District Council's Local Plan Saved Policies September 2007. The Single Plot Exceptions SPD was approved by Council in 2012. It is presently being updated to take in to account the Core Strategy.

Emerging Local Plan - Core Strategy

- 3.10 A new Local Plan consisting of the Core Strategy and Settlement Proposals DPD is being produced to replace the adopted Local Plan 1995. Consultation on the draft Core Strategy took place between October 2012 and January 2013.
- 3.11 At a meeting with a government Inspector (Nov 2013) a number of recommendations for change were made to the Council and the Inspector also advised that the Settlement Proposals DPD be brought forward to avoid the current time-lag between the 2 documents. The Council is currently implementing these changes.
- 3.12 The emerging Local Plan and all related information is available on the website at <http://www.e-lindsey.gov.uk/article/2055/Emerging-Local-Plan-and-Consultations>.

Settlement Proposals Development Plan Document

- 3.13 Site assessments have been undertaken to inform the Settlement Proposals DPD. The LDS will be revised to take in to consideration the work that has been done on the Settlement Proposals DPD.

Sustainability Appraisal

- 3.14 The draft Sustainability Appraisal was consulted on in 2012 along with the draft Core Strategy. The Sustainability Appraisal is being updated to take in to consideration changes made in the Core Strategy. The Sustainability Appraisal will go out for consultation along with the Core Strategy, once all changes have been made.

Habitats Regulation Assessment

- 3.15 Some initial work was carried out on the Habitats Regulations Assessment by consultants in 2012. The Habitats Regulations Assessment will in due course be carried out by consultants appointed by the Council.

Statement of Community Involvement

- 3.16 The Statement of Community Involvement was updated in 2012.

4.0 Neighbourhood Planning

- 4.1 Neighbourhood Planning was introduced through the Localism Act 2011. Two of the main mechanisms of Neighbourhood Planning are Neighbourhood Development Plans (NDP) and Neighbourhood Development Orders (NDO).
- 4.2 The Council has a duty to support any group producing an NDP or NDO. The Council is required to take decisions at key stages of the Neighbourhood Planning process and provide assistance to any group that is producing an NDP or NDO.
- 4.3 As of 31 March 2014 there were six communities within the district that are in the process of producing a Neighbourhood Development Plan or Neighbourhood Development Order.
- 4.4 The communities of Mablethorpe, Trusthorpe and Sutton-on-Sea are producing a joint Neighbourhood Development Order.
- 4.5 Holton le Clay and Tetney are working together to produce a Neighbourhood Development Plan for each of their communities. The communities of Alford, Woodhall Spa, and Horncastle are also producing Neighbourhood Development Plans.
- 4.6 In April 2014 the Legbourne Parish Council applied to East Lindsey District Council to designate the parish of Legbourne as a Neighbourhood Area. It was designated as a Neighbourhood Area on the 8th of July 2014 after no objections were raised during the consultation process.
- 4.7 The table below shows what stage each of the NDP and NDO groups are at in the Neighbourhood Planning process.

Table 4 - NDPs and NDOs in East Lindsey

Stage in Process	Alford	Holton le Clay	Tetney	Woodhall Spa	Horncastle	Legbourne	Mablethorpe, Trusthorpe and Sutton-on-Sea
Neighbourhood Area Application submitted	X	X	X	X	X	X	X
Neighbourhood Area Consultation	X	X	X	X	X	X	X
Neighbourhood Area designation	X	X	X	X	X	X	X
Pre-submission consultation							
Draft Plan/Order submission							
Draft Plan/Order Consultation							
Submission for Examination							
Examiners Report Published							
Referendum							
Made/Adopted							

5.0 LOCAL DEVELOPMENT ORDERS

- 5.1 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.

6.0 IDENTIFYING CHANGES REQUIRED IF A POLICY IS NOT WORKING

Monitoring the Use of Policies

- 6.1 The Council uses Acolaid for Planning and Building Control and in-house 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. 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.
- 6.2 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.

7.0 SUMMARY OF MONITORING FRAMEWORK & RELATIONSHIP TO CORE OUTPUT INDICATORS AND OTHER INDICATORS (See Annex 1 & 2)

- 7.1 The framework for monitoring the key indicators is set out in Annex 1. A brief discussion of the data analysis in relation to each core area is also contained in the table.
- 7.2 An assessment of the availability and accessibility of data to evidence the Core Output Indicators and Local Indicator Tables is contained in Annex 1 and 2. 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.
- 7.3 The planning database (Accolaid) 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.
- 7.4 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.
- 7.5 Annex 1 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.

8.0 DATA COLLECTION & MONITORING FRAMEWORK

- 8.1 At this stage the Council considers that the information sources it utilises and the additional proposals set out in Appendix 1, provide a substantial and robust base from which to develop a more sophisticated framework to evidence and monitor the LP at Core Strategy and at more detailed levels.
- 8.2 With any database, robustness depends on the availability of external sources of information, and the currency of that data is critical. 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 a particular problem.
- 8.3 As indicated the Council is working together with the County Council and other Lincolnshire Authorities to improve its information systems, including joint working on the preparation of its SHMA and most recently use of the Popgroup programme to provide more detailed household, population and employment targets and projections. A significant amount of in-house development work has also been carried out to improve the robustness of the monitoring and reporting of development. As a part of this the Council has also undertaken a thorough audit of its Housing Land Availability Study during 2009/10.
- 8.4 In particular the Council has worked jointly with Boston Borough Council to develop the Strategic Housing Land Availability Assessment and Employment Land Assessment.
- 8.5 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.
- 8.6 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). As part of its production the Strategic Housing Land Availability Assessment (SHLAA) was released for consultation in November 2012 with the aim of identifying in more detail the background to individual site ownership and availability. The Strategic Housing Land Availability Assessment is currently still in the process of being developed.

9.0 ASSESS PROGRESS WITH IMPLEMENTATION

Housing

- 9.1 The East Midlands Regional Plan was revoked by the Secretary of State on 20th March 2013.
- 9.2 Up to 2013 the Council took its housing target from the interim East Midlands Regional Plan target of 600 per year, which was based on the capacity of existing commitments. From 2013 onwards the Council has taken the total figure as set out in the Draft Core Strategy 2013. It is believed that this figure is robust, being just short of the 600 a year from the Regional Plan. Until such time as the Core Strategy is adopted the target figure of 594 is considered a District wide minimum. It is proposed that moving forward, to respond to the risk of coastal flooding that the District is split into inland and coast and that a maximum target will be set for the coast.
- 9.3 In line with the NPPF requirement that local authorities should "identify and update annually a supply of specific, deliverable sites sufficient to provide five years worth of housing against their housing requirements (with an additional buffer of 5% to ensure choice and competition). This buffer figure is to ensure choice and competition in the market. Furthermore, the NPPF states that where there has been a record of persistent under delivery of housing this buffer should be increased to 20%. To reflect this, the Council has applied a 20% buffer.
- 9.4 As of 10th October 2014 the five year housing land supply for the District has been calculated as 1.3 years. Annex 4 provides a detailed assessment of the five year housing land supply. Updates of this table are also produced sporadically during the year.

Housing Land Availability Study

- 9.5 The audit of the Housing Land Availability undertaken in 2009/10 aimed to provide a more robust evidence base to inform the LP 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.
- 9.6 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.
- 9.7 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.

- 9.8 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. Steps have been taken to prevent a re-occurrence of this problem in the future.

Housing build rates and trajectory

- 9.9 The Council's Assessment of Housing Need is set out in its Housing Topic Paper published in April 2014. However, whilst that paper provides an introduction to establishing projected need and delivery rates, the household projections data underpinning the analysis will be superseded by new data by the end of the year.
- 9.10 As a consequence, and because the robustness of those projections have yet to be formally tested the application of that data should be treated with caution.
- 9.11 The assumption that document makes, that :-
- 9.12 a) over the Plan period delivery rates will continue to increase at a gradual rate as the market recovers; and,
b) in the longer term there will be an impact of constraining growth along the coast; remain an will be addressed in an amended Topic Paper in due course.

Previously developed land

- 9.13 The table below indicates the level of new dwellings built on previously developed land. The low level reflects the general shortage of previously developed land in an area where large scale industrial development hasn't occurred. Furthermore, 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 preparing a Strategic Housing Land Availability Study.

Table 5 - Dwellings on previously development land and affordable housing completions

Section 2. - % new dwells on Previously Developed Land	56.35%
% converted dwells on Previously Developed Land	
Section 3 - (On completed sites for 10 or more units)	
% dwells at less than 30 per ha (55/140)	to be updated
% dwells 30 to 50 per ha (50/140)	to be updated
% dwells above 50 per ha. (35/140)	to be updated
Section 4. - Affordable Housing Completions	118 (all)
(net additions to RSL stock)	

9.14 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.

9.15 **Section 4 of Table 5.** 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. Since the programme began in 2004 it has developed 567 new properties, with a minimum of another 337 proposed by March 2018. Using the range of financial mechanisms available the Council will continue to promote the delivery of affordable housing in new developments.

9.16 The Council currently employs 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 Policy H6 of the Local Plan. As part of the LP this document is under review.

Summary of Housing Development Rates

9.17 Analysis of the house-building trends shows that housing growth in the District has been markedly affected by the recession of 2008 and that the market's recovery is slow. As closer inspection of the Census shows, that growth is directly linked to the high levels of (primarily) retirement related in-migration which masks a natural decline.

9.18 The implications of the skewed population structure is discussed in detail in Section 7. There is however other considerations that need to be taken into account and have been identified as issues.

- 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

Each of these elements will be assessed carefully as part of the LP.

10.0 EMPLOYMENT

- 10.1 Employment sites have been developed in the Districts larger centres and are the preferred location for future development. The Council has prepared a review of those sites to establish potential future demand based on past take-up rates as part of the evidence for the LP. It will provide one strand of information but does not properly reflect the importance locally of the agricultural and service (tourism) sectors.
- 10.2 The findings from the 2013 update of the Employment Land Review shows that the rate of development on established employment sites has varied. In the larger towns of Louth, Skegness and Horncastle the take up of has continued to grow, whereas in some of the smaller towns and villages the take up has been less positive with minimal or no change in recent years. District wide the availability of land does not seem to be an issue with 43.73 hectares of vacant plots and 62 hectares of un-serviced land available.
- 10.3 Along with the vacant land and plots there are also 111 vacant units scattered around the District.

Table 6 - Employment Land Development 2013 – 2014

		B1a	B1b	B1c	B2	B8	Total
BD1: Total amount of additional employment floorspace by type	Gross	-	-	-	-	-	-
	Net	0	0	0	1200 sqm	0	1200 sqm
BD2: Total amount of employment floorspace on previously developed land - by type	Gross	-	-	-	-	-	-
	Net	156 sqm	0	410 sqm	296 sqm	1804 sqm	2666 sqm
BD3: Employment land available – by type	Gross	-	-	-	-	-	
	Net	-	-	-	-	-	43.73Ha

11.0 TRANSPORT

- 11.1 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.
- 11.2 To assess the impact that future housing development the Council is jointly preparing a Transport Study as part of a County wide project.
- 11.3 **Accessibility** There are no car parking standards set out in the Local Plan. Where appropriate the Council uses the standards set out in the Lincolnshire design guide and the Manual for Streets. (3b) The percentage of new residential development within 30 minutes of the key services listed is not recorded.

Table 8 – Local Services

	% of development	Area (ha.)
4a Amount of completed retail, office and leisure development.	To be updated	To be updated
4b Percentage of completed retail, office and leisure development in town centres.	To be updated	To be updated
4c Percentage of open spaces awarded green flag award standard.	0 %	0.0

12.0 FLOOD PROTECTION AND WATER QUALITY

- 12.1 The Environment Agency (EA) and Anglian Water (AWS) provide the specialist technical advice on Flood Risk and Water Supply and Quality, which is taken as a material consideration in development control matters. The Council's Strategic Flood Risk Assessment (SFRA) ([available on the Council's web site](#)) has been produced in association with the EA and, along with detailed water supply and disposal data from AWS is being used to establish the development constraints at a strategic and settlement specific level for the Local Plan.
- 12.2 The Council's first 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. The Council has now prepared a draft replacement SFRA using the Environment Agency's Flood and Hazard Mapping data.
- 12.3 Table 8 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 8 Number of Houses granted planning permission contrary to the advice of the Environment Agency

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	01.04.10 - 31.03.11
36	6	12	5	0	0	0	1

Source ; Environment Agency

13.0 BIODIVERSITY

- 13.1 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. Policy SP16 in the emerging Core Strategy continues this approach, seeking to protect sites and species of importance for biodiversity and geodiversity at an International, National and Local level. 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 protected for biodiversity over the period 2013-2014.
- 13.2 The Council engaged ecologists in 2008-2009 to undertake a review of all sites designated locally for their biodiversity importance (which had not already been subject to re-survey) and to identify and survey any potential new sites. All sites were then submitted to the Wildlife Sites Review Panel (a sub-group of the Biodiversity Action Plan Partnership) which assessed the information and decided if the sites met the criteria for designation as a Local Wildlife Site (the new name for locally important sites).
- 13.3 Sites that did not meet the criteria were removed from the list. Under this review, 199 existing sites were surveyed over the two years. An additional 17 were not surveyed due to access constraints. 99 of the sites were considered to meet the criteria for designation and will be protected as Local Wildlife Sites. Of the 77 potential new sites identified, 63 were surveyed and of these 25 met the criteria for designation..

14.0 RENEWABLE ENERGY

- 14.1 The information on renewable energy presented here is confined to those elements that will make a significant contribution to 'renewables'. Ecotricity completed the first windfarm development in the District at Bambers Farm near Mablethorpe with the erection of the 2 turbines
- 14.2 There are now 42 operational turbines in the District on 6 sites and 1 solar energy park. In addition to the developed sites, development has commenced on a site for 8 turbines. As of 1st October 2014 there were 13 different proposals going through the planning process with the potential to accommodate 45 turbines and Scoping opinions had been sought on 7 sites for the potential to accommodate 33 turbines.

Table 10 – Renewable energy generating capacity at 1.10.14

Location	Power (MW)	Turbines	Number of Panels	MW Capacity	Annual homes equivalent
The Hollies Wind Farm	1.3	2	-	2.6	1454
The Hollies Solar Farm		-	42000	8.6	1893
Conisholme Fen	0.8	20	-	16	9121
Conisholme Fen Solar		-	5000	1	266
Mablethorpe Bambers Farm II	0.6	6	-	4.8	3026
Mablethorpe Bambers Farm	0.6	8	-	4.8	2801
Mablethorpe	0.6	2	-	1.2	802
Newton Marsh	2.3	2	-	4.6	2076
TOTALS	6.2	40	47000	43.6	21438

- 14.3 In addition to onshore capacity 2 offshore sites with the potential to deliver 19 MW of energy have been developed just off the coast between Skegness and Mablethorpe. Furthermore, 2 further off shore sites have had applications approved with a potential to accommodate up to 404 turbines.
- 14.4 In addition to the wind farm application there have been a number of solar farm applications with a potential capacity of 38MW.
- 14.5 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.

15.0 WASTE AND MINERALS PLANNING

- 15.1 The Waste & Minerals Local Plans are produced by the County Council and will be scoped as part of the preparation of the LP. The implications of the Council's priority, 'to minimise waste and maximise recycling', and approach to household collection' set out in the 2006 Plan, will be assessed as part of the need to facilitate delivery of the Community Strategy.
- 15.2 The County Council is currently preparing a new Minerals Plan and the District Council is working with them to facilitate its delivery.

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

ANNEX 1

Core output indicators for Housing

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	2021 (/ 2016)	8952	Draft Core Strategy Regional Plan

Housing Trajectory)

	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	728	534	614	457	237	371	240												
H2 (b): Net additional dwellings – for the reporting year				200 (Audit)															
H2(c): Net additional dwellings – in future years	a) Net additional dwellings – in future years																		
	b) Hectares																		
	c) Target						300	250	250	250									
H2(d): Managed delivery target																			

Housing on Previously Developed Land

	Gross % gross on PDL	Total To be updated To be updated
H3: New and converted dwellings – on previously developed land		

Gypsy & Traveller Site Delivery

	Permanent	Transit	Total
H4: Net additional pitches (Gypsy and Traveller)	11	0	11

Affordable Housing Delivery

	Social rent homes provided	Intermediate homes provided	Affordable homes total
H5: Gross affordable housing completions	118	0	118

Building for Life Monitoring

H6: Housing quality – Building for life assessments	Number of sites with a building for life assessment of 16 or more	Not returned	Number of sites with a building for life assessment of 10 to 14	Not returned	Number of sites with a building for life assessment of less than 10	Not returned	Number of dwellings on those sites	Not returned	% of dwellings of less than 10	Total number of housing sites (or phases of housing sites)	Not returned	Number of dwellings on those sites	Not returned	% of dwellings of less than 10	Number of sites with a building for life assessment of 10 to 14	Not returned	Number of dwellings on those sites	Not returned	% of dwellings of 10 to 14	Number of sites with a building for life assessment of 14 to 15	Not returned	Number of dwellings with a building for life assessment of 14 to 15	Not returned	Number of dwellings on those sites	Not returned	% of dwellings of 14 to 15	Number of sites with a building for life assessment of 10 to 14	Not returned	Number of dwellings on those sites	Not returned	% of dwellings of 10 to 14	Number of sites with a building for life assessment of less than 10	Not returned	Number of dwellings on those sites	Not returned	% of dwellings of less than 10	Total number of housing sites (or phases of housing sites)	Not returned	Number of dwellings on those sites	Not returned
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Summary of Data sources and proposed actions to improve monitoring for the AMR

	Expected source / availability	Action
Table 6 – Employment land development (Section 10)	Monitored through existing electronic systems in house (including GIS mapping) in conjunction with ED.	<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 Local Plan. 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 7 – Access (Section 11)	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.	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.
Table 8 - Local Services (Section 11)	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.	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
Table 9 – Flood protection and water quality (Section 12)	Environment Agency provide data on an annual basis	
Table 8 – Biodiversity (Section 13)	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.	Monitor progress of County Biodiversity Action Plan.
Table 10 – Renewable energy (Section 14)	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.	The Council has developed a discrete overlay to monitor renewable energy proposals.
Housing	The majority of the information is contained in Housing Land Availability spreadsheets / background papers. Data updated	Density and s106 monitoring elements introduced. The HLA is subject to ongoing audit and improvements in the level of detail

	<p>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>	
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<p>Local Indicators</p> <p>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.</p>		<p>Expected Source/ Availability</p>	<p>Action</p>
<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; 		<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 and from some in house desk top work.</p>	<p>Need to assess need and value of recording. Carried out by Environmental Health Dept. to be incorporated in Sustainability Appraisal</p> <p>A Gypsy and Traveller Needs Assessment in was completed in 2012.</p> <p>Assess options for data collection post deployment of 'wheelie' bin scheme</p>

<p>- amount of waste collected by type (e.g. household, industrial and commercial etc);</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>Lincs CC are the responsible body.</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 LP.</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>
The size and remoteness of the district	Remoteness - improvements to major routes / changes to public transport timetables – more appropriately dealt with by more specific issues.
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 LP Housing Land Availability Study identifies location of new development
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	2001 Census base, plus household and population projections, GP lists/ PHCT 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 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. Urban Capacity Study 2004; update commenced August 06
limited brownfield development sites	A new study is being undertaken to address these issues
pressures for inland tourism beyond farm diversification – such as fishing lakes and caravan sites / log cabins	
changes in agriculture / diversification	Establish through report in Accolaid

		M	J	J	A	S	O	N	D	J	13	F	M	A	M	J	J	A	S	O	N	D	J	14	F	M	A	M	J	J	A	S	O	N	D	J	15	F	M	A	M	J	J	A	S	O	N	D
Title	Stage																																															
	Public engagement under Reg 19																																															
	Consideration of representations- Reg 19(5)choose a preferred option																																															
	Publication Consultation on Submission (Reg 20 (a) and 21																																															
	Submission To SoS (Reg 22)																																															
	Pre Examination Meeting EXAMINATION (Reg 25)																																															
	Publish Inspect Report (Reg26)																																															
	Adoption (Reg 27)																																															
	Work commences on the Settlement Proposals DPD -																																															
Title	Stage																																															
	Public engagement under Reg 19*																																															
	Consideration of consultee responses																																															
	Publication Consultation on Submission (Reg 20)																																															
	Submission To SoS (Reg22)																																															
	Pre Examination Meeting EXAMINATION (Reg 25)																																															
	Publish Inspect Report (Reg26)																																															
	Adoption (Reg 27)																																															

Please note the timetable will be updated after the elections.

**EAST LINDSEY DISTRICT COUNCIL****5 YEAR HOUSING SUPPLY****POSITION TO 10th October 2014**

BOX 1 – TARGET	
Development Plan* target of 600 per annum (April 2006 – April 13)	4200
Revised 5 year target** 2013 – Oct 2019 (calculated at 594 per annum)]	3861
Overall target 2006 –Oct 2019	8061
Less dwellings completed Apr 2006 –10 th October 2014	3728
Sub total	4333
Plus 20% of overall target (20% of 4333)	867
Total target (Y)	5200
*This figure is taken from the Adopted and now revoked East Midlands Regional Plan. **This figure is taken from the Draft Core Strategy	

BOX 2 – COMMITMENTS	
Allocated sites with planning permission	1171
Windfall sites with planning permission	1774
Total commitments	2945

BOX 3 – PIPELINE SITES (SITES IN THE SYSTEM BUT WITHOUT PLANNING PERMISSION)	
Total pipeline sites	1309

DELIVERABILITY OF SITES

The box below shows the deliverable commitments in current market conditions, after the Council has assessed individual sites by speaking to developers and planning officers, checking building control records and carrying out site visits. The Council monitors this monthly.

BOX 4 – DELIVERABILITY OF SITES	
Allocated sites with planning permission	150
Allocated sites without planning permission	4
Windfall sites	1122
Pipeline sites	145
Total (X)	1421

CALCULATING THE 5 YEAR HOUSING SUPPLY

Taking the information from boxes 1 and 4 above the calculation of the supply is $(X/Y) \times 100$

BOX 5 – CALCULATING THE 5 YEAR HOUSING SUPPLY	
$(1421/5200) \times 100$	27.3%
27.3% x 5 = 1.3 years	
Shortfall in supply (5200 – 1421)	3779
FINAL 5 YEAR SUPPLY FIGURE	1.3 years

NOTES

THE HOUSING TARGET

The Council has taken as its target up to 2013 the East Midlands Regional Plan target of 600, which comprised of existing commitments. From this point it has taken the total figure as set out in the Draft Core Strategy 2013. It is believed that this figure is robust, being just short of the 600 a year from the Regional Plan. Until such time as the Core Strategy is adopted the target figure of 594 is considered a District wide minimum. At this time the District is not split into inland and coast. The Council is not in a position to adopt a different target because no other target has been to a Local Plan examination.

HOUSING SUPPLY

This is covered in section 6 of the National Planning Policy Framework (NPPF). The NPPF states that local authorities should significantly boost the supply of housing and that they should use their evidence base to do so and identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land.

This % buffer figure is to ensure choice and competition in the market. Where there has been a record of persistent under delivery of housing this buffer should be increased to 20%. The Council has applied a 20% buffer to its target. The Councils does the following to try and encourage housing growth;

- The Council supports a proactive Housing Capital Programme, building affordable homes in partnership with a Registered Provider. The Council has put substantial funds into this partnership and to show its commitment has approved in October 2013 a further £1.2m. This has helped the housing completion rate across the District throughout the economic downturn.
- The Council actively supports developers who wish to discuss viability in the planning process and has approved a number of planning applications reducing the amount of affordable housing to assist with housing delivery.
- The Council has a proactive pre-application process to ensure that the planning system assists development. By negotiating 'up front' planning applications move quickly through the system.
- The Council has taken a precautionary approach to assessing its 5 year housing supply. This is because it is positive about housing delivery and wishes to boost housing growth significantly, as encouraged by the National Planning Policy Framework (NPPF).

EVIDENCE

The Council rigorously monitors and manages the 5 year housing supply. The Council visits sites, checks building control records, contacts developers and liaises with the development management section monthly. The evidence that supports the figures above is available on the Council's website.

Outline planning permissions are only included in the 5 year supply if a developer has indicated the timetable for delivery. In the majority of cases the Council has been unable to gain this information and sites at outline stage do not appear to be moving toward detailed submissions or starts on site.