

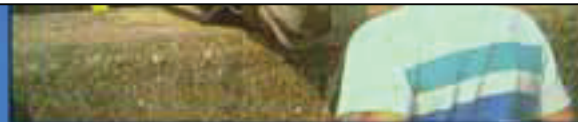


**East Lindsey
Local Plan
Alteration 1999**



Saved Policies September 2007

This document shows the status of the policies of the East Lindsey Local Plan as approved by the Government Office East Midlands on 21st September 2007.



Chapter 1

INTRODUCTION TO THE EAST LINDSEY LOCAL PLAN ALTERATION 1999

The Local Plan has the following main aims:-

- to translate the broad policies of the Structure Plan into specific planning policies and proposals relevant to the East Lindsey District. It will show these on a Proposals Map with inset maps as necessary
- to make policies against which all planning applications will be judged;
- to direct and control the development and use of land; (to control development so that it is in the best interests of the public and the environment and also to highlight and promote the type of development which would benefit the District from a social, economic or environmental point of view. In particular, the Plan aims to emphasise the economic growth potential of the District); and
- to bring local planning issues to the public's attention.

Chapter 1

INTRODUCTION

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INTRODUCTION TO THE EAST LINDSEY LOCAL PLAN

1.1. The East Lindsey Local Plan is the first statutory Local Plan to cover the whole of the District. It has updated, and takes over from all previous formal and informal Local Plans, Village Plans and Village Development Guidelines. It complements the Lincolnshire County Structure Plan but differs from it in quite a significant way. The Structure Plan deals with broad strategic issues and its generally-worded policies do not relate to particular sites. The Local Plan lays down specific policies relevant to East Lindsey's own local circumstances and contains site specific proposals. These policies will be used when making decisions on planning applications and will guide development in the District up to 2001.

The Aims of the Plan

1.2. It is a statutory requirement that all non-metropolitan district councils prepare a district-wide local plan for their area. Planning decisions on proposals to build on land or change its use should not be arbitrary. They must be judged against objective criteria and these are what the Local Plan is intended to provide. It should provide guidance, incentive and control for development in the public interest. All development control decisions should accord with the Local Plan's policies unless other overriding material considerations indicate otherwise.

1.3 The Plan has been prepared within the terms of the Town and Country Planning Act 1990 and the Department of Environment Planning Policy Guidance No. 12 (Development Plans and Regional Planning Guidance).

1.4 Planning Policy Guidance No. 1 (General Policies and Principles) stresses that a Local Plan should be consistent with national and regional planning policy and should provide the principal means of reconciling conflicts between the need for development and the need to protect the built and natural environments. Although it is not meant to be a prescriptive document it should provide a firm basis for rational and consistent decisions on planning applications and appeals. It should provide a measure of certainty about what types of development will and will not be permitted.

1.5 Accordingly, the Local Plan here has the following main aims:-

1. To translate the broad policies of the Structure Plan into specific planning policies and proposals relevant to the East Lindsey District. It will show these on a Proposals Map with inset maps as necessary;
2. To make policies against which all planning applications will be judged;
3. To direct and control the development and use of land; (to control development so that it is in the best interests of the public and the environment and also to highlight and promote the type of development which would benefit the District from a social, economic or environmental point of view. In particular, the Plan aims to emphasise the economic growth potential of the District); and
4. To bring local planning issues to the public's attention.

How The Policies Have Been Formed

1.6 The main planning problems and opportunities in East Lindsey were identified in the "Statement of Issues" document which was published in July, 1990. This was accepted by both the District and County Councils as providing the basis for working up the policies contained in the Draft Plan which was published for widescale public consultation in January, 1991.

1.7 The Draft Plan was drawn up, having taken account of:-

- local issues identified in the "Statement of Issues";
- Government policies and directives which appear in the Town and Country Planning Act, Circulars and Planning Policy Guidance Notes (PPGs);
- research information from specialist professional organisations; (A reference list appears in Appendix 3);
- Lincolnshire County Council Structure Plan 1981 and the approved Alteration No. 1, 1991 and proposed Alteration No. 2, 1991;
- consultations with statutory undertakers and official organisations;
- consultations with Parish Councils.

1.8 The Draft Plan attracted over 2000 comments from over 650 respondents and resulted in 400 or so policy or text alterations. These were incorporated into the Deposit version of the Local Plan in 1993 and subsequently revised following that document's formal consultation period which elicited some 600 responses.

1.9 In 1993/94 a Public Local Inquiry was held to resolve the outstanding objections made to the Plan. It was presided over by an independent Inspector who subsequently made his recommendations to the Council. The Modifications proposed by the Inspector and by the Council in response to the Inspectors report were publicised in March - April 1995. Thirty six responses were received to the Proposed Modifications. The Council considered these comments in June 1995 when it resolved that no further significant changes were warranted.

1.10 This document is a culmination of all previous stages and represents the most up to date Council planning policies for the whole District of East Lindsey. It was formally adopted on 11th August 1995.

1.11 One of the complementary tasks of implementing a Local Plan is the requirement to maintain its currency through a process of monitoring and review. That process has raised a number of policy issues which, along with changes in advice from central Government, has led the Council to propose a series of Alterations to Part One of the Plan.

1.12 The Alterations to the Plan were first introduced in an Issues Paper, released for public consultation in June 1997. Subsequently the proposed changes to policy and text were released for a further period of consultation (between September and November 1998). At its Planning and development Meeting in June 1999 the Council resolved to give Notice of its intent to Adopt the Alterations to the Plan which are incorporated in this document.

The Format of the Plan

1.13 The Plan is made up of a written statement and a proposals map. Because of the large amount of policy information to be displayed on the map and the need to show site-specific proposals, further inset proposals maps at larger scales are also included. These appear in Part 2.

1.14 Following this introduction to the Plan, the written statement goes on, in Part 1, to list all of the policies which will apply throughout the District. Although planning policies are often interrelated, for the sake of clarity, they are dealt with under broad subject headings, such as 'housing', 'employment', 'shopping', etc. Listed for each subject are a number of objectives which the policies are designed to achieve.

1.15 Each policy is accompanied by an explanation of why it was drawn up and, where appropriate, there is an explanation of how it can best be made to work.

1.16 Most policies relate specifically to land uses and development. They say which development can or can't happen, where it can or can't happen and if it does happen, what conditions it must satisfy. In some parts of the explanatory text are statements of the Council's attitude towards development or the provision of services.

1.17 These are referred to as 'Advocacy Policies' and appear in italics, in boxes within the text. They do not form part of the statutory policies of the Local Plan. But, it is important that landowners, developers and the public generally know where the Council stands on issues which may not strictly fall within the land-use scope of a Local Plan but which, nevertheless, have a significant bearing on the future development and well being of the District. In this way, also, the Council can more effectively enable and encourage private development in the broad public interest.

1.18 Part 2 lays down specific proposals for selected settlements and locations (principally the towns and larger villages) with special reference to the inset proposals maps.

1.19 Appendices 1,2, & 3 are not part of the formal document but are included for information. Appendix 1 contains an explanation of some of the technical terms used in the Plan which may not be familiar. Appendix 2 contains a useful cross-referenced index of all the subjects covered by the policies. Appendix 3 lists sources of information which have provided the background to many of the issues which, in turn, have led to the drawing up of the Plan's policies.

1.20 Appendix 4, which appears at the end of Part 2, comprises a schedule of sites identified on the inset maps as having development potential. It includes housing, industrial and redevelopment sites and gives a general introduction to the planning considerations relevant to each site which may be enlarged upon in any subsequent development brief.

The Monitoring, Review and Implementation of the Plan

1.21 The Town and Country Planning Act of 1991, backed by PPG12, requires that Local Plan policies be subject to continuous monitoring, review and updating. It requires all matters which affect development to be kept under constant review.

1.22 This Local Plan, therefore, is just the first stage in forming a dynamic planning policy framework for the District. To be most effective, it must be continuously updated and reviewed so that changing national guidance and local circumstances can be taken into account.

1.23 This means that the Council must keep up to date with all new Government advice and research, must re-survey, measure and analyse local conditions in East Lindsey and must check to see whether current Local Plan policies are still relevant and are working properly.

1.24 *The Alteration to the Plan is the first response to the monitoring element. The Review of the whole of the Plan, to provide the basis for land use policy decisions for the period 2001 to 2011 is currently underway.*

1.25 The Local Plan has many functions. It helps to make sure that local development complies with national and regional policy. It aims to guide development to those locations where it can be of greatest benefit to the community. It aims to introduce certainty for developers and landowners so that they know what development can or cannot take place and where. It aims to strike a balance between the aims of conservation and development which is in the widest public interest.

1.26 It is also an important means of enabling development as well as controlling it and, finally, it aims to keep people informed of important national and local planning issues. It sets out a partnership of understanding between developers, the public, the environment and the Council.

1.27 So, the Council is committed to keeping its policies up to date and relevant and to playing its part in implementing the policies so that the Plan achieves all that it sets out to do.

1.28 To do this it has introduced a comprehensive on-going twin programme of

- monitoring, testing, research and review and
- policy implementation which will be undertaken principally by the Council's planning policy team.

Chapter 2

GENERAL POLICIES FOR DEVELOPMENT

The Policies of this Chapter have been drawn up to satisfy the following objectives:-

- to provide for new development whilst respecting the interests of the public and the environment;
- to direct development to those areas where the need is greatest;
- to make sure that development conserves and makes the best use of available resources in the short and long term;
- to enable appropriate economic development to take place and allocate land for it;
- to improve the quality of life for present and future residents;
- to create certainty about where development can take place and to give clear guidance on what types of development will and will not be acceptable;
- to make sure that development proposals are considered against relevant and up-to-date planning policies.

Chapter 2

GENERAL POLICIES FOR DEVELOPMENT

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GENERAL POLICIES FOR DEVELOPMENT

2.1. East Lindsey's geography and settlement pattern are not typical of the rest of Lincolnshire or the East Midlands. At about 680 square miles, it is larger than some English counties and displays an equally complex character.

2.2 The different geological and topographical features throughout the District have shaped the special individual character of, for example, the Wolds, Southern Fens, Inland Marshes, Woodhall Heathland, Bardney Fen and the Coastal Plain. The appreciation of these areas is heightened to differing degrees by the ever presence of expansive open skies and seascape. Also, the strong sense of history adds an extra dimension to local character and is particularly striking in the market towns and the Lincolnshire Wolds made famous by Alfred, Lord Tennyson.

2.3 Unlike many other Districts, East Lindsey does not have a single major urban centre. Instead it has seen a series of relatively small market towns grow to serve numerous scattered villages and small hamlets. Louth and Skegness, clearly, are the two larger examples but each of the smaller market towns has a significant service role to play within its catchment area. The relative geographical isolation of the area has played its part in helping settlements to develop slowly to form deep-rooted characteristics.

2.4 All of these geographical and historical factors, which have helped mould the existing form and character of the District, will continue to be important in shaping its future. The Local Plan policies aim to respect the existing positive characteristics and build on them to provide scope for growth which will improve the general quality of life for East Lindsey residents in the future.

2.5 East Lindsey is a large district made up of the old and the new set in an open, rural environment. New development can be exciting and stimulating. Older development can offer stability and give a sense of history and belonging. A rural lifestyle can be both a calming and an inspiring influence. When all are successfully integrated, the result is inevitably an overall improvement in the local economy, character of towns, villages and countryside, social facilities and the general quality of life. When these elements are dealt with in isolation problems can arise.

A Strategy for Sustainable Development

2.6 Both the Structure and Local Plan are based on the key principle of sustainable development i.e. development which meets current needs without prejudicing the capability of resources to meet the needs of the future. But the Local Plan builds on the strategic policies of the Structure Plan by laying down more specific land use and development control policies appropriate to the particular circumstances in East Lindsey.

2.7 This Plan's strategy is based on the following seven principles. In addition, the policies and proposals which follow are guided by the more specific objectives listed at the beginning of each chapter. These principles and objectives will be crucial material considerations when assessing the relative weight to be given to potentially conflicting or ambiguous criteria of different policies.

- to provide for new development whilst respecting the interests of the public and the environment;
- to direct development to those areas where the need is greatest;
- to make sure that development conserves and makes the best use of available resources in the short and long term;
- to enable appropriate economic development to take place and allocate land for it;

- to improve the quality of life for present and future residents;
- to create certainty about where development can take place and to give clear guidance on what types of development will and will not be acceptable;
- to make sure that development proposals are considered again relevant and up-to-date planning policies.

Protecting and Improving the Environment

2.8 The care of the global environment begins at a local scale. In East Lindsey, a healthy environment is essential for enriching the quality of life, raising public morale and invigorating local communities. A high quality environment is vital in attracting inward investment and jobs. Environmental protection need not be a constraint upon development but, rather, can be a positive means of attracting and improving it.

2.9 In PPG12, the Government states that environmental concerns weigh increasingly in the balance of planning considerations. It requires that the wider environmental concerns (e.g. global warming, consumption of non-renewable resources) be taken into account comprehensively and consistently in Local Plan policies and their implementation.

2.10 When considering planning applications, the Council will normally attach greatest weight to the need to protect and improve the environment of the District and the social and economic well-being of its residents and to conserve natural

2.11 By considering all development proposals firstly in their environmental context, the Council is more likely to ensure that new development is sustainable i.e. it meets the needs of the present without compromising the needs or aspirations of future generations by the irredeemable loss of resources and environmental degradation.

Policy A1 Applications for Planning Permission

Development proposals which conform with the policies, proposals and land use allocations of the Local Plan will be permitted and those which do not conform, will not be permitted unless there are clear and overriding material planning considerations to indicate otherwise.

DELETED POLICY

2.12 In PPG1 (General Development) the Government stresses that it is committed to a Plan-led system of development control in order to ensure rational and consistent decisions and to achieve greater certainty. To this end therefore, where a development plan contains relevant policies, all development proposals should accord with the Plan's policies and proposals unless material considerations indicate otherwise. This also applies to applications for the renewal of planning permission or those made retrospectively. However, there may be isolated cases where the Local Plan's objectives are best served by allowing an alternative, more appropriate, land use on an allocated site, particularly in town centres where the mix of land uses may change over time.

2.13 Land is also allocated to meet a specific need and as part of an overall strategy, to provide certainty for landowners, developers and the public and to prevent blight. Such land use allocations should not be open to change without a compelling reason. For instance, the fact that there is no current demand for a particular allocated use is not, in itself, a reason for permitting other uses. Market forces should be allowed scope to vary over the ten year Plan period.

2.14 Where there are other valid material considerations, the Development Plan will still be taken as the starting point. Where the policies or proposals of the Plan are not relevant, development proposals will be judged against all other material considerations, the most obvious being the Local Plan objectives, adopted Supplementary Planning Guidance, and the Government's planning legislation and Planning Policy Guidance Notes. All other valid and relevant material considerations will be taken into account too.

2.15 For material considerations to be valid they must fall within the scope of planning legislation and must relate to the development or the use of land in the public interest. They must, of course, relate to the application in question. Further advice on material considerations can be found in PPG1 (General Policy & Principles).

2.16 Generally, however, the policies and proposals of this Local Plan are drawn from the most up-to-date information and Government advice and, therefore, will provide the most relevant basis for judging planning applications.

2.17 Many forms of development will be governed by more than one policy of the Plan. It is important, therefore, that no policy is treated in isolation from the others. Applicants should not expect their proposals to be judged only against those parts of policies which appear to suit them best. There will be no selective application of policy. To be fair, consistent and effective, the policies will be considered individually, as a whole and in relation to each other.

2.18 Government policy, as well as local conditions, can change within the lifetime of a planning permission. What was not a planning consideration at the beginning of that period may well turn into an important issue. There is no automatic right, therefore, to expect a renewal of a planning permission which has either lapsed or been long outstanding if there has been a material change in planning circumstances.

2.19 On a site already having the benefit of outline planning permission, approval will not be given for reserved matters unless those conditions to the outline planning permission which are essential for the development to proceed in accordance with Local Plan policies, have been complied with.

Information required with a Planning Application

2.20 Planning permission will not be given to any proposal - including outline applications - unless sufficient has been submitted to show how the policies and objectives of the Plan can be met.

2.21 Sometimes, it is not clear from an outline planning application if a proposal is capable of satisfying the policies of the Plan. The imposition of conditions on a planning permission does not, in itself, ensure compliance with policy. In such cases, and within one month of receiving the application, the Council will ask for further information or a full application before determining the application.

2.22 This may mean the submission of an illustrative layout, a landscape or habitat survey, a landscaping scheme, description of operations, details of materials and so on. Applicants should not be involved in unnecessary work as the Council will not ask for this information if it is clear from the outset that the proposal is unlikely to conform to policy and therefore is unlikely to be acceptable.

2.23 Nevertheless, applicants can save themselves much time and duplication of effort by submitting - on up to date plans where available - sufficient information and detail in the first instance. This is likely to be required more particularly in the following cases:-

- applications for changes of use, particularly in the countryside;

- applications in a Conservation Area or affecting a Listed Building;
- applications in the Area of Outstanding Natural Beauty, Area of Great Landscape Value or Coastal Conservation Area;
- applications affecting a Site of Special Scientific Interest, Site of Nature Conservation Importance or Archaeological sites;
- applications for the development or extension of caravan sites;
- other outline applications in "sensitive" locations.

2.24 Further advice on how to fill in application forms and the amount of detail to be included will be freely given by Planning Officers on request.

Environmental Statements

2.25 Environmental Statements will be required for all developments falling within Schedule 1 of the DETR Circular 2/99 - Environmental Impact Assessment. The Council will be guided by Schedule 2 of the Circular in deciding whether or not to ask for an Environmental Statement in respect of those other proposals likely to have a significant impact on the environment.

2.26 By applying the principles of this Circular and the Department of Environment's "Environmental Assessment - A Guide to Procedures", the Council aims to prevent the creation of pollution or nuisance at source rather than trying to counteract their effects later.

Planning Obligations

2.27 The Council will optimise the wider public benefits to be gained from new development by the use of Planning Obligations under Section 106 of the Planning Act, 1990.

2.28 Given the choice between using conditions attached to planning permissions or legal agreements with developers, the Council will always choose the former as the most effective means of attaining high quality development and bringing forward development in the public interest.

2.29 Sometimes, conditions cannot be legally applied or enforced under the Planning Act but Section 106 of the same Act allows the use of Planning Obligations to improve the quality of development or to enable development to go ahead which might otherwise be refused.

2.30 These are also known as section 106 agreements and this Council will consider using them:-

- a) *to secure off-site infrastructure and services necessary for the development to take place; this may include the provision or upgrading of roads, additional sewerage and other statutory services which may have reached full capacity;*
- b) *to offset environmental or community losses caused by the development; or*
- c) *to maintain any increased levels of community transport, recreational, education, community, social or amenity facilities required as a result of the new development. for instance, local schools may need to be extended to accommodate the extra children from new development. these provisions can be made in a variety of ways including direct provision, commuted sums, maintenance agreements and land exchange.*

2.31 In all cases however, planning obligations must be necessary and relevant to planning and, in themselves, cannot make any development proposal which is unacceptable on planning policy grounds into an acceptable one. Fuller guidance is given in the former Department of Environment Circular 1/97 - "Planning Obligations"

Enabling Development

2.32 As part of its economic development function, the Council will actively try to help the development process along. Within its many different departments, it has a wide range of expertise in land assembly and negotiation, valuation, site evaluation, planning and development procedures and design as well as having a corporate awareness of available grants and subsidies. Because of this, its access to Government policies and its awareness of local economic patterns, it is well placed to co-ordinate the different agencies involved in getting development off the ground.

2.33 The Council will use its corporate powers and resources to identify and create development opportunities and to enable both public and private development to take place effectively and in the public interest.

Supplementary Planning Guidance

2.34 The Council will provide supplementary planning guidance, where appropriate, to help in the preparation of planning applications. In particular, development briefs will be prepared for sites where new development could have a significant impact on the surrounding area. Supplementary planning guidance shall not outweigh the policies of the Plan but the Council will expect its principles to be taken into account in planning applications.

2.35 Supplementary Planning Guidance, as its name suggests, supplements the policies of the Local Plan. It can take the form of good practice notes, advisory notes, development guidelines or design briefs and, according to the Government's PPG 12, (Development Plans and Regional Planning Guidance) these can be material considerations when deciding planning applications. When preparing such documents, the Council will cross refer to relevant policies of the Local Plan so that Developers are left in no doubt as to why such advice is necessary. Also, where appropriate, briefs will be drawn up in consultation with the landowner or prospective developer.

2.36 The Local Plan highlights some potential development sites where it is important that new development respects its surroundings or where there is a need or opportunity for special on-site works. Other sites may yet emerge.

2.37 The Council will prepare a development brief for these sites which will lay down development criteria and guiding principles. The degree of information and guidance will depend upon the sensitivity of the site. The brief will help Developers to prepare a scheme along acceptable lines, help to speed up dealing with the planning application and may suggest ways of helping the development along.

2.38 Whilst the brief shall essentially be advisory and not go into great detail, it shall represent the Council's preferred options for development and may describe aspects of development which will be unacceptable.

2.39 Supplementary Planning Guidance will be prepared where it will help in the application of policies in special circumstances. The explanatory texts to many of the policies already include such guidance but the Council will prepare more during the lifetime of the plan as the need and opportunity arise.

Enforcement

2.40 In PPG18 (Enforcing Planning Control) the Government has given local planning authorities the primary responsibility for taking whatever enforcement action may be necessary in cases where breaches of planning control are judged to unacceptably affect public amenity or the general public interest.

2.41 The Council will take action to make sure that existing and future development complies with its planning permission and conditions, including, where necessary, formal enforcement action under the Planning and Compensation Act, 1991.

2.42 Where a condition attached to a planning permission has not been complied with, resulting in environmental, amenity or site operational problems, the Council will seek to have the condition complied with before approving any more development on the site.

2.43 Development on a site should be dealt with comprehensively. For example, siting a building and landscaping should be integrated and not seen as separate issues. Planning conditions have been, and will continue to be, attached to Planning Consents to achieve this aim if it is not already clear from the submitted and approved plan drawings. Conditions are also imposed to protect a wider public and environmental interest.

2.44 Sometimes, only part of a planning consent is implemented, leaving out a part which may affect any further development proposals for the site. In such cases, the Council would need to be satisfied that any potential environmental, amenity or operational problems have been adequately dealt with before permitting any more development on the site.

2.45 Some coastal static caravan sites are a particular cause for concern. They are an important tourism asset but, with nearly 20,000 static caravans, they represent a major land use where it is clear that some planning conditions - particularly relating to landscaping and occupancy - are not being met. This means that the appearance of the area suffers and this can easily discourage visitors. Also many holiday caravans are being used as sub-standard permanent homes which means less visitor accommodation and a rising, often hidden, social problem.

2.46 Although most caravan parks already operate to a high standard, the Council will undertake a survey of all sites to ensure they comply with their planning permissions and to look into ways some of them may improve their appearance and operation.

Policy A2 – Sustainable Development

All development shall follow the principles of sustainable development unless there are economic, social or environmental reasons to the contrary. Development of national or regional importance. Development which is of national or regional importance and which requires those resources required to provide for the needs of the community, social or essential development needs will not be permitted. Development will be permitted where it gives rise to excessive and avoidable vehicle movements, causes unacceptable pollution or cannot be adequately served by necessary infrastructure or local services.

2.47 PPG1, backed by PPG12 and PPG13, strongly advocates that local planning authorities should ensure that development and growth are sustainable. Development is sustainable where it manages to satisfy its own needs without reducing the chances of other environmental, social or essential development needs being met in the future

2.48 This can only be achieved by conserving those resources necessary to provide for these longer term needs. These include finite sources of energy and water. Proposals which include measures to regenerate, recycle, reuse or reduce demand for, such resources will be encouraged and preferred to those which do not. Proposals which will cause pollution but which, because of their overriding importance must be accommodated, shall nevertheless put in place measures to reduce the effects of that pollution to an absolute minimum

2.49 Sustainability extends beyond environmental protection to include long-term social, economic and community balance and well being. All development proposals should take account of the distinctive characteristics and issues of such a dispersed rural district as East Lindsey.

2.50 Whilst this policy refers to those criteria which must be met, the means - or indicators - for measuring proposals against these criteria are continuously being adapted to meet all contingencies and changing circumstances. Judgements will continue to be made in the light of the most up to date and locally appropriate indicators, material considerations and guidance available.

2.51 To date, such indicators may be drawn from such sources as:-

Lincolnshire State of the Environment report;
Lincolnshire Coastal Audit
Natural Areas Character Assessments;
Village Appraisals
Village Design Statements;
Local Agenda 21 Strategy;
Biodiversity (Phase 1) Surveys;
Humber Estuary, Wash and Lincolnshire Wolds AONB Management Plans;
Planning Policy Guidance Notes;
Local government Management Board
Sustainability Round Table guidance;
Lincolnshire Residential Design Guide;
Development Site Appraisals;
Assessments of Environmental Capacity.
Conservation Area Appraisals
Local Environment Agency Plans

2.52 Other policies in the Plan deal more directly with specific sustainability issues and it is likely that this policy will be applied in association with them.

Policy A3 Local Areas and Settlement Hierarchy

Land is allocated for development in the towns and main villages, as shown on the Inset Maps, according to their role, status and character within the District settlement pattern and catchment areas.

Elsewhere in the settlements listed below, development will be permitted (subject to other policies in the Plan and any other material considerations), provided its location, character, function, scale, design and operation are all consistent with the role, status and character of the settlement.

LOUTH AREA

Towns	Main Villages
Louth	Binbrook
	Grimoldby / Manby
	Legbourne
	North Somercotes
Medium Sized Villages	Small Villages
Alvingham	Authorpe
Covenham St. Bartholomew	Benniworth
Covenham St. Mary	Burgh on Bain
Donington on Bain	Burwell
Fotherby	Conisholme
Goulceby	Gayton le Marsh
Grainthorpe	Great Carlton
Ludford	Little Carlton
Saltfleet	Little Cawthorpe
Scamblesby	Saltfleetby All Saints
South Reston	South Cockerington
South Somercotes	South Willingham
Utterby	Tathwell
	Welton le Wold
	Yarburgh

COASTAL NORTH AREA

Towns	Main Villages
Mablethorpe Trusthorpe &	None
Sutton on Sea	
Medium Sized Villages	Small Villages
Huttoft Maltby le Marsh Theddlethorpe St. Helen Withern	Strubby Theddlethorpe All Saints

ALFORD AREA

Towns	Main Villages
Alford	None
Medium Sized Villages	Small Villages
Aby Bilsby Mumby Willoughby	Brinkhill Cumberworth Saleby Sloothby South Thoresby Swaby Ulceby Well

NORTHERN PARISHES AREA

Towns	Main Villages
None	Holton le Clay
	North Thoresby Tetney
Medium Sized Villages	Small Villages
Fulstow Marshchapel North Cotes	Ludborough North Cotes (RAF) Tetney Lock

COASTAL SOUTH AREA

Towns	Main Villages
Skegness	Burgh le Marsh Chapel St. Leonards Ingoldmells Wainfleet All Saints
Medium Villages	Small Villages
Croft (village) Hogsthorpe Orby Wainfleet St. Mary Welton le Marsh	Addlethorpe Anderby Village Croft Bank Lymn Bank (Croft) Thorpe St. Peter

SPILSBY AREA

Towns	Main Villages
Spilsby	None
Medium Sized Villages	Small Villages
East Keal East Kirkby Firsby (Station Road) Great Steeping Halton Hologate Hundleby Irby in the Marsh Old Bolingbroke Partney Toynton All Saints	Ashby by Partney Bratoft Candlesby Firsby (Village) Halton Fenside Little Steeping Mavis Enderby Raithby Skendleby Toynton St. Peter West Keal

SOUTHERN PARISHES AREA

Towns	Main Villages
None	Sibsey Stickney
Medium Sized Villages	Small Villages
Eastville/New Leake Friskney Gypsy Bridge New Bolingbroke Stickford	Antons Gowt Langrick Revesby Sibsey Fenside Sibsey Northlands

CONINGSBY / TATTERSHALL AREA

Towns	Main Villages
Coningsby / Tattershall	Mareham le Fen Woodhall spa
Medium Sized Villages	Small Villages
Kirkby on Bain New York	Hawthorn Hill Roughton Scrub Hill Stixwould Tattershall Thorpe Tumby Woodside

HORNCASTLE AREA

Towns	Main Villages
Horncastle	Tetford
Medium Sized Villages	Small Villages
Baumber Belchford Bucknall Hagworthingham Hemingby Minting	Bag Enderby Edlington Fulletby Great Sturton Greetham Haltham Hammeringham Hatton High Toynton Horsington Low Toynton Mareham on the Hill Thimbleby West Ashby Wood Enderby

WESTERN PARISHES AREA

Main Towns	Main Villages
None	Wragby
Medium sized Villages	Small Villages
East Barkwith	West Torrington

The fifth category of settlements includes all other small settlements, hamlets and small groups of houses in the countryside

2.53 East Lindsey is not dominated by a single "district centre". But the combination of over 200 scattered and relatively small villages and seven fairly evenly distributed small-medium sized towns has allowed a pattern of catchment areas to emerge. In these, generally, the largest settlement assumes the major service role and the smaller surrounding settlements form a hierarchy beneath it.

2.54 This hierarchy has been more fully *defined by assessing current and potential shopping catchment areas, school catchment areas, levels of job opportunities and service provision, including financial, health, transport and recreation facilities, as well as the more obvious yardsticks of population and levels of house building.*

2.55 The District's seven towns clearly provide the focal points of their respective hinterlands but it is equally clear that the settlements of the northern, western and southern parishes are influenced from outside the District by Grimsby/Cleethorpes, Lincoln and Boston respectively. Whilst all areas display their own identity, they do not exist independently from all others. For instance, the additional strategic importance of Louth and Skegness in the District, in terms of the wider range of services and facilities on offer, means that their influence spreads outside their own catchment area boundaries.

2.56 The definition of area sub-divisions, and the hierarchy of settlements within them, will help in apportioning resources and land use allocations across the District on a "needs" basis and generally in the implementation and monitoring of the Local Plan policies.

2.57 In the sparsely populated District of East Lindsey, where the average size of settlements is small, the relatively large and medium sized centres assume greater importance while in the smaller communities, the retention of basic facilities such as the village shop, post office or school remains vital to community life.

<p>2.58 The Council intends to follow the principle of concentrating major growth in the towns and those major villages which themselves act as service centres for surrounding settlements. New development in the smaller villages will principally aim to support and bolster existing community services and facilities, to widen job opportunities and to conserve and improve the living environment. This should help to revitalise those villages.</p>
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2.59 Only by concentrating most new resources, services and facilities into the principal service centres can the high infrastructure costs of servicing a widely dispersed rural area be avoided. At the same time the advantages of economies of scale would provide a relatively high level of service for a greater proportion of the total population. Dispersing growth throughout the scattered and smaller rural settlements generally raises infrastructure, servicing and travelling costs and reduces the likelihood of improved community services and facilities. Such an approach still allows for small scale development to satisfy local needs in the smaller settlements and countryside.

2.60 Settlements have been classified in the policy to accord generally with the hierarchy in the Structure Plan. This Council would support the County Council's justification and criteria for such a classification.

Towns

2.61 These are the seven towns defined as urban areas in the County Structure Plan which provide the widest service and employment role and have the clearest potential for growth. Generally, they satisfy the following criteria:-

- a wide range of employment opportunities and the potential for more;
- a full range of education facilities, including secondary and adult facilities;

- daily and weekly shopping facilities, some specialist shops and a range of financial and office services;
- a range of health services;
- a permanent library;
- public transport focus, allowing access from surrounding villages;
- land suitable for residential development; and
- land suitable for economic development opportunities.

2.62 Greatest growth shall be directed towards the towns because they are generally capable of accommodating more housing and have an established level of services which can be expanded with least additional costs. They will be the main locations for new jobs and for further investment in shopping, education, social and health services, leisure and community services to serve both urban and surrounding rural dwellers. Centralising these facilities allows for greater public accessibility, particularly from rural areas, taking advantage of public transport services which usually focus upon the towns.

2.63 Town centres are the focal point and lifeblood of the surrounding communities which they support. Continually changing in character, they respond to the social, economic and technological changes of the day. Those which respond quicker are more likely to retain and increase their vitality and viability.

Town Centre Strategy

2.64 The Council will try to safeguard and improve the vitality, viability and sustainability of the town centres by using the policies of this Plan to:-

- 1) *create a mix of social, cultural, retail, business and leisure uses in town centres;*
- 2) *allow town centres to respond to the social and economic needs of the time;*
- 3) *locate the major travel generators in or alongside town centres wherever this is possible and appropriate;*
- 4) *ensure there is sufficient, well located, car parking;*
- 5) *improve opportunities for walking, cycling and public transport;*
- 6) *advocate efficient and attractive traffic management measures;*
- 7) *protect and improve the townscape and built fabric;*
- 8) *protect and improve the architectural and historic character of town centres;*
- 9) *attract more residential accommodation into and alongside the town centre; and*
- 10) *restrict the impact of out of town centre development on the vitality and viability of town centres.*

Main Villages

2.65 The main villages provide a limited but valuable range of services for surrounding smaller settlements and act as commuter settlements for the nearby towns. Generally, they can be characterised by:-

- a small range of shops, including a post office, to provide a reasonable choice of convenience goods;

- a primary school;
- some health services;
- a choice of community facilities, such as village hall, playing fields, library service etc.;
- public transport services linking to nearby towns;
- infrastructure capable of accommodating some additional development.

2.66 Larger scale housing development has been provided for in the towns where it can best meet the general demands of population growth in the District. New housing in main villages will be of a lesser scale, consistent with their more rural character and aimed at consolidating their role as a secondary service, employment and commuter centre.

2.67 Villages in this category have grown at differing rates and some have already reached, or are approaching, their optimum level of natural growth (particularly housing). Beyond this, further development would add to infrastructure, traffic and environmental problems, putting undue pressure on existing services, open spaces and the surrounding countryside. Whilst it is appropriate that these villages retain their status, the amount of housing development to be allocated will depend more on the need and the ability of the villages to accommodate it.

2.68 The Council wants to reinforce the service and employment role of these villages both to support and keep existing village services, and to provide more local alternatives for residents of scattered smaller settlements. Policies in the Plan allow both for increased investment and opportunities in new employment and service provision as well as for the protection of existing essential community services and facilities.

Medium Sized Villages

2.69 The medium sized villages vary in population size, area and form but can be characterised by relatively few services serving a fairly local hinterland and a strong relationship between the built-up part of the village and the surrounding countryside. Many have seen declining local services and job opportunities over the years and a corresponding increase in demand for commuter and retirement homes.

2.70 The Council sees the need to help revitalise many of these villages without harming their character or that of the surrounding countryside.

2.71 One way of preventing further loss of residents or services is to cater for identified local needs rather than for speculative development. This can relate to special housing for locals, employment needs, community facilities or transport. All these will be material considerations when determining applications for development. Generally, revitalising these villages will depend more on encouraging local initiatives rather than merely increasing population through speculative house building.

Small Villages

2.72 Medium sized and small villages are not simply grouped here according to size. Rather, it is their respective roles and their need for, and capability of, accommodating development which separates them.

2.73 The small villages do not have well developed basic services or facilities to support much new housing development. Significant levels of new housing development cannot be accommodated without seriously harming the character of the village. Employment, shopping and other services are usually found outside the settlement. The countryside character generally pervades the settlement and this factor shall be a major consideration in the siting and design of any new development.

The Council sees new development here as essentially serving a local need, be it for housing or employment purposes, rather than helping to satisfy a wider demand which can be adequately catered for elsewhere.

2.74 Opportunities for improving local services and community facilities, including recreation, shall be encouraged where they do not harm the countryside setting or character of the village.

Hamlets and Other Settlements

2.75 These include all hamlets and small groups of buildings in scattered locations within the countryside. They generally have no recognisable village form or facilities and are dependent upon larger settlements for practically all services and community facilities.

2.76 As well as the open character created by the countryside setting, the character of these settlements is often shaped and enhanced by established gardens, paddocks, open space, open views and breaks between buildings. It is important that these features are retained.

2.77 Demand for new development, particularly housing, can and should be met instead in the more established settlements. These have been described previously and are where the costs of new servicing can be more easily absorbed, where existing facilities are available and where the impact on the countryside is minimal.

Policy A4 Protection of General Amenities

Development which unacceptably harms the general amenities of people living or working nearby will not be permitted.

2.78 *All new development impacts - to some degree - on its setting and on those people living or working nearby. This, in itself, is not a reason for refusal of planning permission. In applying this policy, the Council will decide what is reasonable and acceptable or not, according to circumstance.*

2.79 *Applicants should be aware that the Council will closely examine all development proposals for their impact on nearby premises; in particular to see if they would result in any of the following:-*

- *overlooking or loss of privacy;*
- *loss of natural light to habitable rooms or workplaces;*
- *excessive noise, especially during "unsociable" hours;*
- *disturbance by movements to and from the premises;*
- *air or light pollution;*
- *harm to the distinctive character of the area;*
- *increased traffic danger;*
- *increased risk to the security of nearby premises or safety of residents;*
- *reduced accessibility to open space;*
- *loss of amenity space or space between buildings.*

2.80 *Where such a case is found, the Council will negotiate with the applicant to reduce the impact to an acceptable level. Failing this, the application will be refused.*

2.81 To avoid this and to comply more easily with this key policy - it is in the applicant's interests to pay particular attention, at the design stage, to the layout, scale, massing, materials, orientation, relationship to adjoining buildings, boundary treatment, hours of operation, illumination, emissions of noise, dust and fumes, prevailing winds, traffic generation and the servicing requirements of the proposed development.

2.82 This policy will apply to all proposals but will be particularly important when considering proposals for backland or tandem development, non-residential uses in residential areas, development on constricted brownfield or infill sites and Intensive Livestock Units."

Policy A5 Quality and Design of Development

Development which, by its design, improves the quality of the environment will be permitted provided it does not conflict with other Policies of the Plan.

Otherwise, development will be permitted only where:-

- a) **Its design - including its layout, density, scale, appearance or choice of materials - does not detract from the distinctive character of the locality;**
- b) **It retains or incorporates features or characteristics which are important to the quality of the local environment including important medium and long distance views;**
- c) **It is integrated within a landscaping scheme appropriate to its setting.**

2.83 Greatest attention will be paid to the design of development in the following areas, statutorily designated or recognised as having special character and which must be retained and respected:-

*The Lincolnshire Wolds Area of Outstanding Natural Beauty;
The Coastal Conservation Areas, including the National Nature Reserves and the Special Area of Conservation;
Conservation Areas; and
Historic parks and gardens*

2.84 Particular attention will also be paid to other areas where special character has been identified such as the Areas of Great Landscape Value and the Fens and Marshes.

2.85 Development proposals in all of these, and other sensitive, areas must show how they have taken into account, and have respected, their locally distinctive character. This may be self-evident in the case of small-scale or unobtrusive development but, in other cases, this will best be achieved by submitting a development or design appraisal with, or in advance of, the planning application. The Lincolnshire Design Guide for Residential Areas describes how to undertake such an appraisal.

2.86 When deciding if the design of new development is appropriate in these areas, the Council will base its judgement on indicators drawn from various available assessments of local distinctiveness. Prospective developers are advised to do likewise.

2.87 These sources shall include English Nature's "Natural Area Character Surveys", the County Council's "State of the Environment Report" and "Lincolnshire Wolds Landscape Assessment", Council – adopted Village Design Statements, Parish Environmental Surveys and Countryside Design Summaries as well as the Lincolnshire Design Guide for Residential Areas.

2.88 Also the texts of this Plan's policies C11, C14, and C15 describe the character of the Wolds AONB, the AGLV, and the Coastal Conservation and these should be taken into account in the design of new development there. The Fens and Marshes are described briefly in paragraphs 2.92 to 2.96

2.89 Joining these indicators together, the Council will produce supplementary planning guidance to help developers when designing new development to fit best into its surroundings.

Landscaping

2.90 Landscaping is not to be seen as an adornment to built development, but as an integral part of the overall scheme, which needs to be fully considered in the design of the scheme from the outset. Wherever design details are considered necessary in the submission of a planning application, landscape details should also be included.

2.91 For sites larger than 0.25 hectares the Council will expect to see an integrated landscaping and built development scheme within the same Planning Application. The Council will reject development proposals where the landscape scheme itself creates an alien feature and a visual intrusion in the locality.

The Fens and Marshes

2.92 Between the Wolds and the Coast, the landscapes north and south of the River Steeping can be classed as Marsh and Fen respectively. They are generally flat and expansive. Extensive skies are a significant feature. Long distance views, stretching several miles to the horizon, are usual. This is particularly the case in the Fens where the enriched peaty soils have resulted in wider expanses of arable fields, divided usually by drainage dykes. These make up the "typical" Lincolnshire landscape as envisaged by those who live outside the County.

2.93 Trees and hedgerows, usually hawthorn, are sparse particularly in the Fens and, as such, assume a relatively greater significance as landscape features than normal. Within the panoramic views, they often mark the location of a settlement, group of houses or farmstead.

2.94 Domestic scale buildings generally sit well in the countryside, providing points of interest but not dominating the open character of the landscape. This can also be attributed to their restrained and respectful use of local materials and design. The Marsh villages, in particular, generally fit comfortably into their countryside setting partly due to the incremental way in which buildings of like style have developed along with encompassing belts of trees and hedgerows. There is usually no harsh division between the built up part of a village and the open countryside.

2.95 Different lighting conditions - according to the time of day or time of year - cast subtle changes over the character of the areas. It is perhaps this strong and dynamic land to sky relationship which creates the long term and endearing character which is generally best experienced by those who live in or regularly visit the Marshes and Fens.

2.96 This subtlety of character means that the areas can be sensitive to change and development. High buildings, blank frontages, poor choice of materials or colour, leylandii hedgerows, close boarded fences, etc. which in other areas may have only local implications can have a much wider harmful impact on the broad open landscapes of the Marshes and Fens.

Public Art

2.97 In providing public art, developers may find one way of satisfying part of the policy. In particular, those developments which benefit from being in a public place in towns or on a recreational or tourist route in the countryside, should in turn, contribute to the local character.

2.98 Art in public places enlivens and enriches the spaces in which we live and spreads benefits to the local economy and communities. It helps create an environment which is human, entertaining and stimulating. It attracts people, builds up a sense of local identity and community pride which is an incentive to new businesses. By attracting investment into an area it can help stimulate economic and physical regeneration. Art is not an optional extra, but is a vital component in creating lively and viable centres.

Chapter 3

PROTECTING AND IMPROVING THE ENVIRONMENT

The Policies of this Chapter have been drawn up to satisfy the following objectives:-

- to make sure that no development causes lasting damage to the environment;
- to protect and conserve areas of natural history, landscape or archaeological importance;
- to encourage uses in the District which are self sustaining and do not unnecessarily deplete energy or natural resources;
- to control development in areas of significant flood risk, poor drainage or other hazards;
- to locate new development where sewage disposal services are, or can easily be made, available;
- to encourage the further provision of water and sewage disposal services by the appropriate location of development proposals;
- to encourage environmental improvements in towns and villages.

Chapter 3

PROTECTING AND IMPROVING THE ENVIRONMENT

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PROTECTING AND IMPROVING THE ENVIRONMENT

3.1 Wider environmental issues are set to affect the District more and more over the next ten years. Air and water pollution, depletion of energy and natural resources, rising sea levels and flood risk are all matters which must be tackled at the local as well as national or international level. The first principle of any new development or land use must be its ability to cause no lasting environmental damage.

3.2. The following seven objectives have been set for the protection and enhancement of the countryside and environment generally:-

- to make sure that no development causes lasting damage to the environment;
- to protect and conserve areas of natural history, landscape or archaeological importance;
- to encourage uses in the District which are self sustaining and do not unnecessarily deplete energy or natural resources;
- to control development in areas of significant flood risk, poor drainage or other hazards;
- to locate new development where sewage disposal services are, or can easily be made, available;
- to encourage the further provision of water and sewage disposal services by the appropriate location of development proposals;
- to encourage environmental improvements in towns and villages.

Policy ENV1 Renewable Energy Generation

Proposals to generate energy from renewable sources will be permitted where the scale, siting and design of the development does not have a significant adverse impact on landscape quality, or other features of nature conservation or historic importance

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3.3. The Government's commitment to reducing greenhouse gas emissions is expected to play a significant part in meeting the target for reduced greenhouse gas emissions over the next decade. Its policies aim to stimulate greater use of renewable energy sources wherever they appear to be economically attractive and environmentally acceptable. *The Council believes that there will be costs to renewable energy, for example the visual impact of proposals, but that these would generally be outweighed by the benefits to the environment as a whole. However, proposals need to be carefully assessed to ensure any potential costs are not so significant as to outweigh the benefits.* Larger scale proposals and proposals on sensitive sites may well require an Environmental Assessment under the terms of DoE Circulars 15/88 and 3/95.

3.4. *Different forms of renewable energy production have different implications for the environment. For example, there is greater risk of pollution, with production involving burning than solar energy. However, in assessing the effects of the development the Council will consider:-*

1. *The visual intrusion and impact on landscape quality;*
2. *Any disturbance to features or areas of nature conservation, cultural, historic or archaeological interest;*
3. *The risk to the amenity of neighbouring uses;*
4. *Any pollution risk from the storage of materials, production of energy or by-products;*

5. *Traffic generation; and*
6. *The method of distributing the electricity, and routeing of associated power cables.*

3.5 The Council will also take into account the locational requirements of different types of renewable energy production. Some are footloose and can be directed at less sensitive locations. Other forms of production have a specific siting requirement due to the nature of the energy source. Only development which must be located in the countryside because of the fixed nature of the power source (e.g. sufficiently high winds) or because it is a small scale unit providing power to a dwelling, farm or rural enterprise would be permitted there. Development which does not have these special locational requirements should be located within or alongside centres of population to minimise the effects of distribution and its impact on the landscape, and should have direct access to the strategic road network in order to facilitate the delivery and removal of fuel and waste products.

3.6. These energy sources can usually only be developed where they occur. In East Lindsey, the most obvious potential lies with solar and wind generated energy. Wind speeds of between 5.5 metres and 7.5 metres per second along the coastal strip make this the most potentially viable location for a wind farm. Problems of visual intrusion, noise and access need to be addressed, particularly in view of the protective policies in the Coastal Conservation Area. The Council's Planners will help any prospective developers with site location criteria, but an initial impression is that there may be scope for further investigation of the former North Cotes Airfield as a potential wind farm site.

Policy ENV2 Protection of Water Quality

Development which will unacceptably deplete water resources or which poses a risk to the quality of underlying ground-water will not be permitted.

Development within areas around drinking water sources and over aquifers will not be permitted unless the proposal includes adequate measures for the protection of those water sources from pollution.

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3.7. Within the District, rivers and aquifers are a major source of public water supply and must be protected. The Council will seek guidance from the Environment Agency (EA) on measures necessary to safeguard the purity of the ground water from inappropriate development. The clean-up of contaminated water is difficult, expensive and sometimes impossible. Policy ENV2 aims at preventing the problem rather than dealing with its consequences.

Policy ENV3 Foul and Surface Water Disposal

Development will be permitted where it can be shown that foul sewers, sewage treatment and surface water drainage of adequate capacity and design are available or that these can be provided in time to serve the development.

Small scale development served by alternative means of sewage treatment and surface water disposal will be permitted where ground conditions are satisfactory and the plot is of sufficient size to provide an adequate subsoil drainage system.

3.8. In deciding what is adequate to satisfy policy ENV3, the Council will be advised by the Environment Agency (EA) and Local Drainage Boards. Developers will be required to either state in their planning applications or accept by a condition of permission, the need to carry out relevant on-site drainage works to prevent on or off site flooding or water table problems arising from their development.

3.9. For any development which creates an off site drainage problem, a condition will be imposed on the planning permission requiring the development to be either not carried out or not occupied until works necessary to alleviate the problem have been carried out. Otherwise, legally binding agreements shall be made for the work to be carried out by the drainage authority.

3.10 For reasons of public health and safety, all development must satisfactorily dispose of the foul water it creates. In East Lindsey there are problem areas where specific measures are needed. The District Council has a programme of sewer requisition schemes to alleviate the worst existing problems.

3.11. In such areas, full details of sub-soil characteristics, ground water and permeability tests will be required to accompany a planning application usually at outline stage. Also, plot size must be sufficient to enable the installation and effective operation of the sub soil drainage system. Even where a bio technical unit is installed, ground conditions should be capable of disposing of the treated waste water.

Policy ENV4 Culverting Watercourses

The culverting of water-courses, requested as part of development proposals, will be permitted provided it is essential for access across the watercourse or for public safety.

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3.12. The Environment Agency has noted that unnecessary culverting of watercourses can have harmful consequences. More obvious problems of loss of marginal and aquatic vegetation, which are addressed by Policy ENV20, and the loss of amenity and landscape value, there is potential for upstream and downstream flooding, blockages and problems of increased velocity causing downstream erosion. There could be adverse effects on water quality, difficulty in tracing pollution sources and serious health and safety problems caused by gas build-up and the extra difficulties of restricted rescue access.

3.13 On the other hand, many of the perceived problems of open watercourses can be overcome by appropriate engineering works or management. The Council will take into account the advice of the Environment Agency and the Internal Drainage Board on applications for culverting watercourses.

Policy ENV5 Flood Risk

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The Council will not permit development which would materially impede the flow of flood water, or increase the risk of flooding elsewhere, or increase the number of people or properties at risk. In any case, where development is permitted which is likely to increase the risk of flooding, it shall include measures to alleviate the risk.

3.14. It is important that new development does not put itself or other property or people at risk from flooding. This could be caused by impeding or diverting the flow of flood water or creating additional surface water run-off. The effects may be far reaching and safeguarding works may be requiring at a substantial distance from the development. The impact on recreational facilities as well as the built environment would also be taken into account.

3.15. The Council will look to the Environment Agency for advice on what measures, if any, can be taken to allow development to take place, including setting minimum floor levels. The costs of such safeguarding measures are expected to be met by the Developer.

Policy ENV6 Flood Risk Areas (2)

Development will not be permitted in areas of flood risk unless:

- a) it is of a temporary or mobile non-residential nature;
- b) it constitutes redevelopment or adaptation of an existing building; or
- c) it is essential in that location.

In such cases, appropriate flood protection measures will be required.

3.16. The Environment Agency has defined areas at risk from flooding from watercourses. Not only does this put the development at risk itself and its occupants at risk but it may impede or divert the flow of flood water or reduce the capacity of the available flood plain. The Council will only allow those uses or built development which can show how they can contain the flood risk and, on the advice of the Environment Agency and the Internal Drainage Boards, will impose conditions requiring the most rigorous flood protection measures.

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Policy ENV7 Flood Risk Areas (3)

Development will not normally be permitted on land to the seaward side of the main sea defences or where it would reduce the effectiveness of tidal or fluvial defences.

3.17. The protection of the area from tidal inundation is of primary concern on the coast. The coastal area to be highly susceptible to tidal flooding. Even a small increase in sea level resulting from the effects of global warming will make the problem worse. Therefore, it is essential that the integrity of the tidal defences is maintained, including natural landforms. Whilst Sea Defence Byelaws protect them to some degree, it would be a waste of private and public resources to allow development in such areas even though in East Lindsey, it relates to a relatively small area along some parts of the coast. Development in policy ENV7 refers to all development including holiday caravans, chalets and temporary structures but excludes the emergency services.

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Policy ENV8 Flood Risk Areas (4)

On the landward side of the sea defences and behind backland watercourses, development will not be permitted on land which does not meet the standard of defence is appropriate and sufficient to meet the requirements of the Environment Agency.

Where development is permitted in areas having substandard protection, appropriate increased protection shall be provided before the development begins.

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3.18 A breach in the defences along an embanked watercourse, or in coastal or estuarial defences can lead to serious flooding over the large areas of low lying land in the District. Policy ENV8 does not prohibit development, but requires that any development permitted in this high-risk area be properly defended from flooding - such measures to be undertaken before the development takes place and at the developer's expense. Again, the Council will be guided by the Environment Agency as to what protection measures are necessary.

Policy ENV9 Noise Creating Developments

Noise generating development will not be permitted where it is likely to cause an unacceptable level of nuisance to residential or other noise sensitive development.

Noise sensitive development will not be permitted in areas where noise levels are high, or are likely to become exposed to unacceptably high levels of noise.

DELETED POLICY

3.19. Noise can provide a serious nuisance to people, and can seriously threaten the amenity of areas sensitive to noise. The Environmental Planning and Noise (EPN) requires that the relationship between noisy and noise sensitive development should be carefully considered when determining planning applications. Noise sensitive development is generally defined as housing, hospitals and schools, but can also include other sensitive uses such as elderly persons/nursing homes or day centres, or child day care centres where occupants may be vulnerable to noise. Similarly, there are some leisure uses such as public parks or places of worship where people should be able to expect quiet enjoyment of the facility. Some natural history sites and nesting bird sites may also need to be protected from the effects of noise.

3.20 The Council will take into account the type of noise generated and hours of operation when assessing the potential impact of noise. Particular care will be taken with development where noise levels continue through the night.

3.21 Where noisy and noise sensitive development would be located together, the potential for subsequent intensification of noisy development will be assessed at the initial application stage, and conditions will be attached to mitigate the affects. Such conditions may relate to sound proofing and other methods of mitigation, hours of operation, level of noise permitted, future installation of powered machinery (to prevent unrestricted increases in noise) and siting of noise producing elements of the development within the site.

Policy ENV10 Light Pollution

Proposals which involve outdoor lighting should submit details of the lighting as part of the planning application. Development involving outdoor lighting will only be permitted where it:-

- a) *involves the minimisation of light spillage for its purpose,*
- b) *is designed to minimise glare and light spillage,*
- c) *respects the rural or unlit character of a settlement or landscape,*
- d) *respects the historic environment, and*
- e) *does not detract from residential amenity or highway safety.*

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3.22 The desire to improve security, prevent road accidents, increase the use of sporting and tourism facilities, enable night-time working etc., has led to a proliferation of outdoor lighting, even in the most rural areas. Concern has been expressed about the effects of outdoor lighting on the night sky, countryside character, character of settlements and historic environments. Similarly, badly designed lighting schemes can have a detrimental effect on neighbouring residential amenity, and can be a potential threat to highway safety by producing glare or distracting or dazzling drivers and other road users.

3.23 In all circumstances it is important that the minimum level of lighting needed for the purpose is used, both in terms of the number of lamps used, and the intensity of lighting needed. Applicants may be required to remove existing lighting which, as a result of the new scheme, is no longer necessary. Similarly, the Council may seek to restrict the hours of operation of lighting if it is not essential throughout the hours of darkness, or is likely to cause harm to residential amenity or other sensitive neighbouring uses.

3.24 The design of the lighting scheme can also influence its wider impact. The Council will consider the number, siting, height and type of lamp, along with the type of luminaire (housing for the lamp). This last category can have a dramatic impact on the amount of light spillage. The type of luminaire used directly affects the direction and distribution of light, and can reduce the amount of light lost to the sky and neighbouring land uses.

Policy ENV11 Development of Hazardous Installations

Planning permission for new hazardous installations or extensions to those existing, will be permitted provided:-

- a) that the proposed development will cause no lasting damage to the environment,*
- and*
- b) it poses no risk to public health and safety, and*
- c) it will not prejudice identified future development.*

Where planning permission is granted, conditions will be attached relating to:-

- 1. Storage of hazardous materials,*
- 2. Any necessary mitigation measures.*

DELETED POLICY

3.25 It is important that hazardous installations, or extensions to those existing, are developed in a manner and location which safeguards the public. The policy seeks to keep this type of development separated from housing and other incompatible development, from a safety viewpoint. It is also important that the installation does not prevent future identified development, i.e. that allocated in the Development Plan, or with planning permission for an incompatible use.

3.26 The Council will seek the advice of advisory bodies, such as the Health and Safety Executive, on the suitability of development in relation to the risk that the hazardous installation might pose to the surrounding population and any measures necessary to mitigate any associated risk, e.g. means of storage and removal of the hazard.

Policy ENV12 Development Affecting Hazardous Areas

Development will not be permitted which will be hazardous to, or be adversely affected by, the materials or operations within:

- a) the hazard protection areas of Covenham Reservoir and Theddlethorpe Gas Installation; and
- b) the safeguarding zones around:
 - i) North Cotes, Binbrook, Coningsby and Skegness airfields;
 - ii) the high pressure gas pipeline network including British Gas plc, Alexandra Road, Skegness; Hatton Gas Compressor Station, Horncastle Road, Hatton;
 - iii) the bombing ranges at Donna Nook and Wainfleet / Friskney marshes;
 - iv) Conoco Oil Terminal, Tetney Lock Road, Tetney; and
 - v) Anglian Water Services, Covenham St. Ives, Lincoln

DELETED POLICY

3.27 As Local Planning Authority the District Council has a duty to keep hazardous uses segregated from other development wherever possible. In order to judge what may or may not be likely to conflict with these uses, the Council will be advised in the first instance by the Health and Safety Executive, the Ministry of Defence and the Civil Aviation Authority, Anglian Water Services and the Ministry of Defence, as appropriate.

Policy ENV13 Landfill and Contaminated Sites

Development on or next to landfill or contaminated sites will not be permitted unless and until the possibility of gas or other ground contamination has been considered and dealt with.

3.28. There is a national concern that landfill sites, including those filled with inert wastes completed within the last 30 years, have the potential to generate landfill gases, methane being the most common.

DELETED POLICY

3.29. Licences issued by the County Council as Waste Disposal Authority require the licensee to assess the site for landfill gas and its migration to prevent any danger to public health. On landfill sites which are no longer operative the onus falls to the potential Developer to provide such an assessment to determine whether or not development must take account of special requirements of construction on or next to landfill. In such cases, the District Council will seek advice and guidance from the County Council and will impose planning conditions to ensure that the site is made safe and cleared of any contamination before development begins.

3.30. Policy ENV13 also relates to sites contaminated by toxic wastes from former industrial processes. The Council will draw up a register of known contaminated sites but the Policy shall cover those sites subsequently found to be contaminated.

Policy ENV14 Unstable Land

On land found to be unstable, development will be permitted where it can be shown that:

- a) the land is shown to be physically capable of accommodating development;
- b) the risk of damage to the proposed development due to instability has been removed;
- c) there is no risk to the stability of adjoining land or buildings; and
- d) its nature and scale of operation can be controlled by a planning condition, legal agreement, or unilateral undertaking.

DELETED POLICY

3.31. The Council will follow the guidance in the Planning Policy Guidance Note 14 (Development on Unstable Land) to ensure that unstable land back into productive use whilst reducing the problem of instability to an acceptable minimum.

3.32. The responsibility for showing that land is physically suitable for a particular use rests with the developer. Where the Council is already aware, or becomes aware, of any stability problems on a potential development site, it will require the developer to undertake detailed site investigations to satisfy the criteria of policy ENV14. If the proposal clearly fails to meet other planning criteria then the Council is unlikely to involve the developer in the time and expense of such site investigations.

Policy ENV15 Action Area Redevelopment Sites

In settlements listed below, sites have been identified on the proposals inset maps which are suitable for comprehensive redevelopment. Development will be permitted on these sites provided it meets the policies of the Plan but also:

- a) it forms all or part of an overall comprehensive scheme for the site; and
- b) buildings and landscaping are combined in an integrated design within the site.
- c) *Where appropriate, measures are included to conserve and enhance important features or habitats of nature conservation interest*

Louth (Inset Map 1.1), Scamblesby (I.M. 17), Mablethorpe (I.M. 28), Sutton on Sea (I.M. 30), Alford (I.M. 35.1), Skegness (I.M. 40), Chapel St. Leonards (I.M. 42), Ingoldmells (I.M. 43), Spilsby (I.M. 52), Horncastle (I.M. 84), and Wragby (I.M. 94).

3.33. There are some sites, particularly in town and village centres, where premises have fallen into disrepair or which have become vacant, rundown or underused. Often, multiple ownership has mitigated against their successful redevelopment on a piecemeal basis. The Government's PPG3 (Housing) stresses that redevelopment of urban sites can contribute significantly to the overall housing provision.

3.34. In identifying such sites, the Council is signalling to the respective landowners that, collectively, there may be considerable redevelopment potential on their land. The viability of such redevelopment and its ability to fit into its setting requires a comprehensive

scheme, involving the co-operation of all landowners or site operators.

3.35. Redevelopment does not automatically assume total site clearance. It is possible and, in some cases, most desirable that buildings or other features of character which exist on the site should be conserved and incorporated into any new scheme. This will be the case, particularly, on town centre redevelopment sites.

3.36. As a starting point, the Council will prepare a development brief for each site to expand on Policy ENV15's list of preferred uses to outline other criteria which development on the site would be expected to follow. In this way, the Council hopes to begin the process of bringing untidy and underused areas back into use to stimulate economic activity, encourage new businesses, provide for local needs and improve the appearance of the area.

3.38 For the purpose of this policy such habitats shall contain protected species under the Wildlife and Countryside Act, 1981, species identified as endangered, extinct, rare or vulnerable in the British Red Data Book, or a habitat listed in Policy ENV20.

Windfall Redevelopment Sites

3.39. Not all potential redevelopment sites have been identified on the inset maps. This is because it is not possible to predict all of those sites which are going to become disused or vacant over the next ten years. Not all such "windfall" sites will have the potential for comprehensive redevelopment because of their site characteristics or relationship to adjoining activities. However, provided proposals for such sites do not compromise or conflict with other policies of the Plan and they relate sympathetically to adjoining uses, the Council will generally encourage their redevelopment.

Policy ENV16 Sites for Environmental Improvement

On the Proposals Inset Maps, areas have been identified in Alford, Chapel St. Leonards, Louth, Sutton on Sea, Skegness, Wainfleet All Saints and Woodhall Spa where environmental improvements are considered desirable. Development will be permitted on or alongside these areas provided it does not prejudice proposals for their environmental improvement.

3.40. There can be few settlements in the District which do not have an untidy site, with or without buildings, which would benefit from an environmental improvement scheme. This could simply take the form of some tree and shrub planting or it could involve earth moulding, hard landscaping or the provision of seats, walls or play equipment.

3.41 Those sites in Council ownership and which are clearly obvious are identified on the Inset Maps of this Plan. Others, particularly in the scattered rural areas, are yet to emerge. Generally, the Council will support local initiatives for the improvement of untidy or run down sites for community benefit.

3.42 The District Council will encourage and co-operate with Town and Parish councils, voluntary organisations or community groups to work up and implement improvement schemes which have community benefit. In some cases, the District Council can give direct grants. In any case, it would help with negotiations with other grant agencies, such as the English Nature, the Countryside Agency, land owners and potential sponsors. It will help further in the drawing up of improvement schemes and preparing advisory notes.

Bad-Neighbour Uses

3.43. Untidy and bad-neighbour uses are best removed or relocated to where they can operate without causing any problems. However, the removal of an unsuitable use from a site will not be seen as sufficient reason in itself to justify a replacement use which does not meet the policy requirements of the Plan. It is essential that the basic principles of good planning - embodied in the policies of this Plan - are upheld and any new development or redevelopment proposals will be judged against these policies.

3.44. New development on untidy sites or sites occupied by non-confirming or bad neighbour uses will only be permitted where all appropriate policies of the Plan can be met.

Protection of Important Sites of Natural History Significance

3.45. Sites have been identified for protection because they possess particular and unique qualities which, if lost or harmed, would cause a significant and irreplaceable loss to the countryside environment. In a countryside landscape moulded largely by human activity, these sites are regarded as ecological havens and, as such, are sensitive to interference. *It may be that development affecting such sites will require an Environmental Assessment due to its location.*

Policy ENV17 International Sites of Nature Conservation Importance

Development which could adversely affect the site of international nature conservation importance (either individually or in combination with other plans or projects) will not be permitted unless the Council is satisfied that:-

- (a) There is no alternative solution; and*
- (b) There are imperative reasons of overriding public interest for the development.*

3.46 *Ramsar Sites, Special Protection Areas and Sites of Special Scientific Interest (SSSIs) and Sites of Special Scientific Interest (SSSIs) are designated as international nature conservation importance. The northern coastal marshes and dunes, the Wash and Gibraltar Point dunes have both been accepted by the government as candidates for SAC status, and submitted to the European Commission. At the time of writing no decision has been made on this matter, however, PPG9 states that candidate sites should be treated as if they are already designated.*

3.47 *Development which affects these designated areas must pass the most stringent tests. In the first instance, it should be proved that the development cannot be met in any other location, or in any other way. Secondly, it must be demonstrated that there are imperative reasons of overriding public interest why the development should take place. The Habitat Regulations set out a procedure by which, in addition to the Local Authority, the Government (and in cases affecting a priority habitat for species, the European Commission) may consider whether the overriding public considerations should apply. The Government considers that the following guiding principles will be used for determining whether imperative reasons of overriding public interest are demonstrated:-*

- a need to address a serious risk to human health and public safety,*
- the interest of national security and defence,*
- the provision of a clear and demonstrated direct environmental benefit on a national*

- or international scale,
- a vital contribution to strategic economic development or regeneration,
- where failure to proceed would have unacceptable social and/or economic consequences.

3.48 When considering cases against these principles, in general, projects of national importance are most likely to be judged as having imperative reasons of overriding public interest. Important regional projects may also be judged as such, while it is less likely projects of a more local nature would be considered to override the nature conservation value of the site

Policy ENV18 National Sites of Nature Conservation Importance

Development which could adversely affect a site of national nature conservation, or geological or geomorphological importance will not be permitted unless there is no alternative solution and the reasons for the development clearly outweigh the value of the site.

Where development is permitted the Authority will consider the use of conditions or planning obligations to ensure the protection and enhancement of the site's designated interest.

DELETED POLICY

3.48 Sites of Special Scientific Interest (SSSIs) are nationally important sites notified and approved by English Nature where nature conservation is the primary purpose of control and management of the site. They form a nationally important series which contributes to the conservation of our national heritage of wildlife habitats, geological features and land forms. Government policy requires that development likely to affect SSSIs is subject to special scrutiny, and that these sites are protected for both their own nature conservation value, and as part of a national network of such sites.

4.49 Nationally designated sites also include National Nature Reserves (NNRs). There are Three such reserves in East Lindsey, at Gibraltar Point and the Saltfleet -Theddlethorpe Dunes and the Bardney Limewoods. Such a designation requires that they are primarily used and managed for nature conservation purposes.

3.50 Where the site is a national nature reserve or a site identified under the National Conservation Review (NCR) or Geological Conservation Review (GCR) particular regard will be paid to the individual sites national importance.

3.51 The Council is required to consult English Nature on all applications for development which appears to affect an SSSI

Policy ENV19 Local Sites of Nature Conservation Importance

Development which could adversely affect a site of local nature conservation importance will not be permitted unless it can be clearly demonstrated that there are reasons for the proposal which outweigh the need to safeguard the site or feature.

In all cases where development is permitted which would damage the nature conservation value of the site or feature, such damage will be kept to a minimum. Where appropriate the Authority will consider the use of conditions and/or planning obligations to provide appropriate compensatory measures

3.51 *Local Nature Reserves (LNRs) are declared by local authorities in consultation with English Nature. LNRs should be of special value locally, and the local authority should have a legal interest in the land. In East Lindsey, there are currently four LNRs at Gibraltar Point, Red Hill, Snipe Dales and the Willoughby/Farlesthorpe Railway Line*

3.52 *The Sites of Nature Conservation Importance (SNCIs) are sites of countywide or regional nature conservation importance due to their natural state, size, rarity, diversity, fragility or typicalness and have been identified by the Lincolnshire Trust for Nature Conservation and English Nature. Whilst they do not have the status of SSSIs, they have an important nature conservation role which deserves protection.*

3.53 *Similarly, sites which are regionally important for their geological or geomorphological, educational or research value have been identified as RIGS under a scheme launched nationally by English Nature in 1991. New designations of SNCIs and RIGS will be reported to the Council and shall then fall within the terms of Policy ENV19.*

3.54 *The Council will seek local specialist advice on locally important Sites of Nature Conservation Importance when considering applications which affect them.*

Nature Conservation Strategy

3.55. The District is home to a wide variety of animals and plants, many of whose habitats and means of survival are under threat from the technological innovations which are improving our own lives in other ways.

3.56. Human, other animal and plant life forms are functionally inter-related and depend on each other for their future existence and wellbeing. One cannot be isolated from another. Only a strategy which embraces the wide range of ecological interactions of the natural world and relates them to planning issues can ensure that the District's natural history wealth can be saved and replenished.

3.57 This a wide subject beyond the scope of this Plan but the Council intends to play a leading role in the drawing up of such a nature conservation strategy. Proposed development which would seriously conflict with the aims of the strategy would be opposed. Arising from the Strategy, the Council may take the lead in identifying and setting up Local Nature Reserves to protect and manage sensitive sites with local natural history significance.

3.58. The District Council will co-operate with the County Council, English Nature, Environment Agency and voluntary organisations in preparing and implementing a nature conservation strategy for the District.

Policy ENV20 Protection of Habitats

The Council will not normally permit development which would lead to the loss of, or cause significant harm to, important habitats such as broadleaved woodland, heathland, water-meadows, unimproved pasture, marshes, watercourses, mudflats, dunes, ponds, *linear habitats*, parkland, chalk outcrops, gravel pits, *village and country lanes* and green lanes.

Where development is permitted, the retention and protection of wildlife habitats will be secured through planning conditions, legal agreements or unilateral undertakings.

3.59 Pending the preparation and implementation of a district-wide Nature Conservation Strategy, the Council aims to protect from harmful development those key sites *and landscape features of importance for nature conservation which, throughout this Plan are referred to as 'habitats'*. The destruction of a habitat leads to the loss of those species which are dependent upon it. East Lindsey cannot afford such losses of wildlife especially when it often tenuously exists in scattered and isolated locations. There are clear implications here for set-aside and diversification projects as well as for other development in the countryside. *The Council will, where appropriate, seek the management of habitats affected by development through the use of conditions, legal agreements or unilateral undertakings.*

3.60 Also, development in, under, over and next to watercourses needs to be properly evaluated as uncontrolled works may lead to increased flooding, erosion, danger to the public and restricted access for maintenance. The Council will be advised by the Environment Agency which has overall responsibility for the water environment, particularly in relation to rivers, ponds, wetlands, public access in river corridors and water related recreation.

3.61 *Also important are linear habitats, which form corridors for migration and movement of wildlife. These can include such features as disused railway lines, highway verges and hedgerows although not all will fall into this category. When development is proposed the Council will be helped in its identification of important linear habitats by information from recognised nature conservation bodies.*

3.62 *The impact on a habitat will vary depending on the type of habitat and the nature and extent of development proposed. In determining the potential harm proposed by development, the Council will take advice from recognised nature conservation bodies e.g. RSPB, English Nature, the Lincolnshire Trust etc.*

Policy ENV21 River Corridors

Development will be permitted where it can be shown that it will not harm the open character, nature conservation importance or recreational importance of the river corridors of the Rivers Witham, Steeping, Bain, Lud, Waring and Lymn and of the Louth Navigation Canal, Great Eau and Wold Grift Drains.

Conditions will normally be attached to planning permissions for development along these river corridors or watercourses to safeguard their open character, nature conservation importance and recreational roles.

3.63. Main watercourses and their associated riverine vegetation zones provide important havens and corridors of safe movement for wildlife. A continuous swathe of undeveloped open space is essential for animals and plants to thrive and regenerate with minimal interference. They also create the opportunity for informal recreation and widescale quiet enjoyment of the countryside provided that access agreements can be negotiated with private landlords.

3.64 Generally, river corridors can be taken to include land whose use and vegetation regimes are closely related to the main watercourse. On a wider scale this may include river flood plains and water meadows and, on a more local scale, riverine vegetation zones including alder and willow scrub and water based recreation areas.

3.65 The District Council wants to help the Environment Agency and Internal Drainage Boards to fulfil their responsibilities to manage the water environment, including major drainage channels, to conserve their natural history and historic interest and to promote suitable forms of recreation.

Pending the working up of a Nature Conservation Strategy, the Council will apply the Plan's environmental protection and recreation policies particularly with the aim of protecting river corridors as important areas of undeveloped open space.

3.66. The District Council, in association with the Environment Agency, will promote river corridors as important areas of protected open land by:-

- (a) conserving existing areas of ecological, environmental and recreational value within river corridors and, wherever possible, maintaining high water tables and seeking to restore and enhance the natural elements of the river environment;
- (b) supporting initiatives which will result in improvements to water quality;
- (c) promoting public access in river corridors where appropriate;
- (d) identifying appropriate locations for water related recreation along river corridors; and
- (e) resisting development which poses a threat to the open character, nature conservation importance or recreational importance of the river corridors.

Policy ENV22 Woodlands

Development involving clear felling, replanting or afforestation will be permitted where it can be shown that it:

- a) will not detract from the character and appearance of the landscape or the setting of an historic building due to location and design, particularly in the Area of Outstanding Natural Beauty and Areas of Great Landscape Value;
- b) includes acceptable proposals for replanting, management or future use of the land, particularly in the case of broadleaved woodland;
- c) will not harm nature conservation or archaeological interests;
- d) will not result in the removal or restriction of public access;
- e) will not result in the loss of, or harm to, ancient woodland.

3.67. Because tree cover in this district is relatively sparse, woodland areas take on an even greater environmental significance than normally be expected. As distinctive visual elements in the countryside, important "island" wildlife habitats, potential recreational features or commercial enterprises, woodlands are an essential and valuable resource.

3.68. In particular, the District has two distinctive areas of ancient woodland - the Middle Marsh boulder clay woodlands along the eastern base of the Wolds and the Lincolnshire limewoods to the south-west of the District.

3.69. It is important that woodlands are properly maintained and, wherever possible, added to. Opportunities should be taken to protect and widen their existing functions. In particular, improved access by the use of access agreements would allow more local people to experience what for many is presently a forbidden area. Coniferous plantations superimposed on to an established landscape, be it fen, marsh or wold, can greatly upset the balance and appearance of the area. Broadleaved woodland is generally more ecologically beneficial and adaptable in the longer term. The Council wishes to encourage such additional planting, wherever appropriate, in conjunction with existing and new commercial softwood plantations.

3.70. The Council will generally support and encourage forestry proposals for selective felling, replanting or afforestation where they:-

- 1) increase the amount of broadleaved woodland;
- 2) are located and designed to improve the appearance and character of the landscape;
- 3) allow public access; and
- 4) include management schemes which integrate both commercial and long term conservation objectives.

3.71. In particular, the Council will encourage land owners to take advantage of the various woodland planting and management incentive and grant schemes, which are available, including those from the Forestry Authority.

Policy ENV23 Protection of Trees and Hedgerows

Development will not normally be permitted which will cause harm to, or the loss of, a tree protected by a Tree Preservation Order, or a hedgerow which contributes significantly to landscape character, or the appearance of historic buildings, wildlife habitat or visual amenity.

DELETED POLICY

3.72. Where healthy and sound trees of outstanding amenity value are threatened with the possibility of felling or inappropriate pruning, the Council will consider serving a Tree Preservation Order (TPO). This prohibits the cutting down, topping, lopping or wilful destruction of the tree without the Council's consent. Of course, this is in addition to the felling licence from the Forestry Commission which is normally required to fell growing trees.

3.73. The Council will consider trees for inclusion within a Tree Preservation Order where they:-

- (a) either individually or in a group, make a significant contribution to the general amenity of the area; and
- (b) are of good health and stability.

3.74. Not all trees will qualify for such protection. When considering trees for inclusion in a TPO, the Council will take into account the general level of tree cover in the area, the suitability of the species in the locality, any special rarity or historic value and the relationship of the tree(s) to important buildings and open spaces. Dead or dying trees often have habitat value but because trees are considered for a TPO on amenity grounds, it is not possible to include dead or dying trees in an Order.

3.75. A more complete guide to the Council's policy on the making and implementing of TPOs is contained in the Council's document "Tree Preservation in East Lindsey". Trees in Conservation Areas qualify for special protection and the Council will impose a condition on a planning consent where it is necessary to protect existing trees and hedgerows and, where possible, to ensure their future maintenance.

3.76. East Lindsey does not have an extensive tree cover. Also, changing farming practices have resulted in the loss of many hedgerows in the past. As a result, trees and hedgerows take on an even greater significance than might normally be expected.

They may provide a focal point or be a visual contrast to built development or they may have historic interest. Applicants will be expected to provide location and condition surveys of trees and hedgerows where they occur on site.

3.77 The Hedgerow Regulations, which came into force in 1997, protect certain hedgerows from removal. Permission must be obtained to remove these hedgerows and action will be taken against those who remove them without permission. Not all hedgerows are covered by the Regulations. A simplified guide is produced by the Department of the Environment, Transport and the Regions, setting out the criteria hedgerows have to meet.

3.78. Tree Preservation Orders have traditionally provided protection for trees against development, but many cases remain where the special significance of trees has not yet been formally recognised by the making of an Order. When the Council identifies such a case in the course of administering Policy ENV23 then it will set out to make an Order on the tree(s).

3.79 Development can threaten trees in a number of ways, including lowering the water table, severing or constricting root spread and ground disturbance. Other threats are indirect. Houses positioned too close to trees can often result in them being felled later on for safety or daylight reasons. These are matters which will be taken into account at the planning application stage and may provide a reason for refusing development even where a TPO does not exist. An overwhelming need for development would have to be proven to warrant an exception to policy ENV23.

3.80. Where development is permitted the Council will expect replacement of trees and hedgerows on, at least, a one for one basis. Usually this will take place on the original site, but where space does not permit, the Developer may plant on another approved site, or contribute to such planting.

Policy ENV24 Protection of Open Spaces and Frontages

ENV20 - Development will *only* be permitted on the open spaces and frontages which are identified on the Inset Maps as being protected, provided significant harm will not be caused to their appearance, character or the role they play in meeting one or more of the criteria set out below:

- a) preventing the coalescence of settlements;**
- b) providing the settings for Listed or other important historical buildings, scheduled ancient monuments or other amenity features;**
- c) providing an important element in the street scene;**
- d) framing or enabling an important view;**
- e) providing a buffer between non-complementary uses;**
- f) comprising or providing the settings for important historical or geological features;**
- g) providing a well defined demarcation between the edge of a settlement and the countryside;**
- h) providing a well defined visual relief in an otherwise built up frontage, particularly in the case of ribbon development extending into the countryside;**
- i) providing a locally important habitat.***

3.81 As well as the identified sites there may be other sites which meet one or more of the above criteria also but which have not yet been included. In the event of a development proposal being made on such a site the Council will consider whether it should be afforded the same level of protection.

3.82. In PPG17 (Sport and Recreation) and PPG3 (Housing), the Government attaches great importance to the retention of amenity open space, particularly in settlements. Open space, whether or not there is public access to it, contributes much to the quality of life in towns and villages. Allotments are such an example of land which has both community use benefit and amenity value. Once built upon it is likely to be lost to the community for ever.

3.83 Open spaces and open frontages can take many forms and fulfil one or more different functions. It is these functions which are important to protect for the long term benefit of the local community. Examples of these are listed in policy ENV24. Development which respects and preserves this role may be permissible if it does not compromise other policies or objectives of the Plan.

3.84 Previously undeveloped open space, or long term derelict sites, can provide locally important habitats, which in exceptional circumstances, it may be important to protect. For the purpose of this policy such habitats shall contain protected species under the Wildlife and Countryside Act, 1981, species identified as endangered, extinct, rare or vulnerable in the British Red Data Book, or a habitat listed in Policy ENV20.

3.85. Areas within towns and villages have been identified where the open space or open frontage is clearly essential to the character of the settlement for one or more of the reasons in policy ENV24. Others may exist whose significance has not yet been assessed, or is yet to emerge. Applications for development on such sites will be judged against these same criteria.

3.86. *In exceptional circumstances, where a strong case can be made, an open space or frontage may be so significant as to prevent development of a site.* The Council shall not compromise the aim of providing housing for local need and has compensated for any loss of potential "infilling" housing plots resulting from policy ENV24 by the allocation of housing sites elsewhere within or on the edge of settlements.

Policy ENV25 Village and Country Lanes

Development in villages or the open countryside will not be permitted where any required road or access works would seriously harm the local character and appearance of the village or countryside.

3.87. Elsewhere, this Plan allows development in the villages and countryside is acceptable. In these cases, the viability or acceptability of the proposal also depends on the significant works to the highway being undertaken. This may include essential road widening or making up, the provision of kerb edging, footpaths or calling bays or the creation of adequate visibility splays.

3.88. Should these works themselves result in the loss of valuable features, deemed to be important to the local character of the area or local wildlife habitat value, then the Council would presume against the development. The loss of important hedgerows, verges, roadside trees or characterful narrow winding country lanes shall generally not be acceptable.

Policy ENV26 Rights of Way

Development will be permitted where it does not compromise existing definitive and established rights of way and where any new way that retains their historical, recreational or environmental significance.

3.89. There will be occasions when proposals for development affect a definitive footpath or an established right of way. The Council does not want to see a loss of important and well used paths. It will expect development proposals to accommodate an existing right of way in a way which respects its character and function. This does not necessarily mean keeping its alignment which may be out of place in a new development. It does mean that headland paths retain their hedgerow features and cross-field paths generally retain their directness. At the same time, direct routes which have lost their original purpose and have become recreational routes may be diverted around headlands.

3.90 New and realigned footpaths should be integrated within the development layout, relate to open space and not be constructed between high boundary fences. They should be designed to return the walker to the rural part of the footpath as soon as possible. The Council will deal sympathetically only with those applications for footpath diversions which achieve these aims.

Policy ENV27 Public Access to the Countryside

In the countryside, the Council will not normally permit development which results in a loss of a public right of way.

3.91 Despite the large tracts of open countryside in the District, public access is relatively restricted and often consists of historical rights of way, although what have become comparatively featureless arable lands.

3.92 Existing rights of way should assume a high level of importance whilst the need for new countryside access opportunities increases with growing public pressure for quiet enjoyment of the countryside. The District Council will support the County Council in making sure that public rights of way are not illegally blocked.

3.93. The Council will generally encourage negotiations with landowners to enter into voluntary management agreements to allow controlled public access on to selected areas of countryside.

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Chapter 4

CONSERVATION AND DESIGN

The Policies of this Chapter have been drawn up to satisfy the following objectives:-

- to conserve and enhance buildings and areas of architectural or historic interest, including archaeological sites;
- to conserve and enhance the district's natural beauty and landscape diversity;
- to encourage a high standard of layout and design in new development;
- to encourage provision for the Arts in new development;
- to achieve an acceptable balance between the needs of conservation and the demands of development and land uses, including tourism.

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CONSERVATION AND DESIGN

4.1 There are some areas which have special qualities and where special protection measures are necessary. These include the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB), the Areas of Great Landscape Value (AGLV), the Coastal Conservation Area (CCA) and Conservation Areas in towns and villages. Elsewhere, also, the special character of some historic buildings and areas often need extra protection. The conservation policies of this section have been shaped by the following five objectives:-

- to conserve and enhance buildings and areas of architectural or historic interest, including archaeological sites;
- to conserve and enhance the district's natural beauty and landscape diversity;
- to encourage a high standard of layout and design in new development;
- to encourage provision for the Arts in new development;
- to achieve an acceptable balance between the needs of conservation and the demands of development and land uses, including tourism.

4.2 Whilst Policies in Chapter 3 try to make sure that development is environmentally acceptable, there are some areas whose special character warrants more particular protection from development and the very character of the area might be a good reason for not permitting any development at all.

Conservation of the Built Environment

4.3 Government Policy reinforces a growing public desire to conserve and enhance the familiar and cherished local character afforded by historic buildings and Conservation Areas.

4.4 When dealing with applications to demolish or alter listed buildings, or buildings in a Conservation Area, Local Authorities are expected to consider both their intrinsic and relative qualities. It may be that there are only a few buildings of its type, (e.g. mud and stud) in the area, or the building may have a fine interior. It may be that the building is important because it forms part of an impressive group or because of its particular design, plan, materials, history or setting. All these are important reasons for conserving buildings.

4.5 Conservation makes good economic sense. Neglect of buildings will cause bigger bills later on. Empty buildings are a wasted asset. Carefully conserved old buildings can help revitalise run-down areas, creating more good homes, job opportunities and a better living environment all round. Their potential contribution to the District's tourism industry is invaluable. Commercial investment is more likely in an area if it is well looked after.

4.6 Applications for development will be decided taking into account the need to preserve and enhance Listed Buildings, ancient monuments, the appearance and character of Conservation Areas and other attractive unspoilt buildings and areas.

4.7 Because historic buildings or areas cannot be replaced once lost, the Council will pursue policies which clearly favour retaining them and preserving their appearance, character and setting. For its own part, the Council will positively encourage and stimulate the proper care of historic buildings by example and by grant aid. It will carry on with its present practice of investigating and designating new Conservation Areas, introducing Article 4 Directions to restrict certain types of development and the publishing of "Good Practice" notes on a variety of built conservation issues. Historic Buildings Grants are available at present.

New Conservation Areas

4.8 The Council will consider the designation of new Conservation Areas in the following villages and locations:- Bag Enderby, Belchford, Bratoft, Covenham St. Mary/St. Bartholomew, Greetham, Langton by Spilsby, Martin, Mareham le Fen, New Bolingbroke, Partney, Roughton, Saltfleet, Skendleby, Somersby, South Somercotes, South Thoresby, Sutton on Sea. Thornton. Utterbv. Wainfleet Bank. Willoughbv.

4.9 Conservation Areas have already been designated in Louth, Alford, Spilsby, Hundleby, Woodhall Spa, Wainfleet, Raithby by Spilsby, Revesby, Horncastle, Tattershall, Thimbleby, Old Bolingbroke, Burgh le Marsh, North Thoresby, Raithby by Spilsby, South Willingham, Wragby and Binbrook.

4.10 The places suggested here for new Conservation Areas vary in size and character. They are all areas where the combination of historic or attractive buildings, well defined open spaces, mature landscaping, street furniture and other features of interest create an impressive character which is worthy of protection from unsympathetic development or which would benefit from incentives to preserve and enrich it. Detailed boundaries would be drawn up at a later stage.

4.11 Designation as a Conservation Area does not commit an area, museum-like, to a fixed point in time, but rather, it enthusiastically embraces change. As well as making sure that development proposals preserve and enhance the appearance and special character of an area, Conservation Area status should make sure that any change builds upon the qualities of the area, improving the less attractive features and encouraging new interest and investment.

4.12 Historic Building Grants and, sometimes, Town Scheme Grants will be made available, funds permitting, to help owners to maintain and improve their properties. Designation as a Conservation Area can stimulate growth and investment and should go far towards improving the overall quality of life for the people who live in, work in and visit it.

4.13 Further, more detailed information and advice on the grants available in Conservation Areas is available in leaflets prepared by the Council's Planning Department.

Policy C1 Development and Demolition affecting a Conservation Area

Development within a Conservation Area, or outside it and affecting its character or setting, will be permitted only where its form, scale, proportions, siting, grouping, materials, boundary treatment and associated landscape preserve or enhance the special character of the Conservation Area.

Where Conservation Area Consent is required for the demolition of an unlisted building or structure to allow development in a Conservation Area consent will be granted only where:-

- a) The building or structure is of no architectural or historic merit and does not contribute to the special character of the Conservation Area; or***
- b) The building or structure is of little merit and its redevelopment would enhance the Conservation Area; or***
- c) It can be shown that there is no suitable alternative to development;***

and in every case, only where proposals for a replacement development have been approved.

Policy C2 Development and Demolition affecting a Listed Building

Planning permission will be given for development which is within the curtilage of, or affects the setting of, a Listed Building only where its form, scale, proportions, materials, siting, boundary treatment and associated landscaping preserves or enhances the special architectural or historic interest, viability or long term use of the Listed Building.

Consent will only be granted for the demolition, or substantial demolition, of a grade 1 or 2 star Listed Building in wholly exceptional circumstances and of a grade 2 Listed Building in exceptional circumstances and, in every case, only where:-

- a) It can be shown that there is no suitable alternative to development; and***
- b) Proposals for redevelopment have been approved; and***
- c) The valid contract has been let for the approved redevelopment.***

4.14 Where development affecting a Listed Building or Conservation Area is acceptable in principle, it is important that it is carried out in a manner which respects and enhances the predominantly traditional materials and pattern of development in the area.

4.15 It is likely that form, scale and proportions will dictate buildings of between one and a half and two and a half storeys (depending on the predominant height of buildings in the area). Bungalows are less likely to be acceptable. Buildings are likely to look more appropriate if they have narrow spans, solid gables, steeply pitched roofs, traditional eaves and verge details, chimney stacks and narrow or vertically proportioned windows set in solid, simple elevations.

4.16 Siting and layout should normally follow the established pattern of development thereabouts. This is often one of buildings sited adjacent or close to the road, either parallel or at right angles to the road and comprising informal groups or clusters of buildings rather than the current practice of regular spacing of buildings, equally sized plots and standard building lines. To complement a more irregular disposition of buildings more imaginative and interesting road layouts or access arrangements should be designed. The Lincolnshire Design Guide may provide good ideas.

4.17 The use of natural red clay pantiles, or natural slate roofs and red brick walls will normally be required. Natural plain clay tiles and thatch also occur in the District and sometimes these may be more appropriate.

4.18 Boundary treatment and landscaping should normally involve traditional red brick walls or hedgerows as appropriate to define roadside and other boundaries and to link and integrate informal groups of houses. It may also mean ensuring that more effective spaces are provided between and/or around buildings to allow effective tree planting and it may mean more interesting paving of roads or of the hard surfaces.

4.19 These points are not exhaustive and neither are they intended to stifle good innovative design. More they are intended to ensure a minimum standard. Although these issues could be resolved at a later stage in the planning process, the Council feels that their early consideration will be more fair to a prospective purchaser and will avoid any confusion or misunderstanding later on.

4.20 Also, in applying Policy C1, the Council will :-

- not usually accept outline applications for development in a Conservation Area;
- allow changes of use where they maintain the historic character of the building or area;
- require the development proposals alongside a Conservation Area to respect its character;
- safeguard important views into and out of the Conservation Area; and
- require any authorised advertisement to relate to the design of the building and not detract from its character or setting.

4.21 To apply the policies fairly and consistently, the Council will refer to its own Conservation Area Appraisals and the Department of the Environment's Listed Building Schedules to assess the special character of the Conservation Areas or Listed Buildings which it is seeking to protect. Village Appraisals and Village Design Statements - when adopted by the Council as Supplementary Planning Guidance - may also be used.

4.22 Old Buildings of national or local importance should be preserved except where a strong case can be made for granting consent for demolition. Such a case may be made when a building is of no architectural or historic value, does not contribute positively to the character or appearance of Conservation Area and is incapable of improvement. In any case, the Council will not grant consent for demolition before planning permission has been granted for redevelopment and a contract has been let on the work.

4.23 When deciding how "exceptional" a case may be for the demolition of a Listed Building, the Council will take account of the following:-

- a) The importance of the building in terms of its architectural and historic interest and rarity;
- b) The quality of the features which justify its Listing;
- c) The setting of the building and its contribution to the special character of the area;
- d) The condition of the building and the relevant costs of repair and maintenance in relation to its importance and to the value of its continued use;
- e) The efforts made to sustain the existing use or to secure an alternative viable use for the building. The Council will normally expect to see evidence that a building has been genuinely offered for sale on the open market at a price which reflects its use and condition for a period of not less than 12 months in an effort to find an owner, or charitable trust, prepared to keep and restore the building;
- f) The relative merits of any alternative proposals – including redevelopment – weighed against the benefits of retaining the building. Any community benefits of redevelopment would need to outweigh decisively any loss resulting from demolition.

Policy C3 Listed Buildings and Conservation Areas: Removal of Features

The Council will not permit the removal or alteration of features or materials which are important to the architectural or historic interest of Listed Buildings, or which are important to the appearance or character of the building in a Conservation Area.

DELETED POLICY

4.24 Alteration or removal of important features can be as harmful as demolition. Removal of a chimney stack or parapet for example would, therefore, not be permitted unless it was shown not to affect the architectural or historic interest or character of the building.

4.25 Features such as windows, doors, shop fronts, chimney stacks, walling and roofing materials and boundary walls or hedges are all important. Traditional features or natural materials should be retained wherever possible and incorporated into new works.

Policy C4 Listed Buildings and Conservation Areas: Alterations

The Council will not permit an alteration to any Listed Building or a building within a Conservation Area where it is shown that its age, proportions, materials, character and historic interest will be respected.

DELETED POLICY

4.26 When considering applications for Planning or Listed Building Consent for extensions, the Council will carefully judge their scale, materials, proportions, form and location to protect the appearance and significance of the main building. All of these matters will also be considered if a change of use is proposed which could affect a Listed Building.

Policy C5 Historic Buildings

Exceptionally, in other cases not included in Policies C1-C4, the Council will permit development which involves the demolition, alteration or extension of attractive historic buildings, or which affects the setting of a group of attractive historic buildings, only where it is designed to respect their appearance, character and setting.

4.27 The absence of Statutory protection afforded by Listed Building or Conservation Area status may expose other attractive unspoilt historic buildings to unsympathetic development proposals.

4.28 In cases where a building appears worthy of listing, but appears to have been overlooked the Council will try to have it 'spot' listed or consider serving a Building Preservation Notice. Similarly, where the building is in an area worthy of Conservation Area designation special attention will be paid to any proposal to ensure that works do not prejudice any future Conservation Area designation. The role played by attractive historic buildings in the AONB is acknowledged by Policy C12.

4.29 A survey of buildings at risk in East Lindsey has now been completed and published by Heritage Lincolnshire. The Council has embarked upon a programme of priority grant assistance and negotiation with owners to restore such buildings and to prevent them from deteriorating further. Priority will be given to these buildings when allocating grants from the Council's Historic Buildings Fund. At the same time, the Council will advise and negotiate with owners to bring about the most appropriate form of restoration. Should buildings be allowed to deteriorate further then the Council would consider taking enforcement action to prevent the situation getting worse and to ensure that any damage is made good.

Policy C6 Archaeology

A planning application for development on, or affecting, a known or suspected site of archaeological interest must be accompanied by a site evaluation sufficient to allow the Council to determine the site's archaeological significance.

The Council will not permit development which would harm the site or setting of :-

- *a scheduled ancient monument;*
- *any unscheduled nationally important archaeological site or monument; or*
- *any locally important archaeological site deemed worthy of preservation in situ.*

On other archaeological sites where preservation in situ is not warranted, development will be permitted provided:-

- a) *any disturbance is kept to a minimum or avoided altogether;*
- b) *the developer makes satisfactory provision for the excavation, recording, archiving and publication of any archaeological remains which will be affected by the development; and*
- c) *its form, scale, proportions, siting, materials, boundary treatment and associated landscaping respect and complement the setting or archaeological significance of the site.*

DELETED POLICY

4.30 Archaeological remains, including prehistoric and medieval sites, often highly fragile and vulnerable to damage and destruction, contain irreplaceable information about our past and the potential for future knowledge. They are part of our national identity and are valuable both for their own sake and for their role in education, leisure and tourism.

4.31 The District Council will support the County Council in its aim to protect Scheduled Ancient Monuments at all times and will try to make sure that offenders causing damage to them are prosecuted. There will be a strong presumption against all development which harms the site, character or setting of Scheduled Ancient Monuments as stressed in the Government's PPG16 - "Archaeology and Planning". In the case of other sites of archaeological importance the Council will also try to make sure that the archaeological effects of development proposals are fully assessed before planning applications are determined. Planning Permission will not be granted without such an assessment. To this end the Council will liaise closely with the Archaeological Service provided by the County Council.

4.32 Policy C6 seeks to protect sites yet undiscovered or unrecorded as well as those which are fully documented. The Sites and Monument Register is constantly evolving with information on new and existing sites. Under the National Monuments Protection Programme, English Heritage is reviewing and updating sites to be protected. This will clearly increase the number of sites to fall within the terms of this Policy.

4.33 Although Scheduled Ancient Monument Consent is the responsibility of the Secretary of State acting on the advice of English Heritage, the Council will normally oppose development which would harm other sites of archaeological importance. However, permission may be granted if the Applicant has shown that the site will be preserved either in situ or by record and that the proposed development is totally sympathetic to the site's character. Site investigation and recording should be seen as part of normal development costs to be borne by the Developer.

4.34 Any development allowed on an archaeological site must include the preservation in situ of the remains, except in the case of a site deemed by the County Council Archaeologist to not warrant such preservation. In such a case, the Council will negotiate with the Developer to achieve preservation by record which may include full excavation or a watching brief during development operations. This may be secured through a planning condition attached to the planning permission or a legal (Section 106) agreement.

4.35 The site evaluation to determine the archaeological status of the site may, in the first instance, be a desk-based assessment using existing records. Should any field evaluation or impact assessment be necessary - in the view of the County Archaeologist - then this shall be undertaken by specialist archaeological services and be submitted to, and agreed by, the Council before any planning permission will be granted.

4.36 As a result of site investigations, the Council may consider it necessary to re-negotiate the terms of the planning permission. Should the Council use its powers to revoke a permission, then a compensation sum would be agreed, if necessary.

Policy C7 Historic Landscapes

The Council will not permit development which would harm the character, appearance or setting of the following historic *landscapes*:

a) The Parks and gardens of :

- 1) Gunby Hall**
- 2) Hainton Hall**
- 3) Harrington Hall**
- 4) Revesby Abbey**
- 5) Scrivelsby Court**
- 6) Well Hall**

b) Winceby Battlefield

4.37 The six parks in the District are listed in English Heritage's 'Register of Parks and Gardens of Special Historic Interest in England, 1985'. *This is under periodic review and other sites may enter the list in which case they would fall under the terms of this policy.* Because of their historic layout, features or architectural ornaments, these parks and gardens possess great quality and have regional as well as local significance. They are a major asset to the District in creating varied and attractive landscapes which in turn increase the tourism or recreational potential of the area.

4.38 *The Winceby Battlefield is included in English Heritage's Battlefield Register and retains extensive remains of the original features and landforms which provided the location for the Civil War Battle of 1643. The Council will apply policy C7 so that its historical landscape value, topographical authenticity, visual amenity and archaeological integrity are protected.*

4.39 The Council wants to protect their inherent qualities both as a reminder of their historical value and as a means of providing resources for the future. There are several other unregistered parklands of noteworthy character which will form a material consideration when dealing with development applications in the countryside under policy DC1.

Policy C8 Planning for Disadvantaged Groups of People

Development which deters essential use by disabled and other seriously disadvantaged groups of people by means of its location, layout or design will not normally be permitted.

4.40 Disadvantaged people can include those who, because of their age, health, sex or economic circumstances, may not be able to make the best use of facilities. The Plan aims to make sure that new built development, at the very least, does not add to this disadvantage. Instead, wherever possible, it should be designed to increase the ability of such groups of people to use the facilities on offer.

4.41 The Government's PPG1 urges local authorities to consider the special access requirements, particularly for people with disabilities, at an early stage of the design process. To this end, the Council's Supplementary Planning Guidance shall usually refer to the need for such special access facilities in new development, including ramps and widened access.

4.42 Also, the Council feels provision for the special access needs of people with obvious disabilities should be widened to include those of the elderly and frail people and those with pushchairs, for example. Development which does not cater for such people is not serving the wider public interest and will be discouraged.

4.43 Wherever possible, and certainly where there is a choice of sites on offer, preference should be given to locating uses so as to minimise user inconvenience, including travel time. Clearly, not all development can be reached easily on foot and remoteness would not normally, in itself, be a reason for refusing planning permission.

4.44 But the Council would expect such uses to improve accessibility by for example, locating on or near bus routes, positioning and designing car parks with ready access to buildings, providing cycle parking and parking for disabled drivers.

Policy C9 Control of Advertisements in Areas of Special Character

The Council will not permit advertisements which are a risk to public safety or which harm the visual amenity of an area because of their size, materials, illumination, colour, design, or positioning.

DELETED POLICY

4.45 The Council will consider advertisements from a public safety and amenity point of view within the terms of the relevant Control of Advertisements Regulations.

4.46 Essentially, an advert will be a public safety hazard if, for example, it would unduly distract and influence the behaviour of drivers, cause confusion with existing traffic signs or signals, or obstruct visibility. The Council will be guided by advice from the County Highway Authority. Impact on amenity will vary according to the characteristics of the area or setting as shaped by historic, scenic, architectural or cultural features. For instance, what may be acceptable on the high street or in a holiday centre, may not be so in a conservation area, alongside a listed building or in the Wolds Area of Natural Beauty.

4.47 The rural greater part of the District - excluding the main towns, coastal resorts and Wainfleet - lies within a Special Area of Advertisement Control where the Advert Regulations are more stringent.

4.48 The Council will consider taking enforcement action in cases of illegal fly posting, directional signs or other advertisement.

Policy C10 Advance Directional Signs

In the countryside a directional sign will be permitted provided it can be shown that:

- 1) it is reasonably required to locate a business or activity which is not situated in a named road or readily identifiable location;**
- 2) it is sited to avoid creating any highways or traffic hazard;**
- 3) it does not exceed 610mm x 225mm in size and is positioned no higher than 3m above the ground;**
- 4) it identifies the premises only and does not include any motif or advertise a product;**

- 5) **it is not illuminated;**
- 6) **it makes use of an already existing means of support wherever possible;**
- 7) **it does not result in a local over-provision of such signs;**
- 8) **it does not otherwise harm the amenities of nearby residents or the character of the locality because of its size, positioning, colour or design.**

4.49 The Council is committed to encouraging and promoting a healthy local economy and is keen to see new small rural businesses start up. Because some of the businesses can be in out-of-the-way places, they will sometimes be difficult to find. Directional signs would clearly help in such cases but there would be serious amenity problems if their design, location and numbers went unchecked. Policy C10 outlines the requirements which any application for a directional sign must fulfil.

4.50 *Further advice will be drawn up by the District and County Councils on tourist signs, the positioning of signs behind the highway boundary and signs in historic areas, and covering more detailed matters such as materials, colour, siting, maintenance and the removal of signs.*

Policy C11 Lincolnshire Wolds Area of Outstanding Natural Beauty and Areas of Great Landscape Value

A *The Council will protect the natural beauty of the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) and the distinctive character of the Areas of Great Landscape Value (AGLV) by not permitting development which would:-*

- i) harm landscape features which contribute to the character of the area;*
- ii) harm the distinctive character, role or regional or local historic significance of the area; or*
- iii) inhibit the quiet enjoyment of the AONB.*

B. *The following development will not be permitted in the AONB unless it is essential in the national or wider public interest and cannot be located elsewhere :-*

- i) major or large scale development;*
- ii) exposed hilltop or 'skyline' development;*
- iii) hazardous installations;*
- iv) telecommunication development of significant scale or height unless it complies with Policy EMP9;*
- v) large scale formal recreation uses, or those which attract large numbers of visitors;*
- vi) development involving the significant loss of road verges and hedgerows.*

In addition, in its role as consultee, the Council will oppose overhead power lines in excess of 11kV in the AONB unless they cannot be located elsewhere.

C. *Small scale development - including local employment and visitor attraction uses and sport and recreational development - will be permitted in the AONB and AGLV where it can comply with other policies of the Plan but also in the AONB only where:-*

- i) it is in or alongside a settlement ; and*
- ii) it is required to meet the social or economic needs of the Wolds communities; and*
- iii) it does not harm the quiet enjoyment, or the distinctive character, of the AONB.*

D. Where development proposals in the AONB are otherwise acceptable in principle, they will not be granted planning permission unless they have demonstrated how their layout, design, materials, scale, siting and appearance have taken account of and complement - the locally distinctive characteristics of the landscape, settlements or buildings.

4.51 The Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) was designated by the Secretary of State for the Environment in 1973. The rolling chalk hills crossed by winding valleys create a peaceful and expansive landscape with fine views. Formerly sheep country, much of the traditional open grassland and hedged fields has been ploughed up for arable use but precious stretches survive in the valleys and on steep slopes. The grasslands and abandoned chalk pits are an important habitat for rare flowers and insects and there are several examples of fine mixed woodland.

4.52 Always sparsely settled, this is nevertheless an impressive historical landscape with prehistoric barrows, ancient tracks, scheduled ancient monuments, other archaeological sites and the distant spires of fine medieval churches in evidence. In contrast to the small scale enclosures, valley formations and tight knit villages and hamlets is the wider scale activity associated with intensive cereal units on expansive arable farmsteads.

4.53 It is one of 38 AONBs throughout England and Wales. The principal purpose of designation is to conserve and enhance the natural beauty of the area including the protection of flora, fauna and geological as well as landscape features. Already, the Government's PPG7 (The Countryside and the Rural Economy) stresses that permitted development rights in AONBs are reduced to help achieve this. It also stresses that, in all cases, the environmental effects of new proposals will be a major consideration.

4.54 At the same time the needs of agriculture, forestry, other rural industries and the social and economic needs of local communities should be respected. Particularly important is the need to promote sustainable forms of social and economic development which, in themselves, conserve and enhance the environment. The promotion of recreation is not an aim in itself but the demand for recreation should be met if it does not conflict with the aims of conservation and enhancement.

4.55 The Council will encourage the Wolds to develop as working landscapes and communities. New development, which is necessary for the local economy or the social or recreational welfare of the Wolds communities, shall be accommodated provided it does not harm the distinctive character of the Wolds. The Council will, in its role as consultee, promote the undergrounding of overhead lines wherever practicable.

4.56 Fine landscape does not suddenly end at the boundary of the AONB. Originally identified in the 1967 Lindsey County Development Plan are Areas of Great Landscape Value (AGLV). Whilst they are of lesser designated importance than AONBs, in the case of East Lindsey, they are landscapes whose significance and appearance often matches that of their neighbouring AONB. Together, they form a composite area of great landscape importance and are shown on the main Proposals Map.

4.57 For ease of identification, the boundary of the AGLV follows definable features on the ground, but in applying Policy C11, the Council will take account of the gradual transition from very sensitive landscape in and alongside the AONB to the less sensitive landscape on the outer edge of the AGLV.

4.58 There are problems and pressures in the areas. Visitor interest is stimulated by the attractive views, human scale of the landscape, hedge lined, winding country lanes, footpaths and the historical and literary connections of the settlements. The potential for extra tourism is great but so too is the sensitivity of the area to pressure from growth and increased activity, including associated traffic movements.

4.59 The post-war government support for agriculture has produced an intensive farming system whose effects have been more dramatic in the Wolds than in many other farming areas. There has been a widespread loss of chalk grassland, hedgerows and hedgerow trees and a decline in woodland and coppice management. This has resulted in a loss of wildlife habitats and in the number and types of plants and animals present. Meanwhile, man-made structures such as electricity transmission and service cables, telecommunication towers, roads and large agricultural buildings have, in some cases, been introduced into the landscape, detracting from the scenic beauty.

4.60 The villages themselves are evolving a function which has less than previously to do with their countryside setting. Pressure for new commuter housing and retirement homes threatens their intimate character.

4.61 The current trends in farming for reducing subsidies and promoting diversification could be an opportunity to redress some of the undesirable changes that have taken place. Already, many farmers are planting extensively and investigating alternative methods of operation which are more sensitive to the needs of the environment.

4.62 Development proposals in the AONB or AGLV will be considered in relation to their respect for the character and setting of the area by reason of their form, scale, proportions, siting, grouping, materials, boundary treatment and integrated landscaping.

4.63 It would be against the aims of AONB designation to allow major development in the area be it minerals, housing, industry or commercial. Only proven national interest and the lack of suitable alternative sites will justify an exception.

4.64 Before supporting proposals for mineral extraction the Council would also need to be satisfied that the harmful effect on the landscape could be moderated and the land reinstated before any justification could be made 'in the public interest'.

4.65 The Council will normally oppose proposals for the erection of overhead lines of 132kV or higher voltage. Where lower voltage lines present an excessive intrusion into the landscape they also will be opposed. For such lines, the electricity company proposing the line will need to demonstrate that the route and design has the least visual impact on the landscape.

4.66 Schemes for major roads should avoid the area wherever possible because of the obvious wide impact on countryside character. However, the Council also feels that road improvement schemes which remove hedgerows or verges or detract from the 'country lanes' character should also be avoided except in cases essential for safety. These are characteristics which contribute significantly to the attraction of the AONB. Obviously, existing road improvement proposals in either the County Council's or Department of Transport's programme of works must be accommodated. Where they pass through the AONB or AGLV, greater attention will be given to minimising the effect on the landscape.

4.67 When looking across a rolling countryside of contained views and discreetly nestling villages and hamlets, protruding hilltop or skyline development can be most unsightly. It is important that such locations are avoided and new development fits into the landscape without being obtrusive or spoiling the character of the area.

4.68 Transmission antennae, by their very nature require prominent sites and constitute some of the worst examples of hilltop development in the Wolds. The Council considers that the existing masts should provide the location for any additional requirements rather than spreading their impact over a wider area.

4.69 The various forms of pollution and disturbance created by hazardous uses, noisy activities, intensive recreation, etc., are not conducive to the quiet enjoyment of the countryside which is a desired attribute of an AONB. The Council will therefore oppose such uses in the area.

4.70 Because of the sensitive nature of the countryside and settlements in the Wolds, proposals for development will be required to show how they have taken account of, and catered for, the character of the area. To this end, the Council will require fuller details of the proposed development at the Outline Application stage. In consultation with the Countryside Commission, it will examine the AONB in detail with a view to preparing a strategy statement for the area for the guidance of owners, developers and general public.

4.71 *The Council will work to improve the landscape and environment of the Wolds AONB by favouring development proposals which:-*

- a) *restore areas of derelict land to appropriate uses such as agriculture, wildlife habitats or informal recreation;*
- b) *remove unsightly buildings or structures from the landscape; and*
- c) *improve landscape diversity through tree and hedgerow planting or landscape management.*

4.72 *Eyesores in the Wolds are few, but they are relatively more obtrusive in such a landscape of national importance. If necessary, the Council will use its powers under Section 215 of the 1990 Town and Country Planning Act to have such eyesores removed.*

4.73 *The Council is a lead partner in the Wolds Countryside Service and will continue to pursue practical landscape improvements, community initiatives, countryside management projects and an environmental awareness programme through the implementation of the Wolds AONB Management Plan.*

Policy C12 Protection of Buildings in the AONB and AGLV

Within the AONB or AGLV development will not normally be permitted which involves the demolition of an attractive or interesting historic building which is considered important to the traditional rural appearance or character of the area.

Development which involves the alteration or extension of an attractive or interesting historic building will only be permitted where the character of the building is not harmed.

4.74 Older buildings, either alone or in groups, can add greatly to the character and charm of the Wolds landscape. If the environmental quality and economic wellbeing of the area is to be preserved then it is important that such buildings are not lost unnecessarily or have their character harmed by unsympathetic alterations.

4.75 Where development proposals involve demolition, the Council will need to be satisfied that the existing building is not capable of repair and improvement at a reasonable cost or cannot be sold on the open market after a period of six months at a price which reflects its current status.

4.76 In cases involving alterations and extensions, special attention will be paid to existing and proposed windows, doors, wall and roof materials, to boundary walls and hedges and to the proposed scale, proportion, form, location and materials of the proposed works to make sure they fit in with the character of the existing building and the traditional character of the area. Therefore it is likely that the Council would ask for such details at the Outline Application stage. The Council will try to help retain and improve buildings of character by releasing and identifying Grant Aid available.

Policy C13 Recreation in the AONB and AGLV

Within the AONB formal and intensive recreational uses involving large areas of land, noisy activities or large numbers of spectators will not normally be permitted.

4.77 The Council feels that formal and intensive recreational uses involving large areas of land, noisy activities or large numbers of spectators will not normally be permitted. The Council will aim to provide and develop facilities for the quiet enjoyment of the countryside including picnic sites, lay-bys at viewpoints, cycle routes, interpretation facilities, footpaths and nature trails.

4.78 The enjoyment of the Wolds can be improved greatly by the provision of basic leisure and informal recreation facilities. The County Council is already pursuing countryside recreation projects around the District which take the form of improving countryside access, cycle routes, picnic areas and the like. Such initiatives can also be pursued through the County Landowners Associations' Environmental Land Management Schemes.

4.79 The District Council will turn its attention particularly to the area of the AONB and will aim to increase the public's ability to appreciate the countryside through projects co-ordinated by the Countryside Project Officer within the Wolds AONB Countryside Project.

Policy C14 Coastal Conservation Areas - CCA1 and CCA4

Within CCA1 and CCA4 development will not be permitted unless it is essential in that location. In particular, no built development shall be permitted on or to the seaward side of the sandhills.

Where permitted, development shall not materially harm the amenities, character or ecological balance of the area because of its siting, scale, form, appearance, materials, noise or fume emissions or traffic generation.

4.80 The Local Plan retains these areas which are shown on the Proposals Map.

4.81 The aim throughout is to protect the remaining natural character and interest of the coast reinforcing the protective measures of policies ENV17 - 19 and the overriding requirements of sea defence although Policy C15 shows how some development may be permissible in CCA2 and CCA3.

4.82 CCAs 1 and 4 contain the most remote and sensitive habitats and landforms in the coastal area and includes the Saltfleetby-Theddlethorpe dunes and the edge of The Wash - both being of great ecological importance. Here the need to protect their special qualities generally overrides the opportunity to develop visitor and tourism facilities or other new built development.

4.83 Small scale car parking, toilets and picnic areas would be considered only where there are suitable accesses to the beach from a county road and where the particular qualities of the area would not be harmed. Uses not essential to such a location or those which are more than a minor development connected with an existing use shall generally be refused planning permission.

Policy C15 Coastal Conservation Areas - CCA2 and CCA3

Within CCA2 and CCA3 development will be permitted only where:

- a) **it is essential in that location; or**
- b) **it relates to an existing outdoor informal recreational use; or**
- c) **it represents a minor extension to an existing building;**

and, in all cases:

it does not harm the amenities or character of the area because of its siting, scale, form, appearance, materials, noise or fume emissions or traffic generation.

4.84 The coastline of East Lindsey falls into two main types:-

a) From Tetney to North Mablethorpe (CCA1) and South from Skegness (CCA4) where the foreshore is being extended in area and raised in height by the deposition of sea mud, sand, shingle and wind-borne sand which in turn leads to the advancement outwards of the coastline. The coastline here contains extensive mud-flats, salt marshes and dunes of international wildlife interest.

b) The central section from Mablethorpe to Skegness (CCA2 and CCA3) is an eroding coastline characterised by sandy beaches and dunes. Partly because the sea is closer and more accessible, this is an intensive holiday coast of national significance.

4.85 Arising out of the 1981 Structure Plan, the County Council's "Development on the Lincolnshire Coast" Local Plan provides the policy framework for dealing with development along the coast and particularly within Coastal Conservation Areas. This is a statutory document adopted in November, 1986. Within East Lindsey, it has designated Coastal Conservation Areas in the following locations:-

- CCA1 - Tetney to Mablethorpe
- CCA2 - Sutton on Sea to Chapel St. Leonards
- CCA3 - Chapel St. Leonards to Ingoldmells
- CCA4 - Skegness to Friskney

4.86 Sandwiched between the principal holiday areas of Mablethorpe and Ingoldmells, these areas are considered suitable for visitors engaged in more passive and outdoor based informal recreation and leisure pursuits. Built development, and caravans, however, will be strictly controlled because of the likelihood of their contrasting with, and spoiling, the more natural landscape.

4.87 The protection and improvement of the very landscape and features which attract visitors shall be achieved by strict development control measures and a joint programme for coastal management.

4.88 CCA3 was originally defined in order to prevent the coalescence of the holiday caravan areas at Chapel St. Leonards and those at Ingoldmells. Policy ENV24 now seeks to achieve this and consequently, there may be scope for removing CCA3 from the Structure Plan.

Coastal Management

4.89 Several organisations, both statutory and voluntary, have an interest in the protection and improvement of the coastal environment. These include the County and District Councils, Anglian Water, the Internal Drainage Boards, the Environment Agency, Ministry of Agriculture, Fisheries and Food (MAFF), English Nature and other private organisations such as the Lincolnshire and South Humberside Trust for Nature Conservation, the Royal Society for the Protection of Birds, the Country Land Owners Association and the National Farmers Union.

4.90 In the best interests of the common theme of coastal management, it is important that all participants work towards the same or complementary goals. Whether it is a matter of protection of rare species or threatened habitats, dunes stabilisation, visitor interpretation facilities, tree planting, pollution control or sea defences, a co-ordinated management policy would produce more effective results and less risk of coastal deterioration. The preparation of such a co-ordinated policy will be explored as resources permit. Already, Management Plans for the Humber and Wash Estuaries have been drawn up by a consortium of Local Authorities and other statutory authorities.

4.91 The District Council will co-operate with the County Council and voluntary organisations in preparing and implementing a coastal management plan for the Coastal Conservation Areas.

Chapter 5

DEVELOPMENT IN THE COUNTRYSIDE

The Policies of this Chapter have been drawn up to satisfy the following objectives:-

- to achieve an acceptable balance between the needs of conservation and the demands of development and land uses, including tourism;
- to encourage acceptable agriculture diversification;
- to ensure that no development causes lasting damage to the countryside;
- to try to obtain environmental benefits from new development in the countryside;
- to protect the countryside for its own sake;
- to protect the best quality agricultural land;
- to conserve non-renewable resources in the countryside;
- to locate development in a way which will reduce the need to travel.

Chapter 5

DEVELOPMENT IN THE COUNTRYSIDE

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DEVELOPMENT IN THE COUNTRYSIDE

5.1 East Lindsey's countryside is one of its greatest assets. It is important for tourism and recreation and provides an uplifting setting for living and working. However, it is clearly sensitive to the effects of development and use.

5.2 *The Local Plan sets out to put into practice the Government's environmental strategy and policies for the countryside which were first expressed in the White Paper, Rural England: A Nation Committed to a Living Countryside. They are now incorporated in PPG7, The Countryside - Environmental Quality and Economic and Social Development (Feb 1997). Within any statutory designations the main aim of the Plan is to:-*

- (a) encourage rural enterprises;*
- (b) protect the landscape, wildlife, historic features and best quality agricultural land;*
- (c) protect other non renewable resources;*
- (d) strengthen rural communities; and*
- (e) achieve good quality development.*

5.3 *The PPG recognises the fundamental role of communities, the towns and large villages, or networks of smaller villages, in achieving a healthy rural economy. They should provide the basic needs, housing, employment and other facilities close together. The Plan aims to achieve rural diversification by expanding and diversifying economic activity at an appropriate scale in these settlements. In this way rural communities can be sustained and the open countryside protected.*

5.4 *The framework of towns, main and medium sized villages identified in the Plan conforms to this structure and is seen as the context for sustainable development in the District. Where new development is permitted in the countryside it should be sensitively related to these settlements in order that it can benefit from their facilities. Development away from settlements in accordance with the PPG is strictly controlled by the Plan.*

5.5 *Exceptions to the restrictions on new development in the countryside are required to show that they are essential in that location. There should be few categories which meet this criterion. Farm diversification projects may be one such exception but they should not be confused with the broader strategic aim of rural diversification.*

5.6 *Farm diversification, requiring development which expands the range of activities carried out as part of a single farming enterprise, also provides an opportunity to generate income locally. It can take a variety of forms, e.g. farm shops, food processing or packaging, farm sports or farm services. Each has different needs and impacts in land use terms and will be assessed according to the type and nature of the proposed use.*

5.7 *The Local Plan sets out to resolve these issues and policies have been drawn up with the following eight objectives in mind:-*

- * to achieve an acceptable balance between the needs of conservation and the demands of development and land uses, including tourism;*
- * to encourage acceptable agriculture diversification;*
- * to ensure that no development causes lasting damage to the countryside;*
- * to try to obtain environmental benefits from new development in the countryside;*

- * to protect the countryside for its own sake;
- * to protect the best quality agricultural land;
- * to conserve non renewable resources in the countryside;
- * to locate development in a way which will reduce the need to travel.

Policy DC1 Development in Areas of Countryside Character

New development in the countryside will not be permitted unless it can be shown that there is an overriding need for it to be in that location .

In addition, all new development here will be required to:-

- a) protect or enhance the particular character of the locality by its design, layout and appearance;*
- b) protect grades 1, 2 or 3A agricultural land (as defined by the Ministry of Agriculture, Fisheries and Food's agricultural land classification) from significant loss;*
- c) be constructed to a scale and form, and in materials which are consistent with, or sympathetic to, the local character;*
- d) be accompanied by a landscaping scheme which shall show how adequately it can relate to its setting, how important natural features can be incorporated on and about the site and how any potential amenity or wildlife value can be enhanced.*

DELETED POLICY

5.8. The underlying purpose of the Plan is to promote a sustainable pattern of development based on maintaining healthy and viable communities which can offer a range of employment, housing and other facilities. Other Chapters of the Plan make provision for developments within and alongside the identified settlements and where a countryside setting is essential. In East Lindsey where the countryside is the dominant feature, it is important that all development in the countryside can be fully justified. Development in the countryside carries with it several potential risks and problems:-

- it places relatively greater pressure on infrastructure and services, the extra costs of which must largely be met by the wider community;*
- it increases the need for travel which, in turn, adds to costs, uses up finite energy resources, adds to local pollution and increases disturbance in the countryside;*
- it introduces uses and activities which may not be compatible with farming activities, natural history or the quiet enjoyment of the countryside;*
- it reduces the stock of agricultural land;*
- it sets a precedent for isolated development which may be difficult to resist in future;*
- it detracts from the service role and benefits of economies of scale offered by settlements;*
- it blurs the essential contrast between the countryside and the urban or village character.*

5.9. Individual developments, if allowed to be repeated, will accumulate over time to magnify the effects of these problems. Therefore, it is essential that these potential problems are addressed when considering development proposals in the countryside for, once developed, the effect and change is usually permanent and cannot be reversed.

5.10 In PPG7, the Government advocates that development may be appropriate in rural areas - particularly those which help the local economy along provided that it focuses development on the towns and larger villages. It adds that new development elsewhere in the countryside should be strictly controlled to protect the countryside for the sake of its beauty, the diversity of its landscape, the wealth of its natural resources and its ecological, agricultural and recreational value. The countryside is, perhaps, the District's greatest asset and the Council intends to follow Government directives to protect it for its own sake.

5.11 Sufficient land has been allocated and several other policies are included in the Plan to cater for the built development needs of the District over the period 1991 to 2001. It should not be necessary to impinge further on the open countryside. Houses will only be allowed in the countryside, therefore, where there is an exceptional and proven need.

5.12 As well as preventing the spread of urban uses into the countryside, the Council aims, in conformity with PPG7, to reduce the loss of the best and most versatile agricultural land. Where agricultural land loss is involved it should be minimised wherever possible by the use of lower grades in preference to best quality land. Protecting the countryside for its agricultural and amenity value will help in raising the quality of life of the district's residents and add to its recreation and tourism potential.

5.13 The Council feels it appropriate that the smaller settlements be included in Policy DC1 to highlight their strong essential relationship with the countryside. It is important that any permitted new development takes account of this. Policies H4 and H5 in Chapter 8 further describe the criteria for new housing in these smaller settlements.

5.14 Clearly, it is important, in the first instance, to test the overriding need of any proposal which lies within the DC1 policy area. If it satisfies that criterion then the criteria of any other relevant policy should be applied.

5.15 The Policies of this Chapter deal with those proposals which are specific to agricultural and countryside business developments.

5.16 All planning applications for development in the countryside should address these matters, as a minimum requirement. More complex or environmentally significant development proposals may need an environmental assessment.

5.17 The proposed replacement of a non-conforming or bad neighbour use by a seemingly more "acceptable" development is not, in itself, a sound reason for an exception to this policy. It is important that any new development on such a site in the countryside vacated by a non-conforming use does not compromise good planning principles and it should, therefore, comply with relevant criteria of Policy DC1.

5.18 The Council will need to be satisfied that any building or house built to serve a permitted use in the countryside shall remain firmly connected to that use and not merely provide a long term means of developing an ordinary house in the countryside. To this end, a planning condition may be attached to any such planning permission restricting the occupancy or operation of the building to a person solely and directly connected with it.

5.19 Even though proposals may satisfy other relevant policies of the Plan, the Council will not grant planning permission for any development which does not respect the character of its site or surroundings. This is particularly important in the policy DC1 area where the design and amenity criteria of the policies of Chapter 2 will be strictly applied. Where available, Village Design Statements which have been approved by the Council, will be used to assess the value of local character when applying design and amenity criteria.

Policy DC2 Agricultural Development

Where an application for planning permission is necessary the Council will permit development which is essential in that location to the needs of agriculture, forestry or horticulture, provided:

- a) it complements and does not harm the character of existing development or the locality by reason of its siting, design, scale, choice of materials and landscaping scheme;
- b) it does not spoil open or attractive views across the countryside;
- c) wherever appropriate, it is sited near to existing buildings to complement their grouping.

In addition, with the following conditions:

- 1) new farm buildings shall be sympathetic to the traditional materials, style of construction and character of existing farm buildings in the area;
- 2) prefabricated farm buildings shall not be sited as to visually dominate the existing traditional farm buildings;
- 3) where modern materials are used for new farm buildings, they should be treated or faced to make the building sit unobtrusively in the landscape.

5.20 Some farm buildings are large scale and prefabricated, two characteristics which pose a risk to the appearance and character of the countryside. The Council expects farmers or developers to play close attention to matters of design, materials and landscaping when submitting Planning Applications. The Council intends to publish "Good Practice" guidelines for new farm buildings in the countryside. These will include suggestions on, for instance, the use of dark colours for sheeting materials, siting buildings in hollows or grouping new buildings with existing farm buildings. This is particularly important now that farmers, in certain cases, are required to apply to the Council for determination as to whether its prior approval will be required for certain details of agricultural development.

Policy DC3 Agricultural Occupancy

A dwelling which is shown to be essential for the needs of agriculture or forestry will normally be permitted in the countryside provided it cannot reasonably be located elsewhere.

The following occupancy condition will be attached to any such planning permission: "The occupancy of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in connection with agriculture, forestry, or a widow or widower of such a person."

An occupancy condition will not be removed unless it is clearly shown that the dwelling is, and would remain in the long term, unnecessary for the efficient management of agriculture or forestry and that the dwelling cannot be sold or rented with the occupancy condition attached.

Exceptionally, the occupancy condition may be removed or altered to provide housing for those associated with other rural enterprises.

5.21 One of the few occasions where residential development in the countryside may be justified is when accommodation is required to allow farm or forestry workers to live at or close to their place of work. Normally, it will be as convenient for them to live in nearby towns or villages but there may be cases where the nature of the farm work makes it essential for one or more farm workers to live at or very close to their work. Any application for farm workers dwellings in the countryside must be accompanied by clear evidence of need to be in that location.

5.22 *The Council will be guided by the tests in Annex I of PPG7, The Countryside - Environmental Quality and Economic and Social Development, which states that new permanent agricultural dwellings will only be permitted where:-*

- (a) there is a clearly established existing functional need;*
- (b) the need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;*
- (c) the unit and agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound and have a clear prospect of remaining so;*
- (d) the functional need could not be fulfilled by another dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and*
- (e) other normal planning requirements, for example on siting and access, are satisfied.*

5.23 *The Council's approach is more fully explained in its Supplementary Planning Guidance - Agricultural Occupancy (1997). For instance, the need for security is not, in itself, sufficient reason for a dwelling but it may form part of the overall justification. That document also sets out the information the Council will require when application is made to lift an agricultural occupancy condition.*

5.24 Planning conditions which stipulate agricultural occupancy are essential if houses developed as an exception to Policy DC1 are to remain for that purpose. Agricultural occupancy conditions should not be removed as each approved case results in an extra isolated dwelling which bears no functional relationship with its setting in the countryside. In implementing Policy DC3 the Council will not compromise the aim of Policy DC1 to protect the countryside from unrelated built development. Also, houses with such restrictive conditions form an important supply of housing for workers in the countryside at relatively cheap prices. The Council feels that this pool of housing should remain available for those who need it most.

5.25 In applying for the removal of such a condition, therefore, an applicant must show clearly that the house cannot be any longer used in connection with the enterprise or be made available for purchase or rental to other enterprises in the parish or adjoining parishes. In any case, the applicant must provide written evidence that attempts have been made, over a period of twelve months, to sell the house at a value which reflects the restrictive occupancy condition.

Policy DC4 Intensive Livestock Units

Generally, development of intensive livestock units will be permitted where:

- (a) it can be clearly shown that the amenity of local residents will be safeguarded from problems caused by traffic, noise, odours, air or water pollution and visual intrusion.*
- (b) it is sited a minimum of 400m from any building, occupied by people, which is not directly and functionally related to the enterprise;*
- (c) it is sited outside the aquifer protection zones or includes measures to safeguard the soil and surface water in the locality and the aquifer protection zone from pollution.*
- (d) it is accompanied by a landscaping scheme showing how the built development relates to its setting and incorporates natural features on and about the site in a way which will conserve and enhance their amenity and wildlife value;*
- (e) its scale, form, design, colour and materials are sympathetic to, and do not detract from, the local building character or general landscape character;*
- (f) it does not result in an over-concentration of such units so as to dominate nearby settlements and the countryside;*
- (g) disposal of waste causes no pollution or amenity problem*

Intensive livestock units will only be permitted in the AONB, AGLV or CCA if, in addition to the above criteria, it can be clearly shown that the amenities or features which contribute to the character of the area would not be harmed and the overall appreciation of the area would not be compromised.

5.26 Policy DC4 will be applied to agricultural development which does not have permitted development rights and which is used, or can be used, for livestock accommodation or for the storage of slurry or sewage sludge. This would include purpose designed or modified buildings for the controlled breeding, containment or processing of animals for intensive food production and which are not functionally related to grazing land.

5.27 There is no "golden rule" for saying whether or not any intensive livestock unit (ILU) should be permitted. Because of the many different characteristics of ILUs it is especially important to apply the material considerations of noise, traffic, odour, pollution, visual amenity, etc., listed in policy DC4 to the particular nature of the proposal and its location.

5.28 Whilst intensive livestock units remain part of the farming scene, the Council will try to make sure that their impact on the countryside and communities is limited to acceptable levels.

5.29 The sheer size of many such units, as well as their potential for causing local pollution, presents several serious threats to local amenities. This is compounded by the growing significance of the countryside as a tourism asset. The Council will look to the developer to clearly demonstrate what measures will be undertaken to remove the amenity risks. An Environmental Assessment may be required, particularly in the AONB or AGLV.

5.30 PPG7 requires that special consideration be given to any proposals for Intensive Livestock Units within 400 metres of a "protected building". Protected buildings include houses, schools, hospitals, offices, etc. So, safeguarding distances have been introduced to protect the amenities of protected buildings whilst still respecting agricultural interests in the more scattered rural areas. Developers will be asked to provide an odour impact analysis with schemes where safeguarding distances are compromised and in any situation where the 400 metre distance is not met. Where slurry disposal by spreading is proposed, the proximity of the affected land to other uses and the potential loss of amenity will also be taken into account.

5.31 Preference will be given to those intensive livestock buildings which can integrate themselves with existing units or farmsteads without appearing as an extra isolated, visually intrusive, feature in the landscape.

5.32 Landscaping details will be required which not only screen the units but respect the character of the existing landscape and topography of the locality. For instance, extensive linear earth banks are not appropriate in a flat fenland or gently rolling landscape. New landscaping should integrate an ILU into the landscape and not merely segregate it from it.

5.33 Too many such units in an area will compound the potential problems and so the Council will monitor the number of such developments to make sure that settlements or dwellings do not become dominated by them. To help farmers and developers, the Council will produce a set of guidelines or good practice notes for the development of intensive livestock units. These shall incorporate the views of The Ministry of Agriculture, Fisheries and Food (MAFF) and the Environment Agency (EA) and be otherwise based on Government regulations. They shall also advise on choice of colours, especially in the AONB, monitoring of effluent and odours and arrangements for slurry spreading.

Policy DC5 Replacement Dwellings in the Countryside

The replacement of existing dwellings in the countryside will only be permitted where it can be shown that:

a) the original dwelling

- 1) has not been demolished, abandoned or fallen into such a state of disrepair that it no longer has the appearance of a dwelling;**
- 2) is not capable of repair and reinstatement at reasonable cost;**
- 3) is not a temporary or mobile structure; and**

b) the new dwelling -

- 1) is of a scale and size consistent with the original;**
- 2) does not harm the character of its setting but displays a sympathetic choice of appropriate design, materials, boundary treatment and associated landscaping;**
- 3) preserves or replaces any existing habitat for protected species of wildlife.**

5.34 Replacement dwellings in the countryside can make a valuable contribution to the stock of rural housing but they need to satisfy two key requirements. Firstly a scheme needs to show that the existing residential use is established, has been maintained and not been abandoned. It can then satisfy the requirement of Policy DC1, and the advice of PPG7 that the use is essential to a countryside location. The Council will determine whether or not a property has been abandoned having regard to its physical condition, how long it has been unused, any intervening uses and the owner's past treatment of, and intentions for, the property.

5.35 The second requirement is that a proposal replaces the original building in terms of its established character and "place" in its countryside setting. To conform with this the design and scale of replacement buildings should normally aim not to increase the volume of the

original building by more than 15% of its volume. In the case of insubstantial accommodation this figure may be increased to a maximum of 25% to enable the addition of basic amenities, e.g. toilet and bathroom. In all cases the Council will seek to protect any subsequent increase by the removal of Permitted Development Rights.

5.36 In the interests of continuity it is important that any new building attains the same "setting" as the original so, wherever possible, a replacement building must be located on the site of the original with as little disturbance to the surrounding landscape as possible. Where ground or logistical conditions make this impossible or undesirable then it may be possible to negotiate an adjacent or overlapping siting provided adequate compensatory amenity features can be incorporated to improve on the original setting.

Policy DC6 Re-use of Buildings in the Countryside

The re-use of farm and other buildings in the countryside for commercial or community uses will be permitted provided:

- a) the form, bulk, materials and general design of the existing buildings are in keeping with the surroundings;**
- b) the existing building is structurally capable of conversion;**
- c) it does not harm the character, amenities or appearance of the area or amenities of nearby residents;**
- d) it would not cause traffic or access problems;**
- e) it does not substantially alter the form, setting, or design of the existing building;**
- f) it does not result in the loss of habitat for protected species of wildlife;**
- g) it would not result in the dominance of non-agricultural uses in the countryside; and**
- h) any outside storage forms a minor and ancillary part of the use and otherwise complies with Policy EMP10.**

5.37 Many buildings in the countryside have fallen into disuse through changes in farming practice and rural activities. Many are full of character and worthy of retention if only a use can be found for them. Such re-use can help to reduce the demand for new building in the countryside. The redevelopment of buildings which have become so derelict that they can be brought back into use only by complete or substantial reconstruction will not be permitted as this would effectively be introducing a new building into the countryside.

5.38 As well as saving buildings of character the Council intends to follow Government advice to introduce new uses into the countryside; uses which will help to generate jobs and generally revive rural activity and the community it supports. At the same time, the Council must and will guard against harm to the character and appearance of the countryside and the amenities of its residents, be they man or bat.

5.39 The ability of proposals for re-use or conversion to satisfy the criteria of Policy DC6 will vary according to the particular qualities or character of the locality. Extra weight will be given to conserving the special qualities of the AONB, AGLV, Conservation Areas, Fens, Marshes, SSSIs, SNCIs and Coastal Conservation Area when judging such applications. In most cases, however, it should be possible to ensure that the re-use or conversion of buildings respects their special surroundings by attaching appropriate conditions to any planning permission .

5.40 Clearly, new uses which generate a lot of activity would be more likely to harm the amenities of any nearby residents and would, therefore, generally not be permitted. The Developer would be expected to provide with the Planning Application a structural survey to show it is capable of conversion. The Council will prepare advisory notes for potential developers and landowners on the opportunities and guidelines for the re-use of old buildings.

Policy DC7 Conversion of Buildings into Houses in the Countryside

The conversion of a farm building or other building in the countryside to a dwelling will not be permitted unless:

- a) it involves a building or dwelling of architectural or historic interest and conversion would not result in the character of such building or buildings being significantly harmed; and**
 - b) *evidence is provided to show that the applicant has made every effort to secure a suitable business re-use; or alternatively,***
 - c) it meets a purpose specified under Policy DC2 for agricultural or forestry use, under Policy H6 for low cost housing for local needs or under Policy T11 for holiday accommodation;**
- and in every case, it complies in every respect with criteria a) - g) of Policy DC6.**

5.41 Even where great care and sensitivity have been exercised, conversion of farm buildings of character into dwellings has rarely proved successful. The intrinsic qualities of a farm building which give it its special appeal are lost by conversion to residential use. Domestic window and door openings detract from the original simple agricultural proportions. Glazing, garage doors, arials, p.v.c. guttering, etc. introduce uncharacteristic materials and textures which overwhelm and confuse the simplicity of, for example, a brick and pantile farm building. Furthermore, subsequent changes are difficult to control.

5.42 Other elements associated with domestic activity (cars, formal gardens, washing, play equipment etc.) can further confuse the intrinsic character of the building and its setting. These are particularly noticeable in the case of isolated farm buildings, old barns, *chapels* and the like set in open countryside.

5.43 Extra weight will be given to conserving the special qualities of the AONB when judging applications for the re-use or conversion of buildings in the countryside.

5.44 At the same time the Council recognises the opportunity provided by some old farm buildings and other disused buildings in the countryside to help meet the demand for housing in rural areas. The Government, in PPG7 (The Countryside and the Rural Economy) clearly states that appropriate opportunities should be taken to re-use or adapt existing rural buildings for commercial, industrial or recreational use.

5.45 Policy DC7 will restrict residential conversions to the circumstances provided for under existing policies, such as for agricultural or forestry purposes except when the applicant provides evidence that the property has been offered, on the open market, for industrial or commercial uses, for a period of not less than one year.

Policy DC8 Houses in Connection with Countryside Businesses

Outside settlements, the Council will *not* permit a residential in connection with a business use *unless*:-

- a) it is essential for the operation of the *business*;
- b) it can be shown that no suitable alternative accommodation exists nearby;
- c) *the business is essential in its countryside location and has been shown to operate viably for a minimum continuous period of five years; and*
- d) *it can be shown that no suitable alternative accommodation can be provided by the conversion of existing buildings on site.*

Where temporary accommodation is approved planning permission will not be renewed if the business use ceases operation.

In all cases, a planning condition will be attached to the planning permission, or the applicant will be required to enter into a Section 106 Agreement, restricting the occupancy of the dwelling solely to that by the owner or operator of the business

5.46 *The advice of central government is that residential development in the countryside, away from settlements which could be served by public transport, e.g. housing and employment, should be strictly controlled.*

DELETED POLICY

5.47 *Elsewhere in the Plan provision is made for the development of businesses for which a countryside location is essential. This Policy builds on that whilst seeking to ensure that any associated residential use is, in itself, essential and can be tied to the business use for which it was granted. It aims to prevent ad hoc and sporadic permanent residential properties in the countryside on the pretext of supporting a new operation in the countryside and make the two interdependent.*

5.48 *This is reflected in the requirement for business and residential use to be tied by a Section 106 agreement such that there is no subsequent separation of the two activities.*

5.49 *By making provision for temporary i.e. mobile home accommodation, or by requiring that alternative accommodation in existing buildings or in nearby settlements is considered, the Plan is reaffirming the approach towards sustainable development.*

5.50 *Any case showing that a business has operated viably for a continuous period of at least five years to justify a permanent house must be supported by evidence that: the business can provide a reasonable standard of living for the occupier of the proposed dwelling, whilst not impairing the business ability to meet all the normal outgoings, including the interest on capital invested and the setting aside of monies adequate for reinvestment.*

A reasonable standard of living shall be based upon gross national average income.

Chapter 6

EMPLOYMENT

The Policies of this Chapter have been drawn up to satisfy the following objectives:-

- to encourage businesses to locate or expand within the District;
- to make sure that land is available for industries and businesses of varying size and type;
- to make sure that new businesses do not harm the environment in the short or long term;
- to achieve a high level of design of building and quality of landscaping which improves rather than spoils the character of the area;
- to provide jobs where they are most needed;
- to encourage industries which are essentially self-sustaining and energy efficient;
- to encourage business to make the best use of local resources and labour;
- to make the best use of incentive schemes and available funding.

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EMPLOYMENT

- 6.1 *The local economy has been a major consideration in drawing up the Plan's policies and proposals in line with the advice, particularly of PPG4 - (Industrial and Commercial development and Small Firms), PPG7 - (The Countryside Environmental Quality and Economic and Social Development) and PPG13 - (Transport). The main aim of the Plan is to facilitate the revitalization and broadening of the local economy and to help stimulate new job opportunities by providing for choice, flexibility and competition.*
- 6.2 *East Lindsey's historical reliance on agriculture-related employment has declined in recent years and has only been partially off-set by the growth in the tourism and service sectors. This Chapter, along with Shopping, Tourism & Recreation Chapters, is intended to provide a framework that will enable the natural economic processes to develop quickly and benefit from the enterprise initiatives being implemented through the Council's Economic Development programme.*
- 6.3 *In particular the Chapter seeks to build upon the role of the towns and larger villages as the main service centres. It aims to focus the greater proportion of new business development towards the Council's established, serviced industrial estates and the potential sites identified in the proposals. Provision for developments elsewhere within settlements and mixed-uses provide choice and flexibility, within that aim.*
- 6.4 *This approach forms the basis on which rural diversification can be developed and reflects the remote character of the area and sparseness of population. These features make the district an unlikely candidate for large-scale intensive industries and any proposals for those uses will be dealt with on their merits and in the context of the strategic policy of the Lincolnshire Structure Plan.*
- 6.5 *The high quality environment of the District does however make it attractive to the more mobile, high-technology businesses as well as leisure and tourism uses. The Plan needs to balance these different pressures, and those for farm diversification to ensure developments are sustainable.*
- 6.6 *As part of this process the Council will seek to ensure that the external sources of financial assistance, which recognise the problems associated with a rural character and seasonal unemployment are used to good advantage. Objective 5b funds, Assisted Area Status and Rural Development Area recognition are currently in place. Between them these designations cover most of the District and may help to implement schemes.*
- 6.7 *The key land-use issues, recognised above, provide the basis for the eight policy objectives set out below:*
- *to encourage businesses to locate or expand within the District;*
 - *to make sure that land is available for industries and businesses of varying size and type;*
 - *to make sure that new businesses do not harm the environment in the short or long term;*
 - *to achieve a high level of design of building and quality of landscaping which improves rather than spoils the character of the area;*
 - *to provide jobs where they are most needed;*

- *to encourage industries which are essentially self-sustaining and energy efficient;*
- *to encourage business to make the best of local resources and labour;*
- *to make the best use of incentive schemes and available funding.*

Policy EMP1 Land Allocated for Industry

Land is allocated *in the towns and larger villages* for development as shown on the Proposals Inset Maps. On those sites, industrial development will be permitted provided:

- a) the development or its associated infrastructure does not cause unacceptable harm to the character of the area or the amenities of nearby residents due to its size, scale, layout, appearance, operation or traffic generation;**
- b) buildings and landscaping are combined in an integrated design within the site; and**
- c) all car parking and servicing of individual premises is contained within the curtilage of those premises.**

6.8 PPG7 (The Countryside - Environmental Quality and Economic and Social Development) indicates that industrial development in rural areas should be directed to the market towns and larger settlements. In this way it can take advantage of existing services and infrastructure.

6.9 This Policy and the associated proposals aim to implement that advice using the established industrial sites in the towns and larger villages where they exist and on allocated sites elsewhere.

6.10 The opportunity exists for the re-use of the former RAF base at North Cotes based upon the formerly established uses on the site. However, its remote location and poor communication links act against any intensification of such uses on the site. The Council will, therefore, prepare a development brief to guide potential uses.

6.11 The scale and nature of industrial development permitted on these sites will vary according to its particular location in relation to the settlement and to the size and status of the settlement. Generally, the sites take advantage of good communications, available services and a potential labour force to hand. They are positioned to cause as little traffic or environmental problems as possible to the local communities. By grouping uses together close to a settlement, transport and journey times are cut down with resultant long-term energy resource savings.

6.12 The town sites are expected to cater for the larger firms and are of a size and in locations to allow this with least risk to the amenities of the neighbouring areas. Generally, Class B1 (Use Classes Order 1987) uses will be permitted. B1 uses include offices *other than Class A2* (financial or professional services), *research and development of products or processes, or any industrial process which can be carried out in any residential area without detriment to the amenity of that area.* Some Class B2 industrial uses potentially have a substantial environmental impact and will only be considered as exceptions following special consideration. In the case of the main villages, large scale development is unlikely to be appropriate because of its greater relative impact on these smaller settlements.

6.13 As well as the physical impact of new industry on its neighbourhood, the Council will control any operational nuisance such as noise, vibration or emissions of smoke, soot, fumes, ash, dust, grit, chemicals, etc.

6.14 It is important, therefore, that the need to attract employment does not outweigh environmental considerations. A well designed, industrial business area, fully integrated into its setting, will not only prove visually acceptable to local residents but, in providing a high quality working environment, will do much to attract further development into the area.

6.15 The Council will actively promote new activity on these sites in a number of ways. Site development briefs will be prepared by the Council for the guidance of developers. These will provide advice on design, choice of materials, integration of landscape and access. It will work in conjunction with the Rural Development Commission and Lincolnshire County Council to take advantage of Rural Development Area status and prepare sites for development, offer location incentives and monitor and advertise available sites and premises. Close monitoring of changes in industrial activity will be carried out to help with future planning for employment, particularly at the next review stage of the Plan.

Policy EMP2 Business Support Facilities

Industrial development on sites allocated for shared business support facilities on the town's industrial estates will only be permitted where a suitable alternative site is provided.

6.16 Lower management costs and an attractive working environment are two important location factors for industrialists seeking to set up in an area. Some smaller firms simply do not have the means to cover their overheads. This could prove the difference between success and failure. Certainly, few smaller firms can afford the kind of amenity and leisure facilities which are used by larger organisations to attract employees.

6.17 Shared provision of central services e.g. conference facilities, telephonist, courier, printing, photocopying, etc. and employees amenities such as canteen, shop, games lounge, creche, garden, showers, etc. would mean that more smaller firms can be more businesslike and economically attractive and can offer wider incentives to a potential workforce. It would also lead to greater energy savings. In Louth, the Training Enterprise Council Centre on the Fairfield Industrial Estate is one such example.

6.18 However it is unlikely that these facilities can be provided in advance of, or at the very first stage of, industrial development. So that firms may later jointly consider such a scheme, the Council will reserve an area on the main industrial sites for this purpose. The possibility of combining such a use with the Council's Training Services will also be looked into.

Policy EMP3 Other Sites for Industry

Within or next to a settlement, the Council will normally permit industrial development on land not specifically allocated for industry provided:

- a) the development and associated infrastructure does not cause air or water pollution or otherwise harm the amenities of the area due to noise, dust or fume emissions or traffic generation; and**
- b) its times of operation can be controlled; and**

c) its size, scale, layout, design, materials, positioning or appearance does not harm the character of the area; and

d) it satisfies a local employment need which cannot be met on sites allocated under Policy EMP1 or complies with Policy EMP4.

6.19 The environmental considerations which apply to siting new industry in or next to larger villages and towns apply equally in the case of smaller settlements. It is important that industrial or workshop units do not dominate a village and spoil its quieter residential character.

6.20 The traditional mixed social and economic character which is the very life blood of some villages depends on the availability of local jobs. Sites should therefore be found to satisfy this need provided they do not harm the quality of life enjoyed by residents. Speculative development serving no identified need will not be encouraged into the small villages. It is more appropriate and catered for in the towns and main villages. Policy EMP3 allows firms to consider locating in minor villages but lays down very strict rules for development.

6.21 In particular the Policy is designed to encourage local craftsmen or local businesses to put their business on a firm footing as close to home as they can. In this context, "local" includes the settlement and any adjoining parish provided that parish is not a town or main village. It also aims to provide an incentive for 'seed bed' industries to start up in the district. "High-tech" industries or other locationally mobile industries and businesses with low-impact on neighbours will be encouraged into the smaller settlements as a means of sustaining them. The Policy provides also for the sensitive development of new and appropriate industries in non-industrial areas of the main settlements. Only those uses which can be accommodated without problem in such areas, including residential areas, would be considered appropriate.

6.22 The Council does not wish to blight land nor incur unnecessary land assembly expenses in advance of development. So, where appropriate, it will try to encourage phased development to keep the uptake of potentially useful agricultural land to the necessary minimum.

Policy EMP4 Business Parks

Sites are identified on the Proposals Inset Maps for use as business parks at Holton le Clay, Manby, Skegness and Wragby.

Development of Class B1 business uses and recreation uses will normally be permitted on these and other acceptable sites where:

a) it does not include residential uses;

b) any other activity, including retailing, shall be small scale and be directly related and ancillary to the main activities;

c) it forms part of a comprehensive scheme where all uses are shown to be inter-related and integrated within a detailed landscaping scheme;

d) it does not harm the character or amenities of the locality because of its size, scale, nature, design, layout, operation or traffic generation;

e) it provides for a significant increase in local job opportunities; and

f) it makes optimum use of existing buildings on the site.

Hotels which provide facilities for the business park will only be permitted if they are ancillary to established uses on the site.

6.23 Sufficient land for industrial use has been identified or catered for elsewhere in the Plan to meet the general needs of individual industrialists. The special needs of high-technology, research and development and high profile business establishments may not be met on these general purpose sites. A high quality working environment to encourage employees, to attract customers and to complement the normally prestigious design of the buildings points towards an attractive and spacious setting with an open character.

6.24 The Council feels that the district generally has much to offer this fast emerging and specialised sector of the business world whilst new high-technology businesses could broaden the scope for job opportunities locally.

6.25 At the same time positive efforts to widen the economic development opportunities in the district must include incentives and facilities to encourage potential employees to move into and stay in the area. A quiet rural existence, in itself, is not sufficient an incentive. The Council sees the need and opportunity for both formal and informal recreation facilities - which cannot easily be provided within the tight confines of the towns - to be provided within business parks. Being integrated into its Business Park setting, such recreational uses can meet the needs of business park employees and clients and of local residents without harming the amenities and character of the countryside.

6.26 For Policy EMP4 to work properly, it is important that any development proposals show the overall comprehensive redevelopment scheme for the site. In this way, its overall effect, in terms of job creation, recreation potential and impact on the character of the area, can be fully assessed at the outset. Whilst this Plan identifies four opportunities for Business Park development, the Council's Economic Development Strategy may well highlight the scope for additional sites.

6.27 Because of their special nature, operational methods and large scale, major proposals relating to the oil and gas industries will be given special consideration. Such applications should normally be accompanied by an Environmental Appraisal to show how the environment will be affected by and, where appropriate, protected from, the proposals.

Policy EMP5 Working from Home

Where planning permission is necessary the Council will permit a small scale, home-based business provided it can be shown that:

a) the amenities of nearby residents and the residential or rural character of the area will not be unduly or unacceptably harmed because of its scale, *design, appearance, nature of operation, noise or traffic generated*; and

b) the operation of the business can be contained within the confines of the premises.

6.28 Lack of suitable premises means that small businesses find it difficult to start up. In appropriate situations businesses, where the proprietor is the sole employee, are established in the home and provide an invaluable contribution both to local employment provision and to the local community. Whilst some home based occupations do not require planning permission, this policy covers those that do.

DELETED POLICY

6.29 In line with PPG4 (Industrial and Commercial Development and Small Firms), the Council would like to encourage such activities provided they do not disturb the character or harm the amenities of the neighbourhood. Home workers would be able to sell their goods from their workplace only if the same amenity conditions can be met. Particular care will be taken to make sure that rural-based businesses do not harm the rural character.

6.30 In all cases the Council will seek to control the nature and scale of operations through planning conditions, legal agreements or unilateral undertakings.

Policy EMP6 Commercial Kennels

Development of kennels will be permitted provided that:-

- a) *it is not located alongside a residential or other noise sensitive use, unconnected with the business;*
- b) *it does not harm the amenity of nearby residents due to noise, smell, scale, layout, appearance or traffic generation;*
- c) *it is located within the curtilage of an existing dwelling;*
- d) *there is sufficient land in the control of the applicant to house and exercise the dogs;*
- e) *it is accompanied by a scheme of land management which is designed to reduce noise from the site.*

DELETED POLICY

6.31 Kennels which are developed on residential land, whether for the boarding or breeding of dogs, can create a significant amenity problem. Concerns usually relate to the noise, however, there are other issues which may create amenity problems such as smell and exercising of animals. The keeping and housing of animals is permitted as part of the enjoyment of a dwellinghouse. However, such a use must be incidental, and of a scale and intensity appropriate to, a residential property. In assessing such cases, the Council will consider the number of dogs kept at the premises, the scale of buildings and enclosures as a proportion of the garden of the property, use or employment of outside labour, any income from the use (e.g. sale of puppies), the effect on the character of the property and the amenity of neighbouring dwellings. Where the intensity of use is judged to be beyond that incidental to the dwellinghouse, a change of use shall be deemed to have taken place, and planning permission will be required.

6.32. When considering applications for new or the expansion of kennel development, the Council will seek to protect the amenity of nearby dwellings and of the surrounding countryside. In deciding the adequacy of open space to house and exercise the dogs, the Council will seek advice from specialist agencies. Where appropriate, conditions will be attached relating to the number of animals kept (in the case of breeding establishments, the number of breeding bitches), exercising animals (provision should be made to exercise dogs away from public footpaths, parks and grass verges to minimise public nuisance), time limits for dropping off/picking up of animals, control of ancillary activities such as grooming and training which would intensify traffic generation.

6.33. It may be that, in order to fulfil the amenity requirements of the policy, kennels will be located outside existing settlements. However, the business will be associated with an existing dwelling, as the main residence of the operator. The possibility of operating kennels in a countryside location should not provide the opportunity to introduce new housing in the open

Policy EMP7 Office Accommodation

New development or a change of use to form office accommodation will be permitted:

- a) in defined town centres where it provides for car parking in compliance with Policies TR4 and TR6;
- b) in defined protected shopping frontage areas only where it occupies an upper floor or complies with Policy S4;
- c) elsewhere within settlements only where on-site car parking is provided and it does not harm the character, principal function or amenities of the area; and
- d) within the countryside only where it can comply with Policies EMP5, EMP8 or DC6.

DELETED POLICY

6.34 The service sector is an important part of the local economy. The Council is keen to enable more commercial development in defined town centres to create levels of local employment and to widen the range of services available to East Lindsey residents.

6.35 As well as the most obvious opportunities in and around town centres, Policy EMP7 also recognises the potential for the re-use or conversion of large buildings in other settlements or even country properties. At the same time, it must take care to protect other facilities, particularly shopping as well as residential and rural character. Policy EMP7 attempts to combine both elements of promotion and control.

Policy EMP8 Business Expansion

Expansion of existing business premises will normally be permitted provided:

- a) the existing use does not cause unacceptable amenity or environmental problems in the area; and
- b) the proposed extension does not harm the character of the area or the amenities of nearby residents due to its size, scale, layout, appearance, operation or traffic generation.

DELETED POLICY

6.36 Existing firms have contributed to the local economy of many of the District's settlements and the Council would like to see them consolidate, grow and prosper. Many are housed in premises which are no longer adequate for present-day needs. Unless there is a valid environmental or amenity objection, the Council would agree to their improvement or expansion.

6.37 At the same time, PPG4 (Industrial and Commercial Development and Small Firms) recognises that intensification of industrial uses, particularly in rural areas, may be difficult to control incrementally. Local Planning Authorities are being urged, therefore, to consider potential expansion of businesses at the initial stages of proposed development. Conditions may, therefore, be applied to the initial planning consent which places restrictions on future expansion or intensification which could pose a potential amenity or environmental problem.

6.38 Some firms, because of the nature of their operation, are not good neighbours for housing. They may be noisy, smelly or create traffic problems. Only where the environmental considerations are so overwhelming to outweigh the advantages of local employment will the Council resist plans for further development of an industrial business. However, so that important local firms do not disappear, such firms wishing or needing to redevelop or expand will be encouraged to relocate on more suitable premises, particularly on to industrial estates.

Policy EMP9 Telecommunications

Telecommunications development will be permitted provided it does not harm the appearance or character of the area or local amenities generally.

Within the AONB and AGLV, telecommunications development which is significant in terms of its height or scale will not be permitted unless it can be shown that:

- a) it provides an overriding wider public, environmental or national benefit and cannot be located elsewhere due to essential technical requirements; or**
- b) it can be successfully combined with existing telecommunications structures so as not to unduly add to the existing visual intrusion or loss of local amenities.**
- c) no other opportunities for mast sharing, or other suitable structures suitable to the purpose exist locally.***

In all cases, operators or their agents will be required to provide with their application an appraisal of their scheme to show how it addresses

- 1) siting, design and appearance to ensure it minimises impact on local amenity;***
- 2) landscaping to blend exposed structures into the landscape;***
- 3) the future expansion of the site and its likely impact on local amenity;***
- 4) the extent and nature of any ancillary buildings or structures associated with the proposal.***

6.39 Communications technology is fast advancing to reflect its increasingly important role in the life of local communities and local, regional and national economies. Government policy, reflected in PPG8 (Telecommunications) is to cater for the growth of telecommunications but without causing serious harm to the appearance of buildings, towns or the countryside.

6.40 East Lindsey is particularly well placed to benefit from increased access to, and transmitting of, information which is afforded by improved telecommunications. Although it provides an attractive and healthy living and working environment, the District has suffered from poor road, rail and air communications to provide the necessary links with the wider national and international business world. Now that an increasing amount of business can be transacted by telecommunications means, this once locational disadvantage could be turned into an economy-boosting opportunity.

6.41 However, the nature, scale and locational requirements of some telecommunications development mean its impact on an area will have to be very carefully assessed. Whilst minor developments can normally be capable of fitting unobtrusively into the landscape, special problems arise on upland areas, the majority of which in East Lindsey is designated as an

Area of Outstanding Natural Beauty.

Here, the need to balance the sensitive qualities which merit its designation with the economic and social benefits arising from improved telecommunications will be more stringently assessed.

6.42 *The Council has produced Supplementary Planning Guidance to advise Operators of its requirements for telecommunications proposals which seek to minimise their impact by:-*

- *limiting the number of masts. The Council has compiled Register of Telecommunications Developments and will identify other tall structures which may lend themselves to use as sites. Operators will be required to show that they have considered the option of mast sharing as part of their preliminary investigations when submitting proposals for new developments.*
- *minimising the impact of over intensive use of a single site. Although the Council will encourage Operators to enter into mast sharing arrangements as a first stage it recognises that over intensive development particularly where it involves dish antennae, can also prejudice the character of an area. Impact can only be assessed on an application by application basis and in the light of technical constraints. As a general guide any proposal to site more than 6 (six) sector and 8 (eight) dish antennae will not be supported. This will not apply to the major Belmont and Trusthorpe towers.*
- *requiring Operators to show evidence that where practicable existing agricultural or other structures have been considered;*
- *requiring Operators to show that they have investigated the possibility of associated equipment (cabinet) sharing;*
- *requiring the use, where practical, of pole antennae;*
- *giving consideration to the potential for the use of 'designer masts';*
- *requiring evidence to show that equipment has been positioned in a way that it uses natural features and local geography to minimise it's impact on the local landscape;*
- *requiring all schemes to be submitted with an integrated scheme of landscaping including tree planting, and colour schemes;*
- *requesting developers to submit, with their planning applications, photographic evidence showing the proposed development on site;*
- *requiring evidence to show that the use of other existing tall structures has been investigated;*
- *carefully assessing proposals to site equipment in sensitive locations i.e. exposed hilltops, the Lincolnshire Wolds AONB, the AGLV, and roadside locations to ensure conformity with policy C11;*
- *attaching conditions to all planning permissions requiring the removal of equipment and the reinstatement of sites when they are no longer operational;*
- *identifying sites on industrial sites for development of combined telecommunications stations.*

6.43 The Local Authority shall make itself fully aware of the particular technical requirements and problems relating to telecommunications development so that applications can be judged practically and fairly. Operators proposing large scale developments are advised to pay particular attention to the following:-

- 1) The need for early discussions with the Local Authority on the options available, including mast sharing.
- 2) The proposed development's relationship to the existing and future networks.
- 3) The siting and design of mast and ancillary buildings.
- 4) The implications for any future expansion.

Policy EMP10 Outside Storage

Development of sites for the open storage of materials related to a commercial operation will be permitted where:

- a) it is situated alongside and is functionally related to a permitted industrial or warehouse building;
- b) *a detailed assessment of its impact on the wider landscape is submitted as part of the application*
- c) it incorporates boundary treatment to show how its impact on the surrounding area will be minimised;
- d) no operations are conducted on the site which, by their nature, will harm the amenities of nearby residents;
- e) it does not detract from the provision of parking and servicing space;
- f) measures are taken to prevent pollution of surface and aquifer waters.

DELETED POLICY

6.44 Open storage of materials often causes problems in a neighbourhood. It can be unsightly or, because of the activity associated with it, cause considerable noise and odour nuisance often at unsociable hours. Manufacturing and warehousing operations, particularly in the vicinity of residential areas, should be carried out within purpose built buildings where their nuisance can be contained.

6.45 The Council will control the use of outside storage areas by placing conditions on planning consents within the following guidelines:-

1. No materials shall be stored above eaves height.
2. No materials shall be stored above 2m high at the boundary.
3. The area of storage, level with eaves height, shall not exceed 50% of covered storage provision and in no case exceed the height of a line drawn between eaves and 2m fence height at the boundary.

Chapter 7

TOURISM

The Policies of this Chapter have been drawn up to satisfy the following objectives:-

- to generally encourage tourism opportunities in all those parts of the District which would benefit from them;
- to protect and enhance the seaside holiday role of the coastal resorts;
- to make sure new tourism development does not harm the environment or the amenities of residents or overload existing services;
- to maintain and improve the range and quality of holiday accommodation.

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TOURISM

7.1 The District Council is committed to encouraging people to visit East Lindsey as a means of stimulating investment and economic growth. To be successful, the District has to have something special to offer.

7.2 Traditionally, tourism in the area has centred on the seaside holiday resorts where "value for money" has been the motto. There have been recent significant changes in tourism trends. These include the growth of second family holidays, theme parks, countryside recreation, interest in the Country's heritage and a lengthening of the holiday season.

7.3 The District Council is broadening its approach to tourism to move with the times. In doing so, it must nevertheless respect and protect the very amenities and facilities of the District which give it its attraction in the first place. What may be permissible on Skegness Foreshore may cause severe problems in the Tennyson country of the Lincolnshire Wolds.

7.4 This Plan therefore has different policies to cater for the widening array of tourism opportunities in different parts of the District. This chapter concentrates on the planning aspects of tourism separately from, but in parallel to, the Council's other role as tourism promoter and manager.

7.5 The Leisure and Tourism department of the Council already undertakes this role as promoter of tourism in the District through drawing up and distributing publicity, allocating grants to tourism-related enterprises and managing leisure facilities of its own. It is committed to attracting appropriate tourism and leisure facilities into the area, particularly along the holiday coast. The Local Plan is not a medium for publicising and promoting tourism although its policies may well be aimed at facilitating tourist development.

Its policies are designed to achieve the following four tourism objectives:-

- to generally encourage tourism opportunities in all those parts of the District which would benefit from them;
- to protect and enhance the seaside holiday role of the coastal resorts;
- to make sure new tourism development does not harm the environment or the amenities of residents or overload existing services;
- to maintain and improve the range and quality of holiday accommodation.

Policy T1 Tourism Strategy

Development proposals for leisure and tourism uses will normally be permitted where they:

a) consolidate and expand coastal holiday tourism and visitor facilities in the resorts of Mablethorpe and Skegness;

b) reinforce existing visitor facilities, at a locally appropriate scale, at Woodhall Spa, Tattershall, North Somercotes, Saltfleet, Anderby Creek, Sutton on Sea, Trusthorpe, Chapel St. Leonards and Ingoldmells;

c) promote the heritage of the historic market towns of Louth, Alford, Horncastle and Spilsby;

d) provide for visitor quiet enjoyment of the countryside whilst, at the same time and in every case, they have due regard to protecting the district's natural and heritage assets and the amenities of local communities.

7.6 The Council sees tourism as an increasingly important way of sustaining and adding to the District's income and job opportunities as well as supporting local services. With established seaside holiday resorts, the District already has a tourism "image" to build upon. Also, it must be in a position to cater for the widening range and changing trends in tourist facilities, even in these traditional centres.

7.7 Sustainable development has become a key component of all activities, and this applies no less to tourism. Sustainable tourism should seek to ensure that:-

- *different types of tourism are directed to the most appropriate location, and*
- *nature conservation interests are protected, and*
- *the character of existing settlements is not harmed by new development, and*
- *development makes the best use of public transport link where they exist, and*
- *development occurs at a pace and scale which ensures that the assets of the area are not diminished in the long term, and*
- *the quality of life of host communities is not significantly harmed, and*
- *host communities will benefit in the longer term from the provision of local employment.*

7.8 The historic market towns of Alford, Horncastle, Louth and Spilsby offer their own individual visitor "themes". The Council will encourage opportunities to increase the tourism potential of these places, including extra visitor accommodation, without placing too much strain on existing services. A tourism strategy for the historic towns will include reference to town centre management, traffic management and environmental improvement. Other settlements such as North Somercotes, Saltfleet and Tattershall are not visitor centres in themselves but provide the location for significant visitor facilities - all of which need careful promotion and management.

7.9 An attractive countryside with historical and wildlife interest is the District's other major potential visitor attraction. The Wolds AONB and Areas of Great Landscape Value, the Coastal Conservation Area, Fens and Marshes all have special character and value as discussed at length in Chapter 3. They are most sensitive to intrusion and change, so any policy which encourages a wider public involvement in the countryside must also carry essential safeguarding measures. In all cases the protection of the countryside must take precedence.

7.10 The tourism policies of this Plan are seen as being the most appropriate at the time. The Council will prepare a tourism strategy based on the Plan's policies and which will reflect, in particular, the independent but complementary nature of inland and coastal tourism. Tourism is a particularly dynamic industry and the Council will need to closely monitor trends in tourism and update its policies accordingly.

Policy T2 Main Coastal Holiday Areas

Within the defined coastal holiday areas, the development of tourism facilities will be permitted provided they:-

- a) are of a holiday style and character,*
 - b) add to the range and quality of tourism uses,*
 - c) do not result in the loss of land for tourism uses and*
 - d) where appropriate, form part of an integrated landscaping scheme which lessens the impact of the development in the immediate area and wider landscape.*
-

7.11 The Government recognises in PPG21 (Tourism) the special role that traditional seaside resorts play in the domestic tourist economy. It advises that the holiday character of such resorts should be preserved by Local Plan policies and, in particular, that new development should be encouraged to reinforce this character.

7.12 Policy T2 establishes the principle that major tourism activities should be segregated from other uses to avoid conflict with residential amenities or environmentally sensitive areas. Continued promotion of the main, well established holiday areas will encourage modernisation, upgrading and consolidation, making more efficient and effective use of existing holiday infrastructure. Inappropriate uses or designs which would dilute the areas' holiday atmosphere will not be permitted.

7.13 New holiday areas have been identified where potential and opportunity is greatest, particularly for new holiday attractions requiring large areas of land. Planning permission will only be forthcoming for proposals which meet requirements relating to, for instance, access, mixed use, layout and landscaping. The areas allocated in the Plan are on a large scale, and the introduction of appropriate landscaping can help bring development onto a more human scale. Similarly, some areas about the open countryside, and landscaping will help to integrate the development into the wider landscape. Although T2 areas are located away from main residential areas, there are some residential and other sensitive uses within or close to these areas. It is therefore important that development respects neighbouring uses by introducing appropriate measures such as buffer zones, careful siting of more noisy elements of the development and landscaping. These will be more fully set out in a Development Brief to be prepared for the area.

Policy T3 Holiday Service Centres

At the coastal holiday service centres, defined on the Inset Maps at Mablethorpe, Skegness, Chapel St. Leonards and Ingoldmells, development of small scale entertainment, shopping or leisure facilities for holidaymakers will normally be permitted provided:

- a) adequate off street car parking is available to serve the centre; or**
 - b) it does not entail loss of off street car parking serving the centre;**
and in every case:
 - 1) it does not harm the amenities of nearby residents because of siting, noise or overlooking;**
 - 2) its siting and appearance enhances the holiday character of the area;**
 - 3) its operation or cumulative impact does not harm the viability of a town centre; and**
 - 4) where appropriate, its seasonal operation is controlled by legal agreement.**
- The sporadic development of such facilities elsewhere along road frontages will not normally be permitted.**

7.14 Groups of small scale holiday facilities have developed around local features such as beach access points, car park or pedestrian nodes. Clearly, they should not be allowed to expand to compete with the more centrally located holiday entertainment facilities but they do provide a valuable local facility for holidaymakers. In particular, they should not duplicate general shopping provision more properly located in shopping centres.

7.15 The Council feels they should be recognised as such and should not continue to grow in an unstructured way. Policy T3 identifies the opportunity to improve their individual attractiveness and thereby broaden the appeal of the coastal resorts generally. They have a valuable role to play in consolidating and supporting the more established resort centres. It is also important that off street parking is maintained and new development here will generally not be permitted where it involves the loss of available car parking spaces.

Policy T4 Mablethorpe and Skegness Foreshore

Within the defined foreshores at Mablethorpe and Skegness, development will be permitted which adds to, widens the scope of, or raises the quality of, holiday facilities and attractions.

Development (which may range from quiet dune walks or formal gardens to fairs or themed attractions), should reflect the traditional seaside holiday character in its design and appearance whilst at the same time protecting, improving or enhancing the foreshore environment. Other uses will only be permitted where they are essential for or directly relate to tourist amenities.

7.16 The Council considers that the future of Mablethorpe and Skegness as the principal holiday resorts lies in continuing to attract holidaymakers and day trippers. The respective foreshore areas provide the major attractions and are most important in creating and improving the traditional seaside holiday resort image.

7.17 In essence, the foreshores are free-to-enter leisure parks which should be capable of accommodating the widest and most contemporary *style of design and decoration*. Their character is epitomised by a lively sense of movement, bright colours, noise, contemporary style of design and decoration and informality. *Development should respect the character of the locality to maintain the range of activities within the foreshore*. Uses, which detract from, or dilute, this character will generally not be permitted.

7.18 At the same time these areas act both as an effective buffer and a link between the towns' shops, restaurants and accommodation areas and the beach - the resorts' main attraction. The Council feels it important to separate and differentiate between the identities and character of these "zones". In this way, holidaymakers can better organise their time between different activities which adds to their enjoyment and appreciation of the resort.

7.19 The concentration of brash entertainment and leisure into a segregated area also helps to protect the sensitivities and amenities of other residential, commercial or quieter leisure areas. A management strategy is necessary to take account of season to season changes in entertainment trends. For each area the Council will prepare a foreshore development brief and management strategy.

Policy T5 Coastal Amusement Centres

In Mablethorpe (including Trusthorpe and Sutton on Sea), Skegness, Chapel St. Leonards and Ingoldmells, the development of amusement centres will be permitted only within the areas allocated for such use or in the local holiday service centres identified in Policy T3.

7.20 In the revision of PPG6 (Town Centres and Retail Development) the Government recognises that applications for amusement centres in resorts and in town centres should be approached differently.

Amusement arcades have long been part and parcel of traditional holiday resorts but they still represent only one element within the wide range of holiday facilities. Left unchecked and subject to current high market pressure, amusement arcades could spread into the shopping, quiet recreation or holiday accommodation areas where they could confuse or dominate the local character and develop into a particularly obtrusive feature.

7.21 By defining suitable areas on the inset maps for amusements, the Local Plan can both help to consolidate amusement attractions within a resort and, at the same time, protect other areas from potentially disruptive uses.

Policy T6 Amusement Centres Elsewhere

Outside those settlements listed in Policy T5 the Council will not permit the development of local amusements which would, because of their siting, design, scale, appearance, noise, lighting, traffic generation or hours of use, individually or cumulatively:

- a) harm the amenity of nearby residents; or**
- b) interrupt a protected shopping frontage; or**
- c) harm the amenity of shoppers within a town centre; or**
- d) harm the character, appearance or setting of the locality.**

7.22 With increasing computer technology and leisure time, the concept of an amusement centre has widened significantly and pressure is mounting for such uses in the high street. Such non-retail and seasonal uses in a town centre can dilute the shopping character. Associated noise and disturbance can upset people living, working or shopping nearby. Their appearance or design may be incongruous, particularly in the historic town centres.

7.23 In PPG6, the Government stresses that amusements in town centres are unlikely to be acceptable in primary shopping areas and there should be a special effort to protect the qualities of character, including historic town centres. Policy T6 criteria have been designed to make sure that local amenities, including the shopping and historic characters of town centres, will be safeguarded *from the impact of individual amusement centres, and the cumulative effect of successive new centres.*

7.24 The Council as licensing authority, issues licences for amusement with prizes machines. It has a policy of only allowing such machines in hot food takeaway premises, and only allowing one machine per outlet. As Local Planning Authority, the Council also wishes to control the expansion of amusement without prizes machines (video games) in order to protect the amenity of nearby residents, businesses or shopping areas. Therefore, where the number of machines ceases to be ancillary to the main use, for example, in terms of the number of machines, or the percentage of floor area they cover, the premises will be deemed to be an amusement arcade and planning permission will be required.

Policy T7 Main Tourist Attractions

Development of major new tourist attractions will normally be permitted within the areas defined for such uses on the Inset Maps. Conditions will be attached to planning permissions for major tourist attractions to ensure that:

- a) they are set within a comprehensive and integrated landscaping scheme; and**
- b) they provide public leisure facilities, accessible to disabled and disadvantaged people; and**
- c) any holiday or visitor accommodation is operationally linked to a main attraction; and**

- d) any holiday or visitor accommodation does not visually or functionally dominate the main attraction or locality because of its area, scale, siting or design; and
- e) infrastructure needed to service the proposal is available or can be provided at developer expense; and
- f) vehicular access to individual proposals are co-ordinated, where necessary, within a comprehensive scheme of road access for the defined areas.

7.25 Changes in leisure patterns are giving rise to development proposals which sometimes require large areas of land and which aim to attract numbers of visitors on a regionally significant scale. The Plan identifies areas for such major attractions where potential and opportunity is greatest for consolidating and complementing the existing resort centres in particular. Areas have been allocated to enable broadening of the facilities available to visitors, not simply as a means of extending caravans into the countryside.

7.26 Defining suitable areas also avoids sporadic development of major holiday uses which would otherwise create uncertainty for both infrastructure provision and local communities. Therefore, planning permission will only be forthcoming for proposals which meet requirements relating to, for example, mixed uses, access, layout and landscaping. These, if necessary, will be more fully set out in a Development Brief for the areas. A Brief is particularly important to ensure satisfactory access and co-ordinated landscaping so that the impact of development in the landscape can be kept to a minimum.

Policy T8 Countryside Visitor Attractions

Development of small scale visitor attractions in the countryside, excluding accommodation, will be permitted provided:

- a) they are directly related to, or are dependent upon and enhance an existing natural feature, building or existing use on site;
- b) they are of a scale, type and character which does not harm the general amenities of the locality;
- c) off road parking is provided; and
- d) development is integrated within a landscaping scheme which demonstrates how the attraction will fit in with the wider landscape.

DELETED POLICY

7.27 The recorded increase in rural tourism and a growing interest in the countryside and heritage is the result of more visitor facilities and activities in the countryside. Farm diversification projects are sometimes seen as a means to satisfying both visitor demand and an alternative productive use of redundant farmland and buildings. These may include visitor centres based on local crafts, history, tradition or cultural themes such as, for example, watermills or 'birthplaces'.

7.28 The Council supports rural tourism because of its contribution to rural employment. However, expansion of the rural tourism sector in particular needs careful control and management if the very features on which it is based are not to be spoiled. Therefore, the scale (in terms of the amount of new build involved and the number of visitors generated) of any tourism proposal in the countryside should be a major consideration in assessing a scheme's suitability. Policy T8 is designed to ensure such developments fit in the countryside rather than dominate it.

Policy T9 Hotel / Guesthouse / Bed and Breakfast Accommodation

Within the areas defined on the Inset Maps for serviced holiday accommodation in Mablethorpe and Skegness:

- a) new development, change of use and the conversion or extension of premises to form serviced holiday accommodation will normally be permitted provided no car parking, access or general amenity problems will result;**
- b) development which results in a loss of, or loss of potential for, serviced accommodation or which detracts from the holiday residential character will not normally be permitted.**

Elsewhere within settlements, such development may be permitted provided that the amenities of adjoining residences are not harmed and off-street parking is provided.

7.29 The success of the traditional seaside resorts depends largely on the availability of serviced holiday accommodation, i.e. bed and breakfast establishments, guest houses and small hotels. Policy T9 aims to encourage such accommodation, minimise further losses and consolidate a readily identifiable holiday residential character in areas generally segregated from other potentially conflicting uses.

7.30 At the same time, it aims to protect the traditional residential areas within the coastal resorts from being overpowered by holiday accommodation. Elsewhere, small scale proposals add to holiday choices and local employment opportunities and are to be encouraged. *Therefore the loss of such a facility will only be permitted where there is no proven need for the facility. Premises should be advertised at a realistic price for a period of six months, and conversion of a hotel to an alternative use will only be permitted where the new use does not preclude its use as a hotel in the future.*

Policy T10 Loss of Hotels

Within Mablethorpe, Sutton on Sea, Trusthorpe, Chapel St. Leonards, Ingoldmells, Skegness and Woodhall Spa, the Council will not normally permit development which results in the loss or change of use of a hotel which:

- a) is within the defined main coastal holiday areas (T2); or**
- b) materially contributes to the holiday heritage or character of the locality;**
- or**
- c) materially reduces the actual, or potential for, serviced bed spaces;**

unless proposals include the provision of hotel accommodation on a similar scale in the locality.

7.31 Hotel accommodation has a vital role to play in the District's tourism economy, contributing to choice in accommodation type and being more adaptable for such activities as long week-end or short break holidays, winter breaks or conferences. Hotels may be vulnerable to short term fluctuations in demand but once lost, they are difficult to reinstate.

7.32 The Government, in PPG21 recognises that conversion of hotel stock can seriously weaken a seaside town's ability to retain its tourist status. It suggests that firm policies be consistently applied to prevent this. The Council does not want to lose those hotels which contribute significantly to the holiday image or atmosphere of the resorts.

These include those which provide a visual landmark, have a particular historic value or which provide a range of facilities over and above those of guest houses. Policy T10 will be applied particularly to larger hotels of over 15 bed spaces and all those in prominent or strategic locations.

Policy T11 Conversion to Provide Holiday Accommodation in the Countryside

Proposals for the change of use of buildings alongside settlements and in the countryside to provide holiday accommodation will be permitted provided that :

- a) it is associated with a proposal under the terms of Policy T8; or
- b) the development is associated with an existing residential use; or
- c) it is a renovation of a farm or other building which satisfies criteria a) to f) of Policy DC6
and, in every case:
 1. it does not dominate the locality because of its nature, scale, siting or appearance
and;
 2. an integrated landscaping scheme is provided which shows how the proposal fits into the wider landscape.

DELETED POLICY

7.33 Appropriate accommodation is important when promoting tourism in the countryside. Policy T11 aims to encourage more permanent forms of accommodation, principally through conversion of existing premises. As well as providing local jobs, it adds to the range of visitor facilities and is particularly effective in encouraging visits throughout the year for short breaks, educational field trips, long weekends or touring holidays. Bunkbarns and accommodation for groups are particularly suitable forms of conversion.

Policy T12 New Visitor Accommodation

New development for holiday self-catering flats, cottages, permanent cabins, chalets or a hotel *alongside a settlement will normally be provided that:-*

- a) it is outside the AONB or CCA; and
- b) it does not harm the character of the locality because of its scale, design, nature, siting or appearance; and
- c) it does not harm the amenities of any adjacent residences because of its siting, scale, noise, lighting or traffic generation; and
- d) it is designed within an integrated landscaping scheme which shows how the development fits into the wider landscape; and
- e) infrastructure needed to serve the proposal is available or can be provided at the developer's expense; and
- f) its terms of occupancy can be controlled.

7.34 New build and more permanent types of holiday accommodation can often be assimilated into the edge of settlements and Policy T12 sets criteria to ensure this.

7.35 Where there may be a potential conflict between proposed holiday accommodation and an existing use, the onus lies with the developer to show how this can be resolved before the Council grants planning permission. This could involve the use of planning conditions, legal agreements or unilateral undertakings. In cases where a restriction requiring seasonal occupancy is inappropriate, permitted development rights may be restricted to ensure that a residential use or character is not established.

Policy T13 Static Holiday Caravans

On sites identified as, or allocated for, static holiday caravans, new development of static holiday caravans will be permitted provided that:-

- a) It does not dominate the locality due to its scale, siting and layout,***
- b) it does not harm the amenities of adjacent uses due to its scale, siting, layout, lighting and traffic generation, and***
- c) it forms part of an integrated landscaping scheme showing how the development fits into the wider landscape, either on its own or when taken together with other established or proposed caravan development in the vicinity.***

On these sites, the Council will not normally permit development which results in the loss of, or loss of potential for, static holiday caravans, unless the proposal is for:-

- a) alternative holiday accommodation (including touring caravans), or***
- b) supporting on-site facilities (including landscaping).***

7.36 Sites are allocated on the inset maps where there is existing holiday caravan development, or where extensions or new sites would be permitted. The principle of static caravan development is accepted on these sites. The Council supports the development/redevelopment of these sites as a means of extending the range and choice of caravan sites and, along with policy T14, reducing pressure for development elsewhere.

7.37 Many of these sites are alongside existing residential or non-tourist development, or the open countryside. It is therefore important that these sites demonstrate a high quality of layout, design and landscaping, which respects the site's setting as well as providing an attractive holiday environment.

7.38 Demand for static caravans along the coast appears to have levelled off in the last few years but they remain the most popular form of holiday accommodation. Therefore, the Council does not wish to see a reduction in provision or choice of sites.

7.39 Existing holiday caravan sites in resorts have established their own holiday atmosphere which is appropriate to their setting. Conversion to alternative uses can dilute or confuse this character and create problems of conflicting traffic types and incompatible uses. Also the Council wants to prevent the situation where the loss of established holiday caravan parks increases the pressure for replacements elsewhere in locations which are less well suited to the purpose.

Policy T14 New Static Holiday Caravan Parks

Alongside settlements, outside the areas defined in Policies T2 and T13, development of static caravans will be permitted where it can be shown that:

- a) it is associated with an existing tourist attraction but does not dominate it because of its scale or siting; or
- b) it is an extension to an existing site to enable improved landscaping and layout of an existing site to reduce its overall environmental and visual impact on the locality;

and, in every case:

- 1) it is outside the AONB, CCA or AGLV; and
- 2) it does not dominate the locality because of its scale, siting or layout; and
- 3) it does not harm the amenities of adjacent residences because of its scale, siting, noise, lighting or traffic generation; and
- 4) it is submitted with an interruptive landscaping scheme which shows how the visual impact of the proposal is reduced within the wider landscape; and
- 5) on larger sites, provision is also made for touring caravans.

7.40 There is an increasing demand for holiday chalet and cabin development. The Council expects this increased demand to be met by the reorganisation and redevelopment of existing static caravan sites and on new sites identified under policy T2 or on sites identified under policy T13.

7.41 The definition of a caravan can include structures other than those commonly referred to as such. A caravan can be summarised as a structure for human accommodation capable of being moved by road without disassembling and which does not exceed 60 feet long, 20 feet wide and 10 feet high and which may include cabins and chalets.

7.42 The Council wants to encourage improvements to the facilities and character of existing caravan sites. Therefore, an extension to existing sites of an appropriate scale and character will normally be permitted where they will allow these improvements to be made. No precise figure is set out for the size of these extensions as it may vary from case to case. However, the existing landscaping, topography and other natural features on and around the extension site, the overall impact of the development in the wider landscape and the improvements which would result are all factors which should be considered. For the purposes of this policy, larger sites generally refer to those over 1 hectare and, as a guide, the Council will normally be looking to 10% of those sites being given over to touring caravans.

7.43 Elsewhere, the Plan aims to prevent sporadic development of static caravan sites throughout the District, to prevent uncertainty in infrastructure provision and undue risk to the character and appearance of the countryside and rural communities. Therefore, additional static caravan or chalet sites will be permitted only in exceptional cases.

Policy T15 Touring Caravan or Camping Sites

Outside the areas defined in policies T2 and T13 the use of land for touring caravans or camping will not be permitted unless:-

- a) it is within an area defined as a touring caravan site on a Proposals Inset Map; or
- b) *it is associated with an existing visitor attraction but does not dominate it because of its siting, scale or location; or*

- c) it is located in or alongside a settlement identified in policy T1 (b) or (c);
or
 - d) *it is an extension to an existing site to enable improved landscaping and layout to reduce its overall environmental and visual impact.*
- and, in every case.....
- 1) it has easy access to the strategic road network and avoids the use of narrow country lanes; and
 - 2) *it does not, individually or cumulatively, harm the amenities of adjacent dwellings because of its siting, scale, noise or traffic generation; and*
 - 3) *it is accompanied by an informal landscaping scheme which shows how the development is integrated into the existing landscape.*
 - 4) any associated built development is incorporated into, or forms an extension to, an existing building.
 - 5) *conditions will be attached to planning permissions to ensure that touring vans will be removed from the site outside the period of permitted occupancy.*

7.44 Touring caravans are playing an increasingly important part in the local tourism economy. Policies T13 and T14 cater for an increasing provision for touring caravans on static caravan sites. Policy T15 allows for the selective provision of small scale touring sites, to add to visitors choice. *The definition of small scale is likely to vary according to circumstances. A site complying with criterion c) must be smaller in scale (i.e. ancillary to) the visitor attraction to which it relates. Where there is no attraction, the scale will be judged in relation to its impact on its setting. It is also important that the local ground conditions on sites are allowed to regenerate out of season, therefore, it may be necessary to impose a condition on the planning permission requiring the removal of caravans. This is dealt with by Policy T16. Also cars with caravans on tow will be directed to cause least disturbance or danger on the rural roads.*

7.45 *Certificated sites are those of 5 or less caravans which are granted a certificate by authorised Caravan and Camping Clubs and are exempt from planning control. They can assist in providing a choice of site locations for tourists and, if sited carefully, can be integrated into the landscape due to their small scale.* Throughout the District the Council will generally support proposals for certificated camp sites of up to five pitches where they sit unobtrusively in the landscape.

7.46 The need for on site warden's accommodation or built service facilities should be met by the use of existing buildings on the site or a residential caravan occupied for the season only and shall not be seen as a reason for erecting buildings in the countryside.

7.47 To satisfy criterion b) the residential use must be functionally linked to the proposed camp site in that, for instance, it is the site manager's residence or houses the site office.

7.48 To satisfy criterion c) the camp site must be administratively part of, and be physically included within or attached to, an up and running visitor attraction.

7.49 *While an individual touring caravan site may not cause unacceptable problems in terms of amenity, traffic generation or scale, the Council does not wish to see the domination of an area by any one use. Therefore, the cumulative impact of each additional touring site will be assessed. Development which is deemed to add unacceptably to the dominance of caravans in an area will not be permitted.*

Policy T16 - Holiday and Seasonal Occupancy

Development of holiday accommodation, either permitted where residential development would not be permitted or which is unsuitable for winter habitation, will be subject to planning conditions to prevent its use as a place of permanent residence.

Normally, the maximum permitted period of seasonal occupancy of caravan sites, for either statics or tourers, will be March 1st to January 5th inclusive, provided all caravans on site have connections to main services.

Where the impact on local residential amenity or local environmental conditions requires further control, the maximum permitted period of seasonal occupancy of a caravan site will be March 1st to November 30th; and in the case of touring sites, caravans may be required to be removed from sites outside the period of permitted occupancy.

Development of permanent forms of holiday accommodation or caravan sites in exceptional circumstances, will be subject to holiday occupancy planning conditions.

An occupancy condition will only be removed where :-

- It is outside those areas allocated for holiday use; and*
- It is located in an area where permanent residential development would be permitted; and*
- Parking and amenity open space can be provided to a standard required by permanent residential development; and*
- It is capable of meeting all the requirements of the relevant housing policy.*

7.50 The Council accepts that the provision of holiday accommodation needs to keep pace with the growth of the tourism industry and that a longer season would help the local economy. However, it does not intend that holiday development be used to sidestep housing policies or provide sub-standard permanent accommodation. The use of holiday accommodation for permanent residence will not be permitted. Any application for caravans for unrestricted occupancy will be treated as for residential development and increased standards of layout, parking, lighting and amenity for example, will be required than on holiday sites.

7.51 Central Government advice on the use of holiday and seasonal occupancy conditions is embodied within PPG21. A holiday occupancy condition limits the use of facilities to those on holiday but without any reference to time of year. A seasonal occupancy condition limits use to a specified period each year.

7.52 Holiday occupancy - Because of changing leisure demands and improved standards of accommodation, it is being recognised that holiday units, including converted barns, chalets or caravans may increasingly be located in areas in which the provision of permanent housing would be contrary to national policies on development in the countryside or be not in accordance with the Development Plan policies. For example, visitors are likely to make less demands on health and other community services which are more costly to provide across a rural area. Also visitor accommodation requires lesser standards of parking and private amenity space, for example, than permanent dwellings and this can have less visual impact on the countryside. It may be reasonable, therefore, to grant planning permission for holiday development, with a holiday occupancy condition, as an exception to the policies preventing isolated or scattered dwellings in the countryside.

7.53 Holiday occupancy can be enforceable by either asking the developers how they intend to restrict occupation to holiday use or, more rarely and only if a problem with contravention is identified, by assessing the lifestyle of the occupants, for example, use of local schools, local employment etc. This would indicate a property is being used as a permanent residence rather than for holiday purposes.

7.54 Seasonal occupancy - Seasonal occupancy conditions are routinely imposed where the standard of accommodation, usually caravans or chalets, is inadequate for winter use. The Council will use insulation standard BS3632 as a guide as to what is suitable for winter habitation. However, a seasonal occupancy condition may be needed on touring caravan sites permitted in locations where permanent units or all year round use would be unacceptable. For example, pressure is increasing for holiday sites in the countryside but conflict could arise with local communities or sensitive habitats. The respite afforded by seasonal occupancy could allay some problems and caravans may also be required, if necessary, to be removed from the site 'out of season'.

Policy T17 Development on Holiday Chalet Sites where no Occupancy Conditions Apply

On holiday home parks where no occupancy conditions apply, caravan or chalet extensions, requiring planning permission, will not be permitted.

Other developments will be permitted on these sites where:

- a) there is significant loss of individual or community amenity space; or
- b) it would, individually or cumulatively, harm the character and appearance of the site or locality.

7.55 There are some purpose-developed holiday caravan parks which have been established for many years and are free of the normal holiday or seasonal occupancy conditions which have been applied to more recent parks. Consequently, more permanent accommodation has evolved which, whilst it does not contravene planning legislation, is against the spirit of the original development.

7.56 In such cases, the Council will not endorse this further by allowing more development to exacerbate the problem. It does not want to see the holiday character or appearance of the park diluted or individual pitches or the broader community amenity spaces depleted by the development of extensions to chalets or caravans. Therefore, only extensions required to provide essential services or to upgrade existing facilities will be allowed.

Policy T18 Visitor Transit Facilities (1)

Development of small scale parking, picnic and toilet facilities along the strategic road network of the District will normally be *permitted provided that :-*

- a) *its scale, siting and appearance do not harm the amenities of the locality, and*
- b) *it is accompanied by a landscape plan showing how the proposals integrate with the landscape.*

7.57 The District is remote and holidaymakers generally undergo long journeys to reach the coastal resorts. The provision of transit facilities along these routes can help to encourage holidaymakers as well as help to reduce congestion by staggering arrival times. The facilities referred to in Policy T18 will require the co-operation of the District Council, County Highways Authority and, where appropriate, the Department of Transport.

Policy T19 Visitor Transit Services (2)

The development of a petrol filling station, motel or food outlet, or overnight stop for touring caravans, will be permitted along the strategic road network of the district provided that:

- a) it is located outside the AONB AGLV and CCA; and**
- b) it is sited in, or adjacent to, a settlement or forms an extension to an existing building; and**
- c) it does not dominate or harm the amenities of the settlement or locality because of its scale, siting, appearance or lighting.**

Development of a hotel or motel may also be permitted on a site allocated as a business park, provided that it integrates with the overall development brief for the area.

7.58 Policy T19 allows the private development of transit facilities in those exceptional cases where the character of the countryside or the amenities of rural communities will remain unaffected.

Chapter 8

HOUSING

The Policies of this Chapter have been drawn up to satisfy the following objectives:-

- to provide sufficient land for housing over the plan period in the places where it is most needed;
- to provide a range and mix of housing types to meet the varying needs of the population;
- to allow particularly for the provision of 'low cost homes for local needs';
- to make sure that new housing adds to, rather than detracts from, the existing character of the area and quality of life of its residents and, in particular, that towns and villages are not overdeveloped by housing;
- to prevent sporadic development and inappropriate extension of settlements into the countryside;
- to monitor and control the rate of housing development throughout the plan period so that development does not accelerate beyond need or the capability of roads and services to support it;
- to encourage the re-use of land and buildings for housing in urban areas;
- to locate and develop new housing in a sustainable way, including such means as reducing the need for car journeys and developing energy efficient housing.

Chapter 8

HOUSING

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HOUSING

8.1 The Plan's housing policies have been drawn up to satisfy the following eight objectives:-

- to provide sufficient land for housing over the plan period in the places where it is most needed;
- to provide a range and mix of housing types to meet the varying needs of the population;
- to allow particularly for the provision of 'low cost homes for local needs';
- to make sure that new housing adds to, rather than detracts from, the existing character of the area and quality of life of its residents and, in particular, that towns and villages are not overdeveloped by housing;
- to prevent sporadic development and inappropriate extension of settlements into the countryside;
- *to control the rate of housing development throughout the plan period so that development does not accelerate beyond need or the capability of roads and services to support it;*
- to encourage the re-use of land and buildings for housing in urban areas;
- to locate and develop new housing in a sustainable way, including such means as reducing the need for car journeys and developing energy efficient housing.

Housing Land Supply

8.2 In PPG3 (Housing) the Government requires that at least 5 years' supply of housing land be available for building at any time. This helps to provide choice for builders and prospective house buyers and thereby helps to satisfy the aim of providing a greater range of housing types to suit a variety of personal needs.

8.3 The Council will ensure that a minimum 5 year supply of housing land is available over the District at any one time.

8.4 It is important to keep a district-wide perspective. Clearly, the Council will not expect an apparent shortage of house building land in one part of the District to justify further release of land in another where land may be readily available. To make sure that there is an even distribution and availability of housing land across the District up to 2001, the Plan has allocated land for housing on a town catchment area basis. This approach ensures that local needs can best be met and shall provide an area by area basis for assessing the five year availability of housing land. It also provides a more realistic means of monitoring the availability of housing land rather than considering it on an arbitrary district-wide basis. The sub-division of the District into town catchment areas is described more fully under Policy A3 in Chapter 2.

8.5 The Council will closely monitor the development of land for housing throughout the Plan period and will keep up to date records of housing sites developed and of housing land availability on a parish by parish basis. This is both to test the effectiveness of the existing housing strategy and to help form the strategy of the future. Consulting with the Council's updated Housing Sites Register will help developers to achieve the housing targets.

Policy H1 Allocated Housing Sites

Land is allocated for housing on the inset maps for the towns, main villages and medium sized villages. Provided it meets all relevant policies of the Plan, housing development will be permitted on these sites but other uses will not unless they provide a local community service or facility and do not prejudice the provision of housing in the locality.

Allocation of Housing Land Throughout the District

8.6 The Local Plan's distribution of housing land has been largely shaped by the Government's PPG3 (Housing) and the County Structure Plan.

8.7 PPG3 requires that the Plan identifies an acceptable choice of sites which are both suitable and available for housing development. They should be concentrated in areas where jobs are available and be sited so as to encourage economic growth. All this needs to be set in the context of conserving and enhancing the quality of environment in both town and country.

8.8 Within the District, provision will be made for the development of about 9,180 dwellings between January 1991 and January 2001.

They will be distributed approximately as follows:-

Louth Area	About	1520
Northern Parishes Area	About	240
Coastal (North) Area	About	1520
Alford Area	About	430
Coastal (South) Area	About	2580
Spilsby Area	About	670
Southern Parishes Area	About	400
Coningsby/Tattershall Area	About	830
Horncastle Area	About	800
Western Parishes Area	About	190

8.9 The Structure Plan Alteration No. 1 requires that land for about 10,200 dwellings be allocated by the District Council in East Lindsey between 1988 and 2001. The large number of new houses already built and the legacy of planning consents granted for housing since January, 1988 - the start of the Structure Plan Alteration No. 1 period - has significantly reduced the number of dwellings to be provided for in the Plan.

8.10 Over 2500 dwellings were built between January, 1988 and January, 1991 leaving some 7700 dwellings to satisfy the Structure Plan allocation figure. However, already some 7400 dwellings have the benefit of planning permission whilst an estimated 3000 or so extra dwellings could be accommodated on sites already allocated for housing in existing Local Plans.

8.11 So, even without any further housing land allocation, some 10,400 new dwellings are presently accounted for throughout the District for the period 1991 - 2001. Any further provision will add to this excess. However, this surplus is not evenly spread throughout all settlements. The Council feels that, in order to pursue the aims of strengthening the settlement hierarchy and bolstering vulnerable communities, there is still a need to allow further residential development in selected settlements.

8.12 Conversely, those settlements where present housing commitments are sufficient to meet expected needs over the next ten years, or where new development could undermine the relative roles of the towns and villages, may require a policy of restraint to prevent a serious District wide over provision of housing land.

8.13 The Council has taken this opportunity to look again at the large scale housing allocations made in various Local Plan Alterations during the optimistic "boom" building period of 1987 to 1989. It does not intend to remove the development rights on land with outstanding planning permission.

However, following a more realistic assessment of the present and projected rate of development of the larger sites, particularly in the coastal areas, the Council considers that many sites will not be fully developed within the Plan period. In such cases, a broad level of long term phasing is assumed which allows a proportion of the development commitment to be removed from the 1991 - 2001 allocation. This then allows the Council to concentrate more on allocating housing land where it is most needed and where it is more likely to be built within the Plan period.

8.14 The Plan has distributed new housing land throughout the District with the intention of consolidating the towns and main villages to encourage the retention and expansion of existing facilities and services. In this way, the larger settlements can better provide for the community needs of the smaller settlements which do not have the means to provide their own. By taking advantage of, and strengthening, the "economies of scale" provided by the main settlements, it is more likely that employment, low cost and specialist housing, shopping, educational, recreational, cultural and health facilities can be better provided for the more scattered rural communities.

8.15 Also, by directing rural housing into the main villages, the impact of new housing on the countryside and attractive small villages will be restricted. It may still be necessary to bolster smaller settlements where the local community is threatened by the loss of essential services or job opportunities. Policy H1 has identified housing sites in what are considered to be the most suitable locations in the towns and larger villages.

8.16 As well as the housing sites allocated, other sites may become available within urban areas or larger villages which are suitable for new housing development under the terms of Policies H2, H3 or H4. These are 'windfall sites' which, over the last ten years, have accounted for up to 50% of all new housing development in some settlements. Whilst many of the obvious windfall sites may already have been committed to development, there still remain several clear opportunities and an untold number of, as yet, undiscovered opportunities for new housing development, particularly in the larger settlements.

8.17 Included in this calculation, to date, have been the sites for low cost housing for local needs which have been permitted under the Council's "exceptions policy" since 1989. Although this represents only a small percentage of the total windfall figure at this time, the contribution of such housing development on unallocated sites can be expected to increase over the next ten years with the implementation of Policy H6.

8.18 Conservatively estimating that windfall sites may contribute 10% to the total housing development over the Plan period, a further 920 dwellings could be added to the 9180 district-wide allocations. A windfall contribution of some 20% would provide an estimated range of additional housing development of between 920 and 2000 dwellings.

8.19 So, the Local Plan housing allocation - including the assumed windfall contribution - allows for between 26% and 40% more housing than that suggested in the Structure Plan which, itself, allows for an 18% growth rate over and above the District's housebuilding rate between 1981 and 1990.

8.20 The Council's approach to distributing housing land is consistent with the County Structure Plan which identifies significant new housing in the towns and main villages as being the most important way of contributing to the County growth strategy. This is particularly important given the limited amount of new housing land remaining to be allocated throughout the District.

8.21 The housing policies H1 to H5 and, more particularly, the allocation of land for new housing, have taken the following factors into account:-

- a) the status and role of the settlement within the settlement hierarchy;
- b) the need of the settlement and its dependent settlements to protect, support or expand existing facilities and services;
- c) the chance to take advantage of employment opportunities;
- d) constraints upon development such as the availability of infrastructure and essential services and the impact on the environment, both built-up and countryside;
- e) past housebuilding rates and the take-up of housing land as a guide to housing demand;
- f) the relative availability of land for development;
- g) the need to protect and enhance the character of villages and the countryside;
- h) the views and aspirations of the parish councils.

8.22 An underlying principle in defining land for housing is that it is designated in the interests more of the community generally rather than of the landowner or prospective developer. *Whilst the principle of residential development on these sites has been agreed by virtue of their designation in the Plan, development proposals must still meet any relevant criteria of policies of the Plan - particularly Policy H12 and should take account of the site development factors listed in the Schedule of Development Sites in Appendix 4.*

8.23 The following policies H2, H3 and H4 will apply to all land lying within the defined settlement boundaries shown on the Inset Maps.

8.24 Where a boundary has not been defined for villages listed under policies H3 or H4, land will be deemed to be within a settlement where it lies within or alongside the historic or recognised village core and relates physically and visually to it. Elsewhere within a parish, isolated or scattered groups of houses are not eligible for consideration under either policy but remain subject to policy DC1.

H2 Housing Elsewhere in the Towns and Main Villages

On sites not allocated for housing in the towns and main villages, new housing development will be permitted provided:-

- a) the site is not allocated for another use;*
- b) it does not result in the loss of an existing use which is essential to the local community's social or economic fabric;*
- c) it does not result in the loss of open space or a frontage which contributes significantly to the urban fabric or settlement character; and*
- d) it satisfies all other relevant policies, particularly policy H12.*

8.25 Much recent housing development has been concentrated or even crammed into settlements with the resultant loss of open spaces and village character. PPG3 (Housing) recognises this and the fact that some villages have reached, or are approaching, the limit of their natural growth and that any additional development should be modest and be sensitively related to the settlement. The Council wishes to protect both the special character of the countryside around settlements and the remaining character afforded by open spaces or features within settlements.

8.26 Policy DC1 in Chapter 5 helps to protect the open countryside, loose settlements in the countryside and areas with a strong countryside character from the adverse effects of new development. It is also important to retain those parcels of undeveloped land in towns and villages which contribute to the character of the settlement. Policy ENV24 sets out to achieve this.

8.27 It follows, therefore, that not all land within a town or village boundary can be used for housing. The Plan allocates housing sites sufficient to meet the general housing needs to 2001. They are located in what are considered to be the best positions to benefit the community as a whole. Any additional release of land for housing must be conditional upon it meeting the strict criteria of policy H1. It is expected that only small scale development which targets a particular local need will be capable of meeting these criteria - there being no strategic need for more "speculative" housing over and above that already allocated.

8.28 PPG3 (Housing) allows low cost housing for local needs to be provided as an exceptional case on land not specifically allocated for housing. Policy H5 develops this concept further. Elsewhere, however, the Government expects low cost housing to be provided within normal market housing development. This is also consistent with the Plan's aim of providing a range and mix of housing types within new housing development. To be of real value, low cost housing should be targeted at a particular need rather than be merely speculative. For the purposes of Policy H1, this need can be guided by the Council's own Council Housing Waiting Lists and, if appropriate, local surveys undertaken by the Town or Parish Council.

8.29 The Council will expect developers to have identified and taken into account the character and amenities of the site and its locality when designing a site layout. This may involve a detailed appraisal of its physical characteristics and development constraints.

8.30 *In towns, main and medium sized villages, there will be a presumption in favour of redevelopment - for housing - of pre-used, derelict or redundant sites because this is a more sustainable alternative to allowing further expansion of towns into the countryside. In the smaller villages, however, there can be no such presumption, primarily for the following two reasons.*

8.31 Firstly, as well as protecting village character, this Policy aims to safeguard the "life-blood" of settlements. The criterion that housing is a more economic proposition than the existing use on the site should not be considered as an overriding reason sufficient to permit the loss of valuable sites for social or commercial uses which are essential to the continued wellbeing of the local community.

8.32 Secondly, the Plan has elsewhere allocated land for housing which is sufficient to meet the allocation laid down in the Structure Plan. The development of too many "windfall" sites, therefore, would clearly add to this figure and cumulatively could create a significant over-provision of housing land. Development on only the most suitable "windfall" sites - which satisfy a particular local need or the criteria of Policies H1, H2 or H3 - will be permitted.

8.33 Over-provision of housing will, therefore, only be assessed against those housing proposals on non-allocated sites. The aims of preventing over-provision are to:-

- a) allow a settlement to absorb new development without harm to its character, appearance or amenities;
- b) allow local infrastructure to be planned and not to be overloaded;
- c) encourage development on the preferred and allocated housing sites;
- d) maintain a parity with the Structure Plan housing allocation;
- e) maintain the balance of housing land distribution which reflects the District's settlement hierarchy.

8.34 It is probable that sites which are allocated in the Plan or which have planning permission will be developed but should they remain undeveloped then this could clearly undermine the measurement or over-provision. In such cases, the Plan's monitoring and review mechanism would allow a reappraisal of local provision and any shortfalls could be made up upon the Plan's first review.

8.35 The site schedule in Appendix 4 lists some of the site specific criteria and guidelines for those housing sites allocated on the proposals inset maps. In some cases, and where staffing resources permit, more detailed site development guidelines will be drawn up to help prospective developers prepare their schemes. These, of course, will not be a statutory requirement but the Council would expect their broad principles to be reflected in any planning application.

H3 Housing on unallocated sites in the medium sized villages

On sites not allocated for housing within the medium sized villages defined on the Proposals Inset Maps, new housing development will be permitted provided:-

- a) the site is not allocated for another use;*
- b) it does not result in the loss of an existing use which is essential to the local community's social or economic fabric;*
- c) it does not result in the loss of open space or a frontage which contributes significantly to the village's character;*
- d) it is accessible to public transport and local services;*
- e) it does not result in cramming or a cumulative commitment to development which would harm the village character and, in any case, does not increase the Parish housing stock by more than 10% over the Plan period;*
- f) it satisfies all other relevant policies of the Plan, particularly policy H12.*

DELETED POLICY

8.36 Medium sized villages are small settlements, diverse in character, which have a recognised form and established facilities. They normally provide facilities serving only the village and its immediate surroundings but those with primary schools provide for a wider local catchment area. Generally, however, these villages look to the larger service villages and, more particularly, the nearest town for their principal service needs.

8.37 Many have seen declining populations over the last 25 years but more recently have experienced great pressure for new housing development for commuters or retirees. The Council sees a need to direct and control new development here in the best interests of these villages and their residents without detracting from the role of the larger service villages.

8.38 The Council also sees an opportunity to stabilise and revitalise these settlements without harming their character or the countryside around them. However, it considers that the consolidation of social and economic growth of these villages will depend more on local initiatives rather than a mere increase in population.

8.39 A limited amount of additional housing may be helpful in meeting local needs and bolstering local services. Dependent upon the existing role and character of the village, policy H3 identifies opportunities for growth. Elsewhere it lays down strict criteria which must be met if any other housing proposals are to be considered acceptable. The scale of housing development will need to match the present scale of the village and therefore, will not be large enough to dramatically change its population structure or solve any deep-rooted social or economic problems on its own.

8.40 Each settlement has been considered in the context of its setting within the catchment of the towns and main villages. It is expected that the concentration of growth policies in the main settlements will act as a life-supporting focus to the surrounding minor settlements.

8.41 To prevent the outward spread of the settlement into the surrounding countryside sufficient land has been allocated for housing within or around a settlement. In addition, policy H6 allows for extra housing in these villages designed to meet a particular local need. It is important that "need" and not merely "opportunity" is used to justify new housing in villages. Speculative development should be avoided. It can needlessly remove open space which often gives villages their character and it can distort the true picture of housing demand throughout the District. Only by following these policies rigorously can the "cramming" of development into a settlement can be avoided.

8.42 The County Council as Highway Authority requires adequate visibility sight lines at the accesses of proposed new housing sites in villages. If this could not be achieved without the loss of significant roadside hedges, ditches, walls or verges or the widening or straightening of characterful village lanes, then the Council would refuse planning permission under Policy ENV25.

8.43 The Council considers that a large or "estate" development would be difficult to successfully integrate into a village at a stroke, when its character has generally been formed through incremental small scale development and single dwellings over a long period. The Council will expect any new development to respect the existing character of the village in its design and choice of materials.

8.44 As well as respecting the character of villages, new residential development should not remove valuable services or facilities - the life-blood of communities. The claim that housing is a more profitable proposition than the existing or allocated use on the site will not be taken as sufficient reason to justify the loss of valuable social, economic or community opportunities.

8.45 The cumulative amount of new housing will be controlled so that it does not spoil or dominate the village or exceed the housing allocation in the area. To make sure that additional housing does not accelerate the village's growth out of proportion with its size or in excess of its natural growth, the cumulative development of new housing will be closely monitored in each settlement over the Plan's ten year period. *Generally, any proposals for additional housing development which will result in a greater than 10% increase in the Parish housing stock figure of 1991 will be refused planning permission unless there are overriding local need reasons. Whilst this gives a measurable guideline, the Council will retain the flexibility advised by PPG3 by allowing exceptions to this general rule which may better achieve the objectives of the Plan. Such exceptions to the 10% criterion would be those sustainable developments such as property conversions or replacement dwellings within the settlement*

8.46 Those buildings which form the "edge" to a village or frame its entrance along an approach road are particularly significant elements in the village character. They provide the first impression of a village. Development on the edge of a settlement, therefore, will be required to show how it has taken this into account in its design and layout.

8.49 Large scale housing development - which in smaller villages can be as little as three dwellings - is far more likely to have a sudden and overpowering impact on the appearance of a village and would inevitably upset the familiarity of the village character. It is important, therefore, that new housing in small villages should be of a small scale and be incremental over time so that it can be more easily absorbed into the village character. *Exceptions to the 10% rule of criterion b) would be those more sustainable developments such as property conversions or replacement dwellings within the village which also, by their nature, should have less adverse impact on the character of the village.*

8.50 Any proposal for new development in these villages will be expected to show how it relates to and complements the existing village character. The Council will protect the village 'entrance', open spaces, frontages and village lanes character using the same criteria referred to in respect of Policy H3.

8.51 Infilling development *contained in the settlement* may be suitable but would be judged against Policy H10. *Although all of these villages lie within the Policy DC1 notation, the criteria of Policy H5 prevail here. Integrating small scale housing within the existing recognised settlement, particularly that intended to meet local rather than speculative needs, does not compromise the integrity of Policy DC1 in protecting the wider countryside character.*

Policy H5 Housing in Hamlets and other Small Settlements

In other settlements, hamlets and groups of houses in the countryside, development of land for housing will not be permitted unless it can be shown that:

a) it is essential for the needs of agriculture, horticulture or forestry under the terms of Policy DC1; or

b) it consists of a replacement dwelling under the terms of Policy DC5; or

c) it consists of the conversion of a building and ~~comple~~s with criteria c) to f) of Policy DC6.

DELETED POLICY

8.52 Groups of buildings ~~do not~~ ~~recognise~~ village character or function essentially form part of ~~the~~ ~~area~~. Government policy, as in PPG7 (The Countryside and the Rural Economy) makes it clear that general needs housing should not be permitted in the open countryside. It stresses that the fact that a single house on a particular site would be unobtrusive is not, by itself, a good argument; it could be repeated too often. Isolated new housing in the countryside requires special justification.

8.53 The Council considers that only the exceptions quoted in policies DC1, DC5, or DC6 in Chapter 5 could offer sufficient justification to permit any new or replacement housing in these locations.

Policy H6 Low Cost Housing.

Provision will be made, as follows, for housing which meets the needs of those who do not have the means to afford open market housing:-

- 1) in settlements where the Council has identified and quantified a current social or low-cost housing need, planning permission will only be given for housing development which has satisfactorily taken account of the identified housing need. In addition, in the towns, where practicable, on sites of 1 hectare or more or, where 25 or more dwellings are proposed, development will be required to contribute towards meeting the identified local housing need.***
- 2) exceptionally, on land which is not allocated for housing or which would not normally be released for housing development where the Council will permit small scale residential development provided only:-***
 - a) it is clearly shown to meet a particular and identified local need for low cost or social housing which cannot be met elsewhere or in any other way; and***
 - b) it is located in or alongside a settlement having adequate local facilities, basic services and access to regular public transport; and***
 - c) it does not result in sporadic development which is unrelated to the form of the settlement; and***
 - d) it does not harm the character or general amenities of the settlement through traffic generated or because of its siting, scale or appearance; and***
 - e) the long term ownership of houses built for shared ownership or rental is controlled through a legal agreement to ensure that preference is given to purchasers or tenants who need to live in, work in or have long standing connections with the settlement.***
- 3) by applying policies H7, H8 and H9 relating to development of new residential mobile homes, living over the shop and the residential conversion or sub-division of large premises where evidence of local need for low cost or social housing will be a significant material consideration.***

8.54 A sustainable housing policy is one where no-one is unduly disadvantaged in the housing market through lack of opportunity or choice. This Plan tries to make sure that social and low cost housing needs are met within the general housing market by:-

- requiring developers of housing sites to show how they have taken account of local needs;***
- enabling vacant premises, such as those over shops, to be brought into residential use;***
- allowing the conversion or sub-division of larger premises to form smaller units;***
- allowing extensions or annexes to houses to create extra self contained living accommodation;***
- allowing residential mobile homes; and***
- enabling higher density, smaller units to be developed on urban sites where service and transport costs can be kept to a minimum.***

But Policy H6 goes one step further and allows low cost housing to be built in locations where housing would not normally be allowed.

8.55 Escalating house and land prices in the late 1980s, low wages and a depleting stock of Council housing have combined to make it increasingly difficult for many people to afford to buy or rent homes in the District. Only such a serious social problem as this could justify what is commonly called an "exceptions" policy to allow development on land which would not otherwise receive planning permission for housing. Such a policy is possible within the strict terms of PPG3 (Housing). It is all the more important, therefore, that the Council is satisfied that the need for such an exception is real and proven.

8.56 Local need could be judged to exist in the cases of:-

- a) existing residents who need separate accommodation (e.g. newly weds, people leaving tied accommodation on retirement);
- b) people whose work provides an important local service and who need to live close to the local community;
- b) people with an offer of a job in the locality, who cannot take up the offer because of the lack of low cost housing;
- d) people registered on the Council's waiting list for Council houses in the locality.

8.57 For the purposes of Policy H6, "Local" is taken to refer to those people living within the parish boundary or within adjoining parishes. In exceptional cases of need, or where opportunities for more convenient low cost housing are restricted, this geographical limit may be extended.

8.58 Local housing needs can be identified and quantified in a number of ways. Parish housing needs surveys and Council housing waiting lists have traditionally provided evidence. Where up to date records exist these shall continue to form the basis of the Council's evidence of need until the completion of the Council's district-wide housing needs study which will then provide the evidence of need to support Policy H6.

8.59 Where appropriate, the Council will set targets for the provision of low cost and social housing within mixed development sites based upon its evidence of need but, in any case, shall negotiate with developers to secure an appropriate provision of such housing to satisfy the policy objective.

8.60 Only where site conditions do not permit or where the economies of scale would realistically prevent the overall development of the site would the Council relax this requirement.

8.61 In the context of this policy, "small scale" will vary from settlement to settlement to take into account its size and status. In turn, this will also take account of the expected level of local need and the ability of the settlement to accommodate new development without unduly harming the built or countryside environment. As a general guide, whilst it is likely that a development of 15 or more dwellings could be acceptable in a town, it is unlikely that more than 8 dwellings in a main village or 5 dwellings elsewhere would be justified.

8.62 The Council, the Landowner and the Developer shall be expected to enter into an agreement under Section 106 of the Town & Country Planning Act (1990) or a Planning Obligation under Section 12 of the Planning and Compensation Act, 1991. The District Council holds a Model Section 106 statement which it would adapt to particular local circumstances.

8.63 The District Council will actively promote this Policy by encouraging Parish Councils to undertake local needs surveys, providing the necessary model survey forms and drawing up a Section 106 or Planning Obligation Agreement. As Housing Authority, the Council is in partnership with the Wolds Housing Association and will take a positive role in seeking and developing suitable sites for low cost housing.

As well as the Parish and District Councils, Rural Housing Trust and Housing Associations, the Lincolnshire Community Council also acts as an enabler in getting low cost housing schemes off the ground.

8.64 In line with PPG3, the Council will only consider cross subsidy schemes (i.e. where normal market housing subsidises the provision of low cost housing) where the normal market housing lies wholly within a settlement or is in a site allocated for housing and can satisfy all other policies. The Council will not permit any cross subsidy scheme which lies wholly within an area covered by Policy DC1.

8.65 This policy is aimed solely at helping to provide low cost housing for local needs and is in addition to the normal housing allocations dealt with elsewhere. The Council will not entertain any proposal to develop open market housing on a site identified under this "exceptions" Policy. Neither would the identification of such a site have any implications for the future release of that land for general needs housing. To this end also, the Council would strive to make sure that the "right to buy" facility would not apply to properties built under Policy H6 for low cost rental.

Policy H7 Sites for Residential Mobile Homes

New residential mobile homes will be permitted provided:

- a) they occupy a site where housing would be allowed under the policies of this Plan;
- b) the site is small in scale and satisfies a need which cannot be met elsewhere or in any other way;
- c) the development would not harm the character and amenities of the locality or settlement by reason of its scale, density, layout, appearance or traffic generation;
- d) the development includes a proposed landscaping scheme which incorporates existing natural features and open space as an integral part of the overall layout.

The conversion of residential mobile homes into permanent accommodation will only be permitted where the policies of this plan would otherwise allow for build housing.

DELETED POLICY

8.66 The Plan already allocates more than sufficient general needs housing land and so residential caravan parks are expected to fulfil a more restricted low cost housing role. The shortage of low cost homes is a problem in the District. Residential mobile homes offer one solution and already contribute to the housing stock, particularly on the coast. The Council will bear this in mind when considering such proposals. At the same time many existing caravan sites show how poorly they can relate to adjoining development and how easily both mobile home and site can become run-down in appearance and offer inadequate living conditions for residents.

8.67 Developers would be expected to show in their Planning Application a level of layout, design and landscaping equivalent to that required in normal housing development.

8.68 Policy H7 restricts such development to smaller sites where the visual contrast with nearby housing areas can be kept to a minimum. The maximum size of site will vary according to the size and character of settlement but generally, sites over 1 acre in size will only be permitted in exceptional circumstances.

8.69 Individual residential caravans often satisfy a localised and temporary need which may disappear in time. Similarly some long-standing residential caravan sites are in countryside locations which would not normally be allocated or approved for residential use. Any proposals to change the status of these uses will be judged against the current policies of the Plan which will probably mean that urban sites will encounter fewer barriers to conversion to permanent residential accommodation than will sites in the countryside.

Policy H8 Living Over the Shop

The development or conversion of the upper floors of town and village commercial premises for residential use will normally be permitted provided it does not harm the amenities of the locality by reason of design, appearance or traffic generation.

Proposals which prevent or inhibit the use of upper floors of shop or commercial premises shall not normally be permitted.

DELETED POLICY

8.70 Disused and under-used upper floors of town and village centre premises may well cause or add to the run-down appearance of such areas, accelerate the decay of important buildings, constitute a waste of a resource, inefficient energy use and result in the need for duplicate accommodation elsewhere. It may also add to the security risk of shop premises.

8.71 By itself, Policy H8 will not reverse this trend and the Council recognises that incentives must be offered to bring these premises back into use. A combination of Historic Building Grants, Town Scheme Grants, Housing Grants and specialist advice will be combined in a "living over the shop" promotional package aimed at reversing the trend of vacant upper floors. Car parking requirements may also need to be relaxed where conditions allow, for instance where there is adequate on-street parking or where spaces can be secured nearby.

8.72 At the same time, the Council will be careful to prevent development taking place which will cut off access to upper floors or, in any other way, hinder their future use. Maintaining shop security will also be a material factor when deciding the suitability of 'over the shop' proposals. The Council will promote this Policy through the preparation of good practice advice notes which may cite instances where car parking standards could be relaxed and describe how segregated accesses may be achieved between the residential and commercial parts of the premises.

Policy H9 Creating Extra Accommodation in Existing Premises

Within settlements, the conversion of large, single dwellings and non residential buildings to form multiple residential units will normally be permitted provided:

- a) the development does not harm the amenities of nearby residents or the character of the locality by reason of design, appearance or traffic generation;**
- b) the development does not involve the substantial demolition and rebuilding of the original premises;**
- c) the building is capable of conversion or alteration without harming its intrinsic character;**
- d) provision can be made for adequate off street parking on site or nearby. (This requirement may be waived in town centres)**
- e) provision is made for adequate private amenity space, where appropriate.**

In the countryside, the subdivision of houses into multiple, separate, residential units will not be permitted unless the additional units :-

- 1. are essential for the needs of agriculture or forestry and satisfy Policy DC3;***
or
- 2. meet an identified low cost housing need and satisfy Policy H6***
- 3. are essential for the preservation of a Listed Building.***

8.73 Conversions are one way of providing relatively cheap new housing units. Many large Victorian houses are too large for normal family needs and are often expensive to run. They provide an opportunity to attract single people or young couples into settlements and may lead to further incentives for new businesses.

8.74 Conversion of old commercial buildings and the like can create new living accommodation as well as helping to rejuvenate run-down parts of towns and villages. Such schemes are likely to attract more specialist and innovative designs which can benefit the character of the area.

8.75 At the same time the Council will guard against any risk to the amenities of nearby residents which might result from such extra activity. In particular, such development will need to show how the Council's requirements for adequate amenity space and off-street car parking can be met although, in town centre locations, it may be possible to relax car parking requirements.

8.76 The sub-division of a house in the countryside results in a new house (or residential unit) in the countryside and this is strictly against the government's policy of PPG3 and PPG7 as well as this Plan's Policy DC1. It is also highly unsustainable and contrary to PPG12 and PPG13. Moreover, it depletes the stock of larger country houses which play an important part in shaping the social fabric and landscape character of the countryside. The loss of such accommodation will also increase the pressure for replacement of larger houses in the countryside at a later date.

8.77 Therefore, for a number of reasons, it is important that the stock of larger country houses is not diminished by unsustainable subdivision into smaller units without there being an overriding essential need, such as those listed in Criteria 1,2 and 3 of Policy H9.

Policy H10 Infilling and Subdivision of Gardens

Infilling housing development or the subdivision of residential plots to form additional plots will be permitted *within the defined towns, main villages, medium sized villages and small villages provided it does not add to or intensify ribbon development extending into the countryside and satisfies other relevant policies of the Plan.*

Elsewhere, outside these settlements and in the countryside, it will be permitted only where it meets an exceptional need defined in other relevant policies of the Plan.

8.78 Infill housing - as defined in the glossary - is development in its own right and must conform to all relevant policies of the Plan. PPG7 makes it clear that any development on the edge of, or outside settlements (including infilling) is to be the exception rather than the rule. It requires Councils to define where infilling may and may not be acceptable according to local circumstances but also abiding by national guidelines.

8.79 Infilling in urban areas and the serviced settlements is clearly to be supported because it helps achieve the PPG7, 12 and 13 and Local Plan objectives of sustainable development, re-use of brownfield sites, supporting existing services and facilities, settlement hierarchy and reducing traffic movements. Tandem, or backland, development may well be appropriate in such cases - even adding to the intimate character of a settlement core - but the effect on the amenities of adjoining properties would be an important determining factor.

8.80 In the more rural and remote parts of East Lindsey there are countless groups or clusters of houses, in the countryside, including small hamlets, where opportunities abound for the filling of gaps between buildings or for subdividing large gardens, but only rarely will it be acceptable - particularly on sustainability grounds - to allow such development in these countryside locations. To make sure that neither the Government's guidelines nor this Plan's housing location strategy are compromised, the Council will generally oppose infilling development where it:-

- 1) reduces the likelihood of infill, windfall or brownfield sites being released in more sustainable locations in the serviced settlements;*
- 2) increases the number of people and properties in remote locations without ready access to local services, facilities, local employment, education or public transport, contrary to PPG13;*
- 3) would bring about an increase in the number and length of car and service vehicle journeys made through the countryside;*
- 4) sets a precedent for single house speculative development in a rural location which would be difficult to resist in future;*
- 5) would add to an existing cluster of houses or a hamlet to create even more opportunities for infill development;*
- 6) fails to target or satisfy any specific local housing need;*
- 7) deflects new housing away from those settlements - especially the medium sized and smaller villages - where it is needed more to help sustain local services and facilities;*

- 8) *results in the loss of open space which contributes significantly to the distinctive local character;*
- 9) *harms the amenities of adjoining properties; or*
- 10) *leads to "cramming" in settlements where the existing infrastructure becomes incapable of accommodating more development, where the character created by the spatial inter-relationship of buildings is harmed or where local amenities, particularly in respect of overlooking and privacy, are eroded.*

Policy H11 Granny Annexes

The creation of additional, self-contained living accommodation - either by extending an existing dwelling or by converting outbuildings which are incidental to a dwelling - will be permitted provided it remains incidental to, and within the curtilage of the original dwelling.

The creation of a separate dwelling unit will only be permitted where all relevant policies of the Plan can be met.

DELETED POLICY

8.81 Extending houses or outbuildings to create additional self contained living accommodation will help to increase the stock of affordable housing. In allowing such development, this policy aims to achieve the Plan's sustainable housing objectives. But, equally, it is important to prevent the creation of separate dwelling units which by-pass planning policy.

8.82 This means that - as well as satisfying this Plan's normal siting, design and amenity policy criteria - such development must remain as an integral part of the original dwelling. It will not be allowed to be partitioned off as a separate dwelling unit unless it can satisfy development control locational policy criteria found elsewhere in this Plan.

8.83 Where there is evidence that such extensions or outbuilding conversions have been separated, without planning permission, from the original dwelling unit, enforcement action will be instigated.

Policy H12 Design of New Housing

Full planning permission will be granted for new housing development only where, in its siting, layout, density and design:-

- a) it protects the residential amenities, including privacy, of adjoining properties;**
 - b) it reflects or enhances the locally distinctive character;**
 - c) it incorporates on-site landscaping and boundary treatment to integrate it into its surroundings;**
 - d) it includes traffic management measures necessary to ensure safety for all classes of road user, including cyclists and pedestrians;**
 - e) it retains features on site which contribute to the local character;**
 - f) it does not alter - or cause to be altered - an existing road, lane, verge, boundary wall or hedgerow which contributes significantly to the local character;**
 - g) it has taken account of, and has made appropriate provision for, the differing housing needs of the local community, including low cost housing needs; and**
 - h) it provides amenity and recreational open space appropriate to the size and location of the site, the type of the housing or the existing available facilities.**
-

8.84 *Other policies in this chapter say where new housing development may take place. This policy says how it must be designed and built if planning permission is to be obtained. PPG3 (Housing) requires the Council to reject obviously poor housing designs which are out of scale or character with their surroundings. This policy aims to make sure that all new housing development is sustainable, well designed, safe, fits in with its surroundings, provides for any low cost housing needs thereby promoting diverse and viable communities and includes any necessary open space and respects the amenities of people living nearby.*

8.85 *The relative weight given to criteria will depend largely on the type and location of the proposed development. For instance, new houses on the edge of a settlement must show how they have addressed the relationship between the settlement edge and the countryside beyond. The Council will expect such proposals to explore opportunities to provide settlement enclosure or entrance features through attention to design. Guidance on housing design can be found in Lincolnshire County Council's "Design Guide for Residential Areas". Advice on the provision of open space in new housing developments can be found in East Lindsey District Council's Supplementary Planning Guidance on the subject.*

8.86 With new housing schemes, the Council will not interfere with housing market forces, dictate layout or stifle design initiative. However, it will strive to ensure that local housing needs and local community needs are provided for and that local environmental and amenity factors are taken into account in any new housing layout. For instance, the proximity of non-complementary uses, such as intensive livestock units, will be a material consideration in the determination of planning applications.

8.87 Large housing schemes can have a sudden and dramatic effect on the character of a small market town or village. Estate type development, dominated by standardised roads, footpaths and uniform house types is generally out of keeping with the villages and those parts of the towns where the local character is formed more by an irregular street pattern and mixed housing types. The Council will strongly oppose any development which does not respect its setting, the amenities of nearby residents or the general character of the area.

8.88 It is important that a housing development integrates all of the elements of a living environment including open space, recreation space, circulation space and landscaping as well as the buildings themselves. From this requirement, it may be difficult to isolate and measure areas of open space but, as a guideline, on sites over 1 hectare, the Council may require up to 20% of the site area to demonstrate some open space function.

8.89 The district-wide recreation strategy referred to in the text to Policy REC1 shall more particularly identify the greatest areas of need for local formal and informal recreational facilities. As an interim measure, and where local need has not been accurately assessed, the Council will be guided by evidence from the Community Council of Lincolnshire's 1992 Parish Facilities Survey, by advice in PPG17 and (Sport and Recreation) and by the National Playing Fields Association's recommended standards for outdoor playing space and publicly accessible open space.

8.90 Open space can take the form of amenity areas, play spaces, landscaped features, landscaped footpaths and cycleways or can be part of an innovative and integrated traffic circulation scheme or can be used to enhance the setting of a building, group of buildings or other feature. Site development briefs will suggest which may be most appropriate for a particular site. In all cases, though, the special needs of the disabled, elderly, blind and other disadvantaged groups should be taken into account in the design and layout of the open space facilities.

8.91 It shall be the Developer's responsibility to provide and lay out such areas and also to make provision for their future maintenance. This would normally take the form of a commuted sum payable to the Town, Parish or District Council or County Highway Authority.

8.92 It is likely that all sites large enough to warrant a development brief will lie within a town or main village. It is in such settlements where the need for social and community facilities to keep pace with new housing is most acute. The Plan aims to provide balanced development to make sure the provision of local community facilities does not lag behind that of new housing development.

8.93 Large residential sites, if developed totally for housing, would make this aim harder to achieve. The Council thinks it should be the responsibility of those major housing developments which cumulatively add to the need for social and community facilities to provide for them, at least in part.

8.94 Where a local need for low cost housing has been established then the Council would expect new housing development to cater for that need as well for the normal housing market. This need is not being met now because of escalating land and house prices in the normal market. Neither does the Council own or control enough land to provide a significant number of sites for Housing Association low cost housing schemes. Cross subsidy schemes could be used to provide low cost homes for local needs on these sites but the Council would require the Developer to enter into a legal agreement to ensure the low cost facility remained to benefit future owners or tenants. Need would be established, for instance, through a village appraisal, local needs survey or be gauged from Council Housing waiting lists. The Council may require up to 10% of a housing site to be reserved or developed for low cost housing, depending upon the evidence of local need.

8.95 Land is a precious and finite resource. Its use merely to add value to a property is not environmentally acceptable. Housing density in itself, does not dictate the character of development, or its ability to fit into its surroundings. More significant is the layout and design of the development and its setting within the settlement.

8.96 The density of proposed housing schemes will generally be decided taking into account:-

- a) the type, size and mix of dwellings proposed;
- b) the general character of the locality;
- c) the amenities, particularly privacy, of adjoining properties;
- d) the layout and design of the proposed development;
- e) the need to retain important features on the site and to provide open space.

8.97 The Council will generally not grant outline planning permission for a specified number of dwellings on a housing site if these factors have not been dealt with.

8.98 The Council may also adjust the housing density requirement for a particular site to accommodate extra community uses deemed to be necessary for or beneficial to, the local community. These could include halls, health centres, shops and indoor sports and leisure facilities. The Developer may choose to provide the facility itself or freely set aside a serviced site for the Parish, Town or District Council to develop. The Council would help in identifying particular needs, liaising with the Parish Council and in the drawing up of any Section 106 legal agreement.

Policy H13 Showpeople's Accommodation

Other than at the permanent site at the Council's Mermaid Caravan Park at Mablethorpe, the Council will provide, or permit, temporary or permanent showpeople's accommodation on sites provided it:

- 1) *is located in or alongside a town or main village;*
- 2) *has easy and direct access to the primary road network;*
- 3) *has all necessary infrastructure and services available on site;*
- 4) *protects the amenities of any nearby properties;*
- 5) *is landscaped to blend with the surrounding area;* and
- 6) *does not harm the character or appearance of the countryside*

DELETED POLICY

8.99 Showpeople, who travel around the area in summer, require regular winter accommodation. In the past, this has been provided by the Council on its Mermaid Caravan Park site in Mablethorpe. Policy H13 lays down the main requirements for any extra provision.

Policy H14 Residential Caravan Sites for Gypsies

A caravan site will be permitted alongside or close to a town, main village or medium sized village where it is essential to enable gypsies to make or seek their livelihood in the area and to maintain their nomadic lifestyle and provided also that such a site:-

- a) *is not within the AONB, AGLV or CCA;*
- b) *is not within or alongside a SSSI, SSCI or NNR;*
- c) *has easy and safe access to the strategic road network;*
- d) *is provided with on-site services for the provision of water, power, drainage, sewage disposal and refuse/waste disposal facilities;*
- e) *includes within it, sufficient space for the parking and manoeuvring of all vehicles associated with the site occupiers;*
- f) *has easy access to local services including shops, primary schools and health facilities;*
- g) *is, in scale, form and location, capable of being integrated into its surroundings with minimal and acceptable harm to the character, appearance and amenities of the area;*
- h) *is defined with boundary treatment beyond which no activity associated with the site or further development will be permitted.*

8.100 *Because of the unique nomadic lifestyle of gypsies it is unlikely that appropriate living accommodation is going to be found by applying the land use based housing policies of this Plan. This policy, therefore, provides only for their exceptional circumstances whilst still adhering to the Plan's basic principles of sustainability and to its objectives. For the purposes of this policy gypsies will include people of nomadic lifestyle, irrespective of race or origin but will exclude other travelling organised, disparate or common interest groups.*

Chapter 9

SHOPPING

The Policies of this Chapter have been drawn up to satisfy the following objectives:-

- to improve the viability and vitality of the town centres without spoiling their character;
- to improve the shoppers' environment;
- to maintain and increase present levels of shopping in the smaller settlements, including village shops;
- to maintain the existing hierarchy of shopping centres;
- to make sure shopping facilities can be readily available and accessible to everyone;
- to control new retail development outside shopping centres so that it does not harm the viability or vitality of existing centres or cause environmental problems.

Chapter 9

SHOPPING

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SHOPPING

9.1 A hierarchy of shopping centres has developed over time in the region based on catchment population. In our part of Lincolnshire, this is clearly defined because of the dispersed nature of the population and towns. East Lindsey falls within the catchment areas of Lincoln, Grimsby and Boston as sub-regional centres. Within the District, Louth and Skegness are the main district centres whilst the smaller market towns act as secondary centres serving more local catchment areas. There is no prospect of the Plan aiming to change this hierarchy. Rather it will try to protect and enhance those centres and the facilities which already exist.

9.2 Shops are the most important element in towns and main village centres. They provide both a vital service and local jobs. They sustain the fabric of town centres through the commercial activity they generate and provide the driving force for the improvement of town centres. They are, therefore, a critical indicator of the health and vitality of a community.

9.3 In the face of continuing changes in retailing trends - the emphasis now being on ease, choice and convenience - the Council has set the following six shopping objectives for the policies to achieve:-

- to improve the viability and vitality of the town centres without spoiling their character;
- to improve the shoppers' environment;
- to maintain and increase present levels of shopping in the smaller settlements, including village shops;
- to maintain the existing hierarchy of shopping centres;
- to make sure shopping facilities can be readily available and accessible to everyone;
- to control new retail development outside shopping centres so that it does not harm the viability or vitality of existing centres or cause environmental problems.

Policy S1 Shopping in Towns

Within the defined town centres new and refurbished shopping development will be permitted provided it has taken account of:

- a) the prevailing architectural style, pattern of development and materials, particularly in Conservation Areas and in the vicinity of Listed Buildings;**
- b) its relationship to adjoining buildings and space;**
- c) pedestrian movement patterns, access and safety;**
- d) the need for easy access for disabled and disadvantaged people; and**
- e) the need for, and availability of, staff and customer parking and servicing.**

Outside the town centres shopping development shall comply with Policies S2, S3, S5 or S6.

9.4 Because shopping is such a key element in town centres, the Council will apply this and other shopping policies to fulfil both the shopping objective of paragraph 9.3 and town centre strategy of paragraph 2.64.

9.5 The Government, in the revision of PPG6 (Town Centres and Retail Development), recognises the importance of town centre shopping areas and aims to:-

- a) ensure a wide range of accessible shops;
- b) encourage town centres to play a full part in community life; and

- c) make full use of the advantages of town centre locations for new shopping development.

PPG6 also confirms the Council's opinion that town centres rely on continuing confidence and investment, not only through new development but also in the redevelopment and refurbishment of existing premises.

9.6 The Plan aims to consolidate and improve existing shopping centres in East Lindsey by identifying opportunities to increase their attraction. Accordingly, it shows areas for expansion, redevelopment and environmental action to reinforce the centres in Alford, Horncastle, Louth, Mablethorpe, Skegness, Spilsby and Tattershall/Coningsby.

9.7 Forecourt trading, associated with an existing shop, can add to the vitality of a town centre and, provided there is no risk to pedestrian safety or mobility or to the general amenities or character of the area, there should be no objection in principle to such a use in shopping centres.

Policy S2 Shops on the edge of the Town Centre

Large scale retail development which, because of its scale or operation, cannot be satisfactorily located in a town centre will be permitted on a site on the edge of the town centre provided:-

- a) *it is within easy walking distance of the primary shopping area, defined as the area of protected shopping frontages shown on the town centre inset map;*
- b) *it would not undermine the vitality or viability of the existing town centre as a whole;*
- c) *it would not harm the historic or architectural character of its surroundings or of the town centre generally;*
- d) *it satisfies the criteria of Policy S1 with the additional requirement that any car parking shall also be convenient for the town centre.*

Elsewhere within the settlements large scale development will not be permitted unless it complies with Policies S3 or S5.

9.8 A central and defined town centre gives easy access for the majority of people. It needs to be a place where shoppers both in the range of goods and services on offer and in its scale of provision required in Louth and Skegness will be reviewed periodically to ensure that the anticipated growth in demand is met.

9.9 The attractiveness of town centres to the shopper is the key to their success and prosperity. The Plan aims to improve the character and quality of the shopping areas. New developments will be expected to contribute to that quality by sensitive design and attention to their role within the whole centre, including such elements as car parking, access and particularly pedestrian movement.

9.10 In submitting applications for new developments and refurbishments in the town centres, developers will be required to have regard to the needs of disadvantaged groups in their design. Both access and internal layout should recognise the needs of wheelchair users and pushchairs through the provision of access ramps, wider doors and ample internal corridor width. These are obvious considerations but the more particular requirements of the blind or partially sighted, deaf people, children, elderly, weak or infirm, nursing mothers, etc., also need detailed attention.

9.11 To allow local residents access to a wider range of shop goods and facilities as recommended by Central Government in PPG6 (Town Centre and Retail Development) the Council will allow larger stores within or alongside town centres in suitable locations. At the same time, great care will be taken to protect the existing shopping centres as a whole. New stores which, either individually or cumulatively, are considered to threaten the character or viability of shopping centres will not be permitted.

9.12 *Any shopping development on the edge of the town centre should relate to the town centre function. Therefore, it must allow easy and direct pedestrian movement into the heart of the town centre (which, in the larger town centres, is generally taken to be the areas of protected shopping frontages) thereby giving access to the widest range of facilities (banks, library information centres, market as well as shops). Car parking provided by such development should be sufficiently close to the town centre for it to be used for town centre shopping.*

9.13 *Any distance or route characteristics deemed enough to deter shoppers from combining shopping trips by walking into the town centre will generally render the proposed development unacceptable under the terms of Policy S2. Physical barriers to movement between the proposed development and the town centre - such as intersecting roads or steep slopes - will reduce the acceptability of the proposal; so too, will a route which is featureless, unattractive, indirect or potentially unsafe. In such cases, and where a route exceeds 200-300 metres, the site would not be deemed to be an edge of centre site for the purposes of Policy S2 and, instead, would fall within the terms of Policy S3.*

Policy S3 Out of Town Shopping

Development of a convenience goods or comparison goods retail store will only be permitted outside a town centre where:-

- 1. The need for the proposed development has been demonstrated; and*
- 2. there are no suitable sites or buildings suitable for conversion available within, or on the edge of, the town centre; and*
- 3. it would not undermine the vitality and viability of the town centre or of any nearby town or local centre; and*
- 4. it is clearly well related to the main road network in a location which is convenient and accessible to public and private transport and does not give rise to serious traffic congestion or highway danger; and*
- 5. it would have no unduly harmful visual impact on the appearance of the landscape and includes landscaping proposals to integrate it into its surroundings; and*
- 6. it would not unduly harm the residential amenities within the town or the character of the built environment; and*
- 7. it provides adequate car parking and space for goods delivery and service vehicles and bus pick-up/drop-off points; and*
- 8. the site provides safe and convenient access for pedestrians and disabled people; and*
- 9. in the case of a comparison goods store:-*
 - i) individual units shall have a minimum floor space of 700 square metres which shall not be sub-divided; and*
 - ii) the range of goods to be sold from the premises shall be non-food, bulky goods and may include:-*
 - D.I.Y., home improvement, garden centre and associated products,*
 - furniture and furnishings,*
 - carpets and other floor coverings,*
 - auto and cycle parts and accessories,*
 - domestic electrical products,*

- office equipment and stationery,
- security services and equipment.

Where planning permission is granted, a condition may be attached to control the ratio of floorspace given over to convenience goods and to comparison goods. Any substantial change to this ratio shall require the submission of a further planning application to the Council which may request a revised retail impact assessment based on the proposed new floor space ratio.

DELETED POLICY

9.14 The Council wishes to retain the established sub-regional shopping centre hierarchy, to retain the individual functions and special character of its own market town centres and to give town centre shopkeepers the sense of security and confidence to invest in future expansion and widening of their service.

9.15 Therefore, and in line with the Government's PPG6 (Town Centres and Retail Development), the Council will not allow shopping development out of town when it is considered more appropriate in a town centre setting. Similarly, where a food or comparison goods shopping development is proposed which, in size, represents a significant proportion of that already provided in a shopping centre, the Council would consider this to have a potentially harmful impact on the viability and confidence of the existing shops which do not enjoy the same advantages of economies of scale.

9.16 The character of the District's market town shopping centres is essentially one of small speciality units with a "local flavour". As well as providing a local service to residents, it strengthens the visitor attraction into the District and the Council is keen not to lose this valuable characteristic.

9.17 In East Lindsey, out of town or edge of town major food stores would present a one-stop shopping facility which could draw custom away from existing centres where food shops are the principal shopping attraction. Whilst the Council does not wish to restrict customer choice, it feels that any new food retailers should attract more shoppers to the existing shopping centre and not direct them away from it. *This is particularly important in the villages where even a single shop may be essential to the community's well being. Therefore, the effects of out of town retail proposals on such facilities will also form part of any retail impact assessment.*

9.18 Policies S1, S2 and S3 make sufficient provision for a wider choice of food items in and around existing shopping centres. They aim to ensure the continuing viability of the smaller town shopping centres, to strengthen the district shopping centre role of Louth and Skegness and to reinforce the sub-regional shopping centre hierarchy.

9.19 For the purposes of this policy, "large scale" will vary from town centre to town centre. It is the impact of the development on the town centre's vitality and viability which is the more critical factor. What would be considered to be large scale in one town may not be so in another.

9.20 *To allow the Council to judge the impact of major edge of town centre or out of town centre retail proposals upon the town centre or upon any other shopping centre it is recommended that the following up-to-date information be provided, as a minimum, with a planning application for retail development of 1,000 square metres nett or more:-*

- a reasoned definition of the town centre's catchment area and population;
- a calculation of available expenditure in the catchment area for food or non-food shopping;
- the total floorspace of food and/or non-food retail outlets in the town centre and of the proposed retail development;

- *the calculated estimate of the total turnover of food/non-food retail outlets in the town centre;*
- *the calculation of the amount of leakage of catchment area expenditure to other competing centres;*
- *the calculation of the optimum turnover capacity for food/non-food shopping in the town centre;*
- *the calculation of any quantitative shortfall of food/non-food expenditure/floorspace in the town centre;*
- *expected turnover of the proposed retail development;*
- *a reasoned assessment of expenditure to be 'clawed back' from competing centres by the proposed retail development;*
- *an assessment of the diversion of expenditure from town centre shops to the proposed retail development.*

Where other town or village shopping centres lie within the catchment area, this exercise should be repeated for each centre.

9.21 Where a qualitative analysis is to form part of the impact study, the Council would require an assessment of the vitality and viability of the town centre based on some or all of the following indicators (depending on the size and status of the centre):-

- *the number of multiples present;*
- *the number or percentage of vacant premises;*
- *diversity, offer and range of goods in retail outlets;*
- *environmental quality;*
- *rental values;*
- *yield;*
- *shoppers' habits and preferences.*

This should be followed by an assessment of the impact of the quality factors - including the offer or range of goods provided by the retail development - on the vitality of the town centre including the levels of choice available to the consumer.

9.22 The Council has undertaken retail studies of Louth and Skegness in 1994 and the whole of the District in 1999 and, whilst these may provide guidance, more up-to-date information is likely to be necessary for a reliable impact assessment. Much useful information can be obtained through a (telephone) survey of shoppers on a post code basis within the catchment area.

9.23 Before applying the vitality and viability test of criterion 2), the Council will need to be satisfied that there are no other suitable sites available and developable within or on the edge of the town centre. This "sequential test" is to make sure that town centre sites are given the first chance to provide for an extension to the range and choice of shopping services before an out-of-town-centre option is considered.

9.27 The 'sequential test' and vitality/viability test are equally applicable to proposals for both comparison and convenience goods stores. Comparison shopping is the mainstay of town centres and so, only in exceptional circumstances would it be allowed outside a town centre. Only those stores which require large areas of floorspace which cannot be found in town centres would be considered under this policy

The Sequential Test

9.24 *Because a potential redevelopment site is not on the market or has not been assembled ready for redevelopment does not necessarily mean that the site cannot be made available for development.*

9.25 *To dismiss potential sites from the sequential test the Council must be convinced that there is little or no likelihood of them being made available in the Plan period. Potential barriers to availability could include:-*

- *multiple ownership*
- *absentee ownership*
- *long-established uses on site*
- *contaminated sites*

The applicant must show that these are not merely temporary barriers but that they cannot reasonably be overcome. To this end, the Council may require, for instance:-

- *evidence of negotiations between the applicant and the landowner.*
- *written confirmation by the landowner that the site will not be offered for sale.*
- *evidence of negotiations by the applicant to purchase the site from the landowner at a price which reflects its potential redevelopment value.*
- *evidence that contamination cannot be removed from the site or satisfactorily contained.*

9.26 *Those sites allocated in the Plan for redevelopment (including retail use) will have been deemed generally 'suitable' for development. But, they may not be suitable for the particular type or scale of development being proposed. All development must be capable of satisfying the normal development control criteria relating to amenity, access, parking and traffic circulation as well as other relevant Local Plan Policies.*

Policy S4 Loss of Shops

Within the defined protected shopping frontages in the town centres, the Council will not permit new development or a change of use which results in the loss of a shopping use.

9.28 An accumulation of uses other than (A1) shopping within the primary shopping frontages of most town centres in East Lindsey would, because of their scale, adversely affect the vitality and character of the town centre as a whole.

9.29 Areas have been defined in each town centre where the unbroken continuity of shops is particularly important in maintaining the shopping character and attractiveness of the centre to shoppers. Opportunities for financial service and other office uses can nevertheless be accommodated elsewhere in the town centre.

9.30 Only where special advantages could accrue to the vitality or viability of the town centre as a direct result of such a change from a shopping use would an exception to the policy be considered.

9.31 Such a change to the character of the shop frontage is likely to be long term, if not permanent, and the Council must be convinced, therefore, that any benefits to the shopping centre will be similarly long term.

Policy S5 Retailing from Industrial Estates or Premises

Retailing will not be permitted on industrial estates or from industrial or warehousing premises unless:

- a) it is ancillary to the main industrial or warehouse use; or**
- b) by its nature, it is not appropriate in any other location;**

and, in all cases:

- 1) it does not involve the sale of food or drink other than in connection with a café or other facility serving the industrial estate only;**
- 2) it does not harm the viability or vitality of any town centre.**

9.32 The Council does not want to lose industrial land to other uses. The Plan aims to concentrate manufacturing and associated activity on the defined industrial estates. That use is not considered to be compatible with commercial activities and the associated traffic it generates. The provision of major retail warehouses is considered to be more appropriately met at sub-regional level. However, where suitable buildings become available within the defined town boundaries and requirements for car parking access can be met and where there is no loss of amenity to local residents, applications for small retail warehouses serving the local area will be judged on their merits.

9.33 A convenience retail store may exceptionally be permitted on existing industrial land or industrially allocated land in Louth only if it complies with the requirements of policy S3 and with other policies of the Plan.

Policy S6 Neighbourhood Shops

Outside the defined town centres, additional small neighbourhood shops will be permitted provided that they:

- a) serve a local need;**
- b) do not harm the amenities of the surrounding residential area;**
- c) provide off street car parking.**

9.34 Particular attention will be given to provision of neighbourhood shopping facilities in the towns of Louth and Skegness.

9.35 Small neighbourhood shops, providing easy access to consumer goods, have a valuable role in peripheral areas and can ease pressure on town centres. Their purpose is to serve the needs of the immediate locality and the scale of any proposals should reflect that role. *Larger proposals or specialist goods shops which would attract customers from beyond the neighbourhood are, more appropriately, located in a town centre and will not normally be permitted under this policy.* Because they act as a focus for local activity, they should be located to minimise their impact on the surrounding area and are best suited to main thoroughfares where extra traffic can be more easily dealt with.

Policy S7 Village Shops

In villages the provision of shops at a locally appropriate scale will normally be permitted. Proposals should be located and designed to ensure that they do not damage local amenities or detract from the character of their setting. Car parking spaces shall be provided where appropriate.

9.36 In the village settlements, the Plan aims to establish a range of facilities appropriate to meet local needs, e.g. shopping and community provision. Proposals for local shops which can meet that need and do not detract from a settlement's quality by reason of excessive traffic generation, hours of operation or loss of amenity to adjacent property, will be supported.

9.37 The Council aims to protect village shops which are essential to the local community by measures included particularly in Policies S3 and CF1 of this Plan. Business rate relief may also be available in key cases.

Policy S8 Shops in the Countryside

A retail use will be permitted in the countryside where it consists of :-

- a) a small scale retail outlet directly related, and ancillary, to a permitted rural activity such as a craft workshop, petrol filling station, visitor or recreational facility and particularly where it makes use of an existing building on site;*
- b) a farm shop provided only existing buildings are used and only produce from within the locality is offered for sale; or*
- c) a garden centre or nursery and only where:*
 - i) it adjoins or is close to a town or main village;*
 - ii) it has easy access to a main road;*
 - iii) any sales are directly related to the primary function of the premises as a garden centre or nursery and do not create a separate Class A1 or A3 use;*
 - iv) a detailed landscaping scheme is submitted which shows how the garden centre integrates unobtrusively in its setting;*

and, provided also in every case :-

- 1) the viability of essential shopping facilities in nearby villages is not seriously harmed,*
- 2) no traffic or amenity problems arise, and*
- 3) the nature, scale of operations and on-site advertising can be controlled by planning condition or legal agreement.*

9.38 Shopping activity in the countryside outside settlements is generally to be discouraged as it is contrary to the strategic shopping policies of the County Structure Plan. Also, it will encourage more traffic in the countryside, and harm its character and the amenities of those who live in, work in and visit the countryside.

9.39 Small scale activities connected with existing rural activities may well operate without any noticeable impact, especially where they make use of existing buildings. In the case of farm shops, the term "locality" is taken to refer to an area within a five miles radius although some allowance may be made in the case of fragmented farmholdings.

9.40 Commercial garden centres require large areas of land, both for raising plants and the display of goods for sale. The Council accepts that they cannot easily fit within a settlement but Policy S8 is intended to make sure that, if allowed in the countryside, they do not cause problems there.

It is important that Garden Centres do not become the nuclei for inappropriate uses in the countryside and therefore, the Council will restrict the activities and operations on the site through planning conditions or a Planning

Policy S9 Hot Food Takeaway Premises

Development of hot food takeaway premises, *public houses and restaurants* will not be permitted where:

- a) they would cause pedestrian and vehicular conflict; or**
- b) there is inadequate on- or off-street parking; or**
- c) nearby residential amenities may be harmed because of traffic, noise or odours; or**
- d) the environmental character or appearance of the area would be harmed.**

9.41 By their nature, hot food takeaway premises, *public houses and restaurants* pose potential nuisance problems for their immediate surroundings. Often relying on passing or one-stop traffic it is important that nearby parking is provided which does not cause any local traffic dangers. Potential nuisance from smells, litter and late night activity will be considered carefully when such a use is proposed close to a residential area.

9.42 *Planning conditions - where they are appropriate - will be attached to a planning permission to :-*

- i) restrict the hours of operation;*
- ii) restrict ancillary activities such as the use of amusement machines;*
- iii) require car and cycle parking provision; and*
- iv) require the provision of means to control litter.*

Policy S10 Outdoor Markets

The use of land for the operation of outdoor markets (including carboot sales) for more than fourteen days per year will be permitted only where :-

- a) the site is within or alongside a town or a main village;*
- b) it can be shown that the proposal will not harm the viability or vitality of any nearby shopping centre;*
- c) the character or general amenities of the area will not be harmed; and*
- d) local traffic and parking problems will not be made worse.*

9.43 Outdoor markets can add to the holiday character of an area or to the vitality of a shopping centre. But, they can also cause traffic problems, nuisance, unsightliness and upset the shopping hierarchy. Where bye-laws permit and where permitted development rights do not apply, the Council will generally favour proposals for outdoor markets in the larger settlements in line with policy criteria and will oppose them elsewhere. Indoor markets will be treated as a shop premises and policies will be applied accordingly.

DELETED POLICY

Chapter 10

SPORT AND RECREATION

The Policies of this Chapter have been drawn up to satisfy the following objectives:-

- to protect, improve and ensure the provision of community recreation facilities, both private and public;
- to make fullest use of existing sport and recreation facilities;
- to encourage and enable a greater public involvement in formal and informal recreation activities;
- to ensure that recreation opportunities are more equally provided throughout the District;
- to cater particularly for the recreational needs of disadvantaged people;
- to improve access to the countryside and allow the quiet enjoyment of the countryside;
- to protect amenity and recreational open spaces in and around settlements;
- to encourage and, where necessary, require the provision of further amenity and recreational open space in new development and elsewhere.

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SPORT AND RECREATION

10.1 *In PPG17 - (Sport and Recreation) the Government recognises the importance of sport and recreational facilities. It acknowledges that they have major land-use implications, and stresses the value of participation to individual health, and as a promoter of civic pride. It also anticipates that the pressures for sport and recreational activities will continue to grow.*

10.2 *Local Plans are therefore required to ensure that adequate land and water resources are allocated both for organised sport and informal recreation and, to resist the loss of open space to development. The PPG says that Local Plans should aim to:-*

- *assess local needs for recreational facilities;*
- *identify deficiencies in the provision of public open space;*
- *encourage the development of suitable sites and types of site for additional sport and recreation and open space provision;*
- *ensure that provision is properly co-ordinated with other forms of development and land-use policies; and*
- *protect open spaces and other land with recreational or amenity value.*

In summary, they should form the basis for recreation strategies.

10.3 *Therefore, Chapter 10 aims to provide guidance for the development of Sport and Recreational facilities appropriate to the character of the District. The key aspects are identified as:-*

- *the dispersed rural population and access issues;*
- *the coastal strip and tourism related activities;*
- *the Lincolnshire Wolds Area of Outstanding Natural Beauty and other sensitive areas, riverine areas and other large bodies of water;*
- *the wider countryside and informal recreation activities.*
- *the essential link between sport and recreation and the social and economic health of rural communities.*

10.4 *The Council has laid down the following 8 objectives to guide the policies for recreation and leisure:-*

- *to protect, improve and ensure the provision of community recreation facilities, both private and public;*
- *to make fullest use of existing sport and recreation facilities;*
- *to encourage and enable a greater public involvement in formal and informal recreation activities;*
- *to ensure that recreation opportunities are more equally provided throughout the District;*
- *to cater particularly for the recreational needs of disadvantaged people;*
- *to improve access to the countryside and allow the quiet enjoyment of the countryside;*
- *to protect amenity and recreational open spaces in and around settlements;*
- *to encourage and, where necessary, require the provision of further amenity and recreational open space in new development and elsewhere.*

Policy REC1 Sport and Recreation Strategy

Development of land for sport or recreational use will normally be permitted where it consolidates or expands:

- a) *large scale, formal sports facilities in or around the towns to serve the main centres and their catchments;*
- b) *sport and recreation facilities in or around the towns and main villages to serve the local community;*
- c) *recreational and amenity space within residential areas of the main villages and medium sized villages;*

Development of sport or recreation uses will not normally be permitted in the open countryside or where it impinges on the quiet enjoyment of the countryside.

10.5 Policy REC1 establishes a hierarchy of levels of sport and recreation facilities according to the size of their catchment area, their scale of operations and their degree of formality. Clearly the recreational needs and opportunities will differ between the larger towns and the smaller villages, and between the more urban locations and the countryside. Proposals will be judged against this broad strategy although other policies in this Chapter go on to provide specific criteria to allow for local factors to be taken into account.

10.6 Although current levels of many of the community sport and recreation facilities may appear adequate at the present, the District is anticipating growth and population increase over the Plan period. Also, they are often not within easy reach of people living in the dispersed rural communities of East Lindsey. The Local Plan aims to safeguard existing sites and identify potential new areas. Whilst the private sector may meet demand for the more lucrative activities, a market led strategy squeezes out or does not provide for the more disadvantaged groups. This would include people on low wages, children and people without transport as well as those people with physical disabilities.

10.7 The Council will not normally allow the development of sport and recreation facilities away from settlements, in the open countryside. Such development would be contrary to the Plan's objective of making sport and recreation facilities accessible to all sectors of the community and would also be contrary to the national need to protect the countryside for its own sake.

10.8 The preparation of a recreational strategy to better address future needs would give a framework for the Council's own direct provision and grant schemes. So, a survey of recreational provision needs to be sufficiently detailed to show whether existing facilities are operating at capacity or whether club membership lists are full or whether club membership is attainable for disadvantaged groups, or whether public access times are so limited as to be ineffective. Community sport and recreation provision cannot be effectively targeted without an overall district strategy. The Council will prepare a comprehensive sport and recreation strategy to improve and increase provision in line with Policy REC1 and particularly for disabled and otherwise disadvantaged groups of people.

Policy REC2 Main Sport and Formal Recreation

Land in the towns and main villages is protected or allocated for sport or formal recreation use as shown on the Inset Maps. Development will normally be permitted on these sites if:

- a) it is of a community recreational nature which serves, and is generally available to, local people and visitors, including disadvantaged people; and**
- b) it does not harm the amenities of nearby residential areas because of its nature, scale, density, layout, appearance, lighting, noise or traffic generation.**

10.9 The comprehensive recreation strategy referred to in policy REC1 shall identify the differing roles that sport and recreational facilities are expected to fulfil within the hierarchy of settlements. Policies REC2, REC3 and REC4 explain how existing formal and informal recreation facilities shall be retained according to the needs of the local area and also how new facilities can be provided.

10.10 In identifying and protecting the primary and most accessible existing community recreation areas, the Council recognises the particular importance of them to the general health and welfare of the local community. The Council will therefore not permit the loss of key sites. As a land use few community sport and leisure activities can compete with alternative, more profitable land uses. The Government, in PPG17 (Sport and Recreation) requires that Local Plans protect open space and other land with recreational or amenity value. In particular, it draws attention to the need to protect the long-term community need for recreation space by retaining playing fields and recreation grounds. This includes those in Local Authority ownership which may not be required for their original purpose but may be able to meet the growing need for recreational land in the wider community.

10.11 Policies REC2, REC3 and REC4 are not intended to constrain the necessary expansion, improvement or re-building of community facilities - including schools - which already exist on the site.

Policy REC3 Loss of Main Sport and Formal Recreation Facilities

Development which results in the loss of land for sport including playing fields, or recreational provision will not normally be permitted unless:

- a) development of part of the site would result in the retention or enhancement of community sport or recreation use of the remainder of the site; or**
 - b) an equivalent area of land in terms of size and accessibility is provided elsewhere within the same catchment area for community sport or recreation use; or**
 - c) there is shown to be an excess of available land for sport or recreation within the local catchment area.**
-

10.12 Policy REC3 aims to protect community recreation provision. The decline of any particular recreational pursuit is not seen as sufficient justification for the loss of the recreational use of a site. Instead, the Council would expect to see upgrading, re-structuring or redevelopment to meet new needs and expectations for recreational facilities. A fully fledged Sport and Recreation Strategy will form the background for assessing current and anticipated levels of need including an assessment of the role of school playing fields.

10.13 Exceptionally, the development of existing sites may be permitted where the developer is able to provide suitable, equitable recreational space elsewhere. Section 106 Agreements or other suitable unilateral undertakings will be required to secure replacement recreational space.

Policy REC4 Local and Informal Recreation

Within housing areas in towns and main villages and within the medium sized villages, sites are protected or allocated for informal or local recreational use as shown on the Inset Maps.

Development on these sites for any other use will not normally be permitted unless an equivalent site in terms of size, safety and accessibility is provided elsewhere within the locality.

Elsewhere, development of a local sport or recreational facility will normally be permitted in or alongside a settlement provided that it is of an appropriate scale for the settlement and does not harm the amenities of nearby residents.

10.14 In view of the growth policy of the Structure and Local Plans, it is expected that needs and levels of demand for recreational space and facilities will increase, particularly in the main centres of population. New areas are identified on the proposals inset maps which are considered most suitable and accessible. Elsewhere, new recreation projects which clearly benefit the local communities shall be encouraged wherever they can meet the criteria of policy REC4. The District Council may assist new community projects through its grants system, particularly where developments provide for the disadvantaged.

Policy REC5 Recreation Facilities with New Development

Development of residential or employment uses which create or significantly add to a concentration of people in a location lacking in accessible informal recreational facilities will be permitted provided the development proposals include:

- a) provision of local recreational or amenity areas either on or off site; or**
- b) a contribution being made to nearby sport and recreation or open space provision.**

10.15 The Council is committed to providing a growth policy which enables an acceleration of new housing and economic development initiatives over the next 10 years. This, in turn, will lead to the need for extra community facilities, including local sport and recreation.

10.16 Development should take place in a way which benefits the whole community. It is only reasonable that development which is enabled by the Council's growth policy should, in some part at least, provide for the community sport and recreational needs which it helps to generate.

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10.17 For non-residential proposals the Council will take account of the nature of the proposed development, its location, surrounding uses, number of likely employees on site, existing or potential informal recreation space in the vicinity and any loss of such space resulting from the development.

Policy REC6 Local Country Parks

Alongside the towns of Alford, Horncastle, Louth and Spilsby, areas are identified on the Inset Maps as suitable for informal public recreational use.

Development which would prejudice the quiet enjoyment of these areas will not normally be permitted.

10.18 Areas have been identified next to the inland towns which could be developed as local country parks serving the local communities. Whilst the seaside is readily available to the residents of the coastal towns, the inland towns are generally devoid of substantial and accessible informal recreation and leisure areas.

10.19 Small country parks can provide a range of leisure facilities within easy reach of town dwellers. As well as satisfying a growing need, they can take pressure off the open countryside as a recreation facility and also reduce the number of car journeys through country lanes. For example, Tattershall Leisure Park is readily accessible to Coningsby and Tattershall residents, even though it serves a much wider catchment.

10.20 The Council will encourage landowners, town councils and local organisations to set up informal recreation facilities such as footpaths, picnic areas, trails and environmental education facilities with appropriate planting and landscaping.

10.21 There is no compulsion on landowners to release or develop their land for such uses. Policy REC6 identifies the opportunity for longer term informal recreation facilities and aims to prevent future development from spoiling the potential of the land for such use.

Policy REC7 Access to the Countryside

Small scale visitor parking or picnic areas will normally be permitted where they:

- a) are alongside a strategic road; or**
- b) are alongside a recreational footpath or definitive right of way; or**
- d) are within a river corridor or relate to an existing visitor attraction.**

10.22 The Council is keen to improve access to the countryside by permitting greater means of access to the countryside. There may be cases where visitor parking and picnic areas are provided by private landowners. In such cases, policy REC7 is aimed more at those facilities which may be proposed as part of private visitor attractions. The Council will weigh such proposals against the aims of improving access to the countryside and protecting the appearance and character of the countryside.

Policy REC8 Quiet Enjoyment of the Countryside

Development will not normally be permitted which would prejudice the public enjoyment of definitive rights of way, recreational footpaths, recreational river corridors, picnic sites or view points because of its nature, scale, height or massing, siting, appearance, noise, smell or traffic generation.

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10.23 The Council will support the creation, preservation and promotion of recreational footpaths, including those shown on the map of the Wolds Countryside Management Project. The Council will support the achievement of access or management agreements with landowners through the statutory designation procedures. The County and District Councils will continue their continuing programme of defining, promoting and publicising countryside recreation, interpretation and appreciation especially in the Wolds and other scenic parts of the countryside. Examples include the Viking Way, local circular footpaths, scenic car routes and view points. Some have emerged from the Wolds Countryside Management Project. Others include the River Witham corridor, Louth Navigation and the Horncastle Canals. The quiet enjoyment of such waterways for boating or fishing is an integral part of countryside leisure.

10.24 Any new recreational routes proposed in the Plan shall be a material consideration when deciding development proposals which might affect them, but the weight given to them will depend upon how near they are to being implemented.

10.25 These resources would be wasted if poorly designed or inappropriate developments were allowed in exposed locations on or near recreational routes. Where development is permitted which requires the diversion of a footpath, it shall be routed along a separate, specially designed pathway and not along site access roads. Provision of small scale visitor parking is essential if roadside verges, agricultural access and local amenities are to be protected.

Policy REC9 Countryside Recreation: Outdoor

Development for outdoor sport or recreation uses will be permitted in the countryside if:

- a) it is essential in a countryside location by reason of its extensive land requirements; or its water based nature; or its noise generation; or its use of an opportunity which cannot be realised within the towns or the main or medium sized villages; and**
 - b) it does not materially harm the amenities of nearby residential areas or the general character of the locality because of its nature, scale, density, layout, appearance, noise, lighting or traffic generation; and**
 - c) its facilities are accessible to the public, including disadvantaged people;**
- and**
- d) it is integrated within a landscaping scheme which is sensitive to, and positively contributes towards, the landscape of the locality.**

10.26 The Government, in PPG17 (Sport and Recreation) stresses that sport and recreation facilities in the countryside should be appropriate and in harmony with it. Proposals should be weighed against their impact on the amenities of local communities, the needs of agriculture and forestry, and the important characteristics of the countryside. PPG7 (The Countryside and the Rural Economy) stresses, too that the countryside should be protected for its own sake.

10.27 At the same time the Government is advocating, through PPG7 and PPG17, a broadening of the rural economy and diversification of agriculture such as under its Farm and Conservation Grant Scheme which supports the alternative use of agricultural land and buildings for sport and recreation. There is clearly a balance to be found and policies REC9 and REC10 aim to make sure that recreation proposals in the countryside are weighed against the most appropriate local environmental and amenity factors. The guiding principal in the countryside, as stated in PPG7, is that development should benefit the rural economy and maintain or enhance the environment.

Policy REC10 Countryside Recreation: Indoor

In the countryside, development of indoor sport and recreation facilities or other built development associated with recreational uses will be permitted if:

- a) it makes use of an existing building; or**
- b) it can be shown to be functionally essential to the operation of an outdoor recreational use;**

and, in every case:

- 1) new buildings are sited next to existing buildings or otherwise visually form an integral part of the overall development; and**
- 2) it does not materially harm the general character of the area because of its nature, scale, siting, layout, appearance, noise, lighting or traffic generation; and**
- 3) it is integrated within a landscaping scheme.**

10.28 In making exceptions to the countryside protection policies for some recreation activities, the Council does not wish to see this as a loophole for new buildings and structures in the open countryside and thus prejudice its Countryside and Environment Policies. Therefore, Policy REC10 aims to control built development in association with recreation uses, to obtain a higher quality development and minimise its impact on the environment and local infrastructure.

Policy REC11 Noisy Sports

The development of noisy sport or recreation uses, particularly involving the use of motorised vehicles or firearms, will not be permitted within the Coastal Conservation Areas, the Wolds AONB, or within or adjacent to nature reserves or other important sites of wildlife habitat or nature interest unless where, in exceptional circumstances:

- a) it is essential to be in that location and cannot be located elsewhere; and**
- b) it can be developed so that the character, appearance and quiet enjoyment of the locality remains unharmed; and**
- c) the nature conservation importance of the site would remain essentially unaffected.**

Elsewhere, such a use will be permitted provided:

- 1) it is adjacent to existing, higher than normal noise generating uses and does not raise the ambient noise levels; or
- 2) it is located where existing topography or landscape forms an effective noise barrier; or
- 3) noise attenuation measures are incorporated to reduce ambient noise levels to an acceptable level; and
- 4) it does not harm the residential amenities of the area.

In all cases, conditions will be attached to any planning permission - or a planning obligation entered into - to ensure that no successive alteration to the development will cause a noise problem.

10.29 Certain types of sporting or leisure pursuits have particular planning implications, mainly by reason of noise generation, for e.g. motorcross, powerboats, microlites, pistol/rifle ranges and clay pigeon shooting. Therefore a specific policy is needed for their adequate control. Even within the terms of Policy REC11, the Council will take greatest account of local conditions and circumstances and relate them to the specific type of activity being proposed. Local amenities, both of residents and of the area generally will be of paramount importance.

10.29 The Council will seek advice from relevant sports governing bodies as well as requiring the Applicant to provide evidence, through a site appraisal, that the proposal will not harm the environment or general amenities of the area.

Policy REC12 Planning Conditions for Noisy Sports

Conditions will normally be attached to planning permissions for noisy sport or recreation uses to ensure that:

- a) all available safety and sound proofing measures appropriate to the activity are incorporated in the proposal so that, at 800 metres distant, sound levels are no greater than background noise levels expected in the locality; and
- b) its hours of operation can be controlled.

DELETED POLICY

Policy REC13 Golf Courses

The development of land for a golf course will be permitted if:

- a) it does not materially harm the appearance and character of the area or any on-site natural features of interest or nature conservation importance; and**
- b) it lies outside the Area of Outstanding Natural Beauty; and**
- c) it generally occupies lower grade agricultural land; and**
- d) it is close to a town; and**
- e) it has easy access to a main road; and**
- f) no incompatible infill or waste materials are imported into the site for use in the laying out of the golf course; and**
- g) all existing public rights of way are retained; and**
- h) car parking is provided within an integrated landscaping scheme.**

10.31 Golf courses have recently become a popular proposition for landowners wishing to diversify from farming. They are very expensive to set up and it is clear that many proposals, even with planning permission, will never be developed. For this reason, the Council will not refuse applications for new golf courses solely on the grounds of over provision.

10.31 They use up large areas of land. Between 150 and 200 acres of agricultural land can be taken out of production. Even with the growing acceptance of diversification, it is important that East Lindsey maintains its role as a primary food producer. The Council does not want to see the loss of higher grade agricultural land, and therefore, will generally only consider golf course proposals on land of grade 3B or lesser status.

10.32 Golf courses serve principally urban populations and should be sited as close to urban areas as possible where they avoid introducing a widescale formal recreation use into the open countryside. A golf course in the AONB would act against the basic aim of the AONB status to allow for the quiet enjoyment of the countryside and would, therefore, be inappropriate there. The Council also agrees with the Countryside Commission's view that they would introduce an unacceptably "manicured" landscape appearance into a rural area.

10.33 It is important that new golf courses do not import waste materials or other materials from elsewhere which do not occur locally. Not only would this create unnatural landforms in the landscape and introduce alien and potentially noxious species of plants but it would also make any eventual restoration of the land to agricultural use more difficult to achieve.

10.34 Sports Council research shows that the success of many golf courses depends upon companion development such as hotels, chalets, conference centres and the like. Whilst golf courses may sometimes fit into a rural landscape, built development poses much greater problems. The Council will strongly resist any such proposals which conflict with other policies of the Plan, particularly policy DC1.

Policy REC14 Commercial Horse Riding Facilities

Development of commercial horse riding facilities will normally be permitted where:-

- a) it uses existing buildings or, where new buildings are proposed, they are sited next to existing buildings or otherwise visually form an integrated part of the overall development; and*
- b) it is accompanied by an integrated landscaping scheme and boundary treatment incorporates Lincolnshire post and rail fencing, deciduous hedge or brick walling; and*
- c) accessible and adequate off road trails are available in the form of bridleways or private agreements; and*
- d) it does not materially harm the amenities of the nearby area by reason of noise, smell, traffic generation or visual intrusion; and*
- e) where no stable can be provided, a minimum of 1 acre (0.4 hectare) of grazing land per horse or pony is available.*

10.35 Already, there is a great interest in the District for equestrian activities. The District's strong agricultural heritage, the opportunities for alternative uses of agricultural land and a growing awareness of leisure and tourism potential points towards a future increase in popularity of such activities.

10.36 It is important both in the interests of animal welfare and of protecting the countryside from overgrazing that sufficient grazing land is provided. *The British Horse Society recommends that where no stabling can be provided, between 1 and 2 acres (0.4 – 0.8 hectares) of pasture can provide grazing for a single horse through the summer months.*

10.37 All buildings should be designed to fit in with their surroundings. Preferably older buildings on site should be re-used. New buildings should be integrated with the existing and new landscaping and materials and colours carefully chosen to reflect local tradition.

Chapter 11

COMMUNITY FACILITIES

The Policies of this Chapter have been drawn up to satisfy the following objectives:-

- to maintain the level of community facilities in all settlements and encourage the provision of more;
- to encourage new development to make appropriate provision for local community needs;
- to support existing community facilities by the appropriate location of new development proposals;
- to make community facilities more available and accessible to everyone, including disadvantaged people.

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COMMUNITY FACILITIES

11.1 *The definition of settlements in the Local Plan hierarchy into towns, main, medium and small villages is in part a reflection of the range of community facilities they provide. Many fall short of the description in PPG7, of a 'living' community which have a mix of social types, and a range of employment, housing tenure types and community facilities available.*

11.2 *Consequently, many communities look to the towns and larger villages for their needs and the Plan accepts that it is unrealistic to expect every small village to have all the permanent facilities of larger settlements. But, where they exist the provision of local services and facilities are vital to the continued well being or revival of the Districts smaller villages, and it seeks to retain the facilities it considers important to community life. Facilities which act as a focal point and draw locals together in leisure activities, socially or as part of a regular or daily routine play their part in different ways. Village schools, shops/Post Offices, pubs, village halls and recreation areas are all important.*

11.3 *To bring or maintain the maximum level of facilities possible to as many people as possible the Chapter will be guided by the following objectives:*

- to maintain the level of community facilities in all settlements and encourage the provision of more;
- to encourage new development to make appropriate provision for local community needs;
- to support existing community facilities by the appropriate location of new development proposals;
- to make community facilities more available and accessible to everyone, including disadvantaged people.

Policy CF1 Key Community and Social Facilities

The development of new, local community social, arts and cultural facilities at an appropriate scale will normally be permitted within or alongside all settlements named in policies H1, H2 and H3 provided access, parking, landscaping and amenity criteria can be satisfied.

DELETED POLICY

11.4 *Facilities such as village halls, pubs/recreation areas, allotments, creches, shops and public houses provide an important focal point for community activities. Applications which propose to improve facilities in or alongside the villages named in the Local Plan, and which are appropriate in terms of their scale will be favourably considered. Access, design, parking, landscape and amenity issues will be subject to normal consideration.*

11.5 *New facilities often require lengthy fund raising periods - even when being funded by statutory authorities. It is important, therefore, that schemes are shown to be needed and viable in the long term to establish the confidence necessary for budget or funding commitment. The District Council could help in this respect by co-ordinating a district wide strategy for community facilities which establishes areas of need, opportunity and priority*

11.6 *The District Council will assist voluntary groups and local organisations to secure sites for community use by offering advice and grants where appropriate. Much work is being done by the Countryside Agency and the Rural Community Council in identifying needs and projects, aimed at disadvantaged groups, which are progressed by the voluntary sector or partnership schemes.*

11.7 With a growing and higher than average number of elderly people in the District, there is set to be further need for land for cemeteries and for a district crematorium. However, as this is a particular and specialised land use, the Council will consider proposals and their site implications against all relevant policies of the Plan when the need arises.

Policy CF2 - Loss of Key Community and Social Facilities

Development which involves the loss of a community or social facility considered important to the community will not be permitted unless :-

- a) the continued use of the facility has been shown not to be necessary in the long term; or**
- b) in the case of a business it has been shown not to be viable in the long term and that it cannot be sold as 'a going concern'; or**
- c) an accessible, replacement facility is provided elsewhere in the vicinity**

11.8 All the facilities identified in paragraph 11.4 contribute significantly to the social, economic and recreational wellbeing of rural communities which, because of their relative isolation and small size, are otherwise poorly served by what urban dwellers take to be essential services. Only in exceptional circumstances - where they are shown to be no longer required - would the Council agree to their loss. Any such facility should be advertised, inviting only community or social use, for a minimum of six months before being released for other uses.

11.9 Community uses can rarely compete with more lucrative uses for premises, yet their presence, alongside other main services, in towns and villages is essential to a development strategy which is based on the promotion of service centres. Therefore, the Council will resist the loss of key sites. In the case of County Council owned land and buildings, the Council will, through consultation procedures, object to the loss of community use sites to alternative development.

11.10 Schools in particular, provide a valuable community facility over and above their educational function. As a daily meeting place and generator of local groups and social activities, village schools are unmatched by any other village facility. Their loss would represent far more than the loss of children's education facilities. Other policies in the Plan aim to restore jobs, family housing and other community facilities in the villages. The loss of a school can have a detrimental effect on work to revitalise communities. Economic viability should not be the only measure of their worth and every attempt should be made to retain them.

Policy CF3 Private Care and Service Facilities

The development of private care and educational facilities will normally be permitted in the towns and main villages.

Planning permission will not be granted for proposals which:-

- a) do not have easy access to relevant services or catchment area;*
- b) generate excessive vehicle journeys;*
- c) harm the general amenities of the locality by reason of siting, scale, layout, appearance, noise or traffic generation.*

DELETED POLICY

11.12 Lack of adequate services can mean that potential employees - particularly in the rapidly expanding service sector - are kept out of the labour market. This harms both the individual and the East Lindsey economy. Creches, day nurseries, private schools, nursing homes, day care centres, etc. all provide a social and economic benefit and need to be provided for. But each has its own particular land use and planning requirements and implications. The Council will be guided by the appropriate specialist service agencies when judging the suitability of premises, including the provision of amenity space.

11.13 Although development for residential homes is usually for the elderly and may involve nursing care, this policy equally applies to homes for other sections of the community. With an ageing population structure nationally, and the District having a high proportion in the upper age groups, the demand and need for residential homes is likely to continue.

11.14 In line with PPG21 (Tourism) the Council will resist those proposals which result in the loss of holiday accommodation, because this would dilute its policy of tourism promotion. A wide range of holiday accommodation, including large traditional hotels, is essential to the tourism strategy. Any Developer proposing the change of use of large hotel premises, particularly identified in holiday areas at Skegness, Mablethorpe, Sutton and Trusthorpe, and in Woodhall Spa, to residential or rest homes will be required to comply with Policy T10 in Chapter 7.

Policy CF4 Extensions to Residential Homes

Extensions to, or development in association with, existing residential homes will be permitted provided:

- a) it is essential to the function of the residential home; and**
- b) it does not result in a loss of essential amenity open space or harm the general appearance or character of the locality by reason of siting, scale, layout, appearance, noise or traffic generation; and**
- c) landscaping is integrated into the proposed design; and**
- d) it is located close to existing services and facilities, including public transport and health services.**

DELETED POLICY

Chapter 12

TRANSPORT

The Policies of this Chapter have been drawn up to satisfy the following objectives:-

- to encourage greater use of public transport, cycling and walking and to reduce the need for car journeys;
- to cater effectively for the transport needs of disadvantaged people including those without cars;
- to aim for a safer environment for pedestrians and cyclists;
- to ensure that traffic-related proposals do not harm the environment or the amenities of the communities;
- to encourage a high standard of safe and visually acceptable road layout design within new development
- to provide adequate car parking provision where it is most needed and does not conflict with other objectives and policies of the Plan.
- to promote efficiency in the transport needs of local services and businesses.

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TRANSPORT

12.1 *The relationship between land use and transport planning has taken on a new significance as the pressure to protect the environment and promote sustainable development increases. Accordingly, the Local Plan has a role in setting out policies to control the location of new development with the aims of reducing reliance on the car, through promoting acceptable alternatives, by reducing trip generation and reducing local traffic.*

12.2 *The context for this approach builds on the Planning Policy Guidance notes - PPG7 The Countryside - Environmental Quality, Economic and Social Developments, and PPG13 - Transport. Using those principles, the strategic road network and the settlement hierarchy of Chapter 2 it will provide a framework for sustainable decision making which takes account of the needs of a sustainable local economy whilst protecting the environment.*

12.3 *The issues which are most significant in influencing the relationship between land use and transport planning in the District are:-*

- i) the County Council's strategic road network consisting of the A16 Trunk and all other A roads in the District along with the B1192 south of Coningsby;*
- ii) the towns as the focus of employment, retailing, commercial and social activity drawing traffic from their catchment areas and beyond;*
- iii) the concentration of new housing on the periphery of the larger settlements with historic cores which are unsuited to heavy traffic;*
- iv) the role of Skegness/Ingoldmells and Mablethorpe as major tourism centres which are dependent on car borne visitors;*
- v) the development of commuter based communities, such as Holton le Clay, North Thoresby and Sibsey.*

12.4 *There are two main aspects to be considered:- firstly, the inter-urban movements - the journeys between settlements and/or through the District; secondly, the resultant demand for space for car parking. It is this latter which is probably the most significant in terms of its impact on our environment.*

12.5 *The Council will consider the land use implications of the County Strategic Road Network and will support its development through the Local Transport Plan process which promotes and prioritises the County Council's road and traffic management schemes and transport package bids. The focus of this Chapter will however be to satisfy the following objectives with their twin underlying aims of sustainability and safety:-*

- to encourage greater use of public transport, cycling and walking and to reduce the need for car journeys;*
- to cater effectively for the transport needs of disadvantaged people including those without cars;*
- to aim for a safer environment for pedestrians and cyclists;*
- to ensure that traffic related proposals do not harm the environment or the amenities of the communities;*
- to encourage a high standard of safe and visually acceptable road layout design within new development;*
- to provide adequate car parking provision where it is most needed and does not conflict with other objectives and policies of the Plan;*
- to promote efficiency in the transport needs of local services and businesses.*

Policy TR1 Department of Transport Schemes

Development will not normally be permitted on land affected by the A16 by-pass schemes proposed at Fotherby and Partney.

12.6 These Department of Transport schemes along the A16 in East Lindsey - the A16 - are at various stages in the development process, from route identification to awaiting results of a Public Local Inquiry. It is anticipated that the preferred route may be announced and Draft Orders made for these schemes within the Local Plan period. Therefore, Policy TR1 confirms that the District Council will consult the Department of Transport and, when directed by the Department, refuse development where it may prejudice the effective implementation of the schemes.

Policy TR2 County Highway Authority Schemes

Development will not be permitted on land affected by the major road scheme proposed at Burgh le Marsh if it prejudices the construction of that scheme.

12.7 The District Council can formally protect the County Highway Authority road improvement schemes through its Local Plan policies (which do so provided that there is a commitment to their completion and a resolution has been agreed, usually following a Public Local Inquiry. Councils should be aware that a change of circumstances might result.

Future Road Improvement Schemes

12.8 The District Council considers the following main road improvements schemes to be essential for the success of the future development of the District:-

A158

- a) General improvements to width, alignment etc. along its entire length from Lincoln to Skegness;
- b) Burgh le Marsh by-pass;
- c) Partney by-pass;
- d) East Keal by-pass.

A157

- a) General improvements to width, alignment etc. Louth to Mablethorpe;
- b) Legbourne by-pass.

A18

- a) General improvements to width, alignment etc. from Ludborough northwards.

A52

- a) Hogsthorpe by-pass;
- b) Churchill Avenue - Skegness.

A153

- a) Horncastle by-pass.

12.9 In considering proposals for road improvements, the Council will take into account safety, environmental impact and local amenity protection in that order of priority.

12.10 The District Council will work with the County Council, through the consultation procedures, to incorporate these road schemes into its road improvements programme as a matter of priority. General improvements to the A158 and A157 are considered essential to the success of continued tourism promotion.

The A18 road is considered the District's primary road link to the Humber Bridge and the M180 motorway since traffic using it does not need to pass through Great Grimsby and, as such, it is important to the local economy.

12.11 Churchill Avenue improvements in Beacon Park, Skegness are not only important in relieving congestion in Roman Bank but could provide the cornerstone for a wider Skegness inner relief road linking Ingoldmells to Burgh Road (A158) and potentially on to Wainfleet Road (A52). This does not form part of any current programme of works but its serious consideration is felt to be important for the future development of Skegness and the holiday coast.

12.12 The bypass schemes would confer additional benefits to the villages in terms of environmental quality, improved safety and amenity and development potential. In preparing the proposals inset maps, the Council has had regard to these schemes. Other road improvement schemes of more local significance will continue to be dealt with through on-going consultation procedures between the District and County Councils.

Policy TR3 Road Design in New Development

Development will be permitted provided that the design, access and layout of roads and footpaths:

- a) are safe and functional;**
- b) are suitably related to the proposed use and character of the development and its locality, especially residential areas or environmentally sensitive areas; and**
- c) cater for the needs of disabled groups of people as well as pedestrians and vehicle or cycle users.**

Development will be required to show how its overall layout and *design* contributes to the control of traffic flows, speed and dissipation within and around the development in the interests of safety, local amenity and reduced environmental impact.

12.13 Road design is an important material consideration when dealing with development proposals. The Council will be guided, in the first instance, by the Government's Design Bulletin No. 32 (Residential Roads and Footpaths) and the *Lincolnshire Design Guide for Residential Areas*. *The latter document is adopted as Supplementary Planning Guidance, and aims to encourage creative integrated design of residential areas, including convenient and safe roads, footpaths and cycleways which contribute to the attractiveness of the overall development.* Similar principles will be applied to commercial and other forms of development but the Council will be willing to modify standards and encourage the use of innovative road design where this is compatible with safety and there is a genuine environmental or operational benefit which will add to the quality of the character or living environment of the area. This will be particularly applied in the more sensitive areas such as Conservation Areas, AONB, AGLV or villages.

12.14 The Council intends to make sure that new road designs satisfy the Plan's aims and objectives and will generally refuse planning permission for those proposals which do not manage this. To this end, development briefs, when prepared, will identify the most important road design factors for a particular site. Applicants will be advised to consult with the Planning Department before submitting road layout details.

12.15 Engineering solutions to road problems may not be in the best interests of pedestrian safety, access for the disabled, amenity or sustainability. Generally, roads should not dominate - visually or functionally - residential areas and this is especially the case in rural locations. For instance, estate-type roads are rarely appropriate outside urban areas. Developers should not attempt to introduce them into village housing schemes as they are most likely to be refused planning permission.

Traffic Management

12.16 The following areas are identified where improved traffic management measures, possibly including pedestrian priority, environmental improvements and car parking, are considered essential to the economic and social well-being of local businesses and residents:-

- Louth - Town Centre
- Mablethorpe - High Street
- Skegness - High Street
- Skegness - Roman Bank
- Horncastle - Town Centre
- Wragby - Market Place
- Ingoldmells Village - A52

12.17 In addition the Council supports the needs for speed limits on all roads through all villages and speed controls within residential estates. It will seek improved traffic management measures, including traffic calming, in urban residential areas and villages where through traffic is causing a danger to the local community.

12.18 The Council considers that roads within rural towns and villages are primarily service and access roads for the settlement and its residents. Therefore, such roads should be subject to speed restrictions imposed by traffic orders or other physical means. There is a particular problem where villages straddle a road which is part of the strategic road network, as in the cases of Ludford, Marshchapel, Saltfleetby, Withern and Hogsthorpe. The presence of main roads giving through traffic the priority over local traffic, creates problems for parking, new access and restricts development potential. The safety of pedestrians, cyclists and disabled people is of paramount importance. Careful attention to the directing of holiday traffic may help to some extent in places like Orby.

12.19 In making representations to the County Council and Department of Transport on the route, design and construction of road schemes and traffic management, the Council will raise objections where, in its opinion, schemes do not meet the stated criteria of policy TR3.

12.20 Where pedestrian safety is at risk, the unfettered freedom of the motor car should be constrained. "Traffic calming" accepts the continued use of motor vehicles in built up areas but aims to constrain their movement and speed where they come into potential conflict with pedestrians. This safety and energy saving measure could involve lower speed limits, wider pavements, different road surfaces, speed humps or differing traffic priorities including pedestrian priority schemes and cycleways. Also, it allows for the improvement of the environment - be it residential or shopping - for the benefit of local inhabitants, visitors and traders alike.

12.21 When considering traffic management schemes, the Council will consult with a wide range of local community groups, including retailers.

12.22 The Council will require Developers to address the issue of traffic calming in large scale development proposals. Otherwise, it will assist the County Highway Authority in the preparation and implementation of such measures as part of traffic management improvement schemes. The Council considers the seven cases quoted here to be of high priority.

Policy TR4 Protection of Existing Car Parking Spaces

Development in the coastal resorts or within or adjacent to town centres will not normally be permitted where it entails the loss of shopper or visitor car parking spaces or prejudices the provision of parking on allocated sites.

12.23 Car parking is such an important component in the economic future of tourism and town centres that the Council will not permit any reduction from the current level. In PPG13 the Government states that particular care must be taken to avoid conditions which encourage drivers to park illegally, on footpaths or near to busy junctions. Exceptionally, such development may be permitted where the developer is able to provide suitable replacement parking space elsewhere or directly contribute to its provision by other means. Section 106 Agreements will be required to secure replacement parking.

Policy TR5 Parking in Towns

Development of land for public car and cycle parking will normally be permitted in the towns provided that:

- a) its design, layout and landscaping respects the character or setting of a conservation area or historic building, and does not harm the general amenities of the area; and**
- b) it is not detrimental to the safe management of traffic in the vicinity; and**
- c) in the case of Mablethorpe and Skegness, parking can be secured for shoppers' needs by its siting, design or operation.**

The use of vacant sites on the edge of town centres for temporary parking will normally be permitted, provided all normal safety and traffic considerations can be met.

DELETED POLICY

12.24 The six towns of the District, each serving a rural catchment population on a weekly basis. At peak periods, all have experienced near full capacity parking. Pressure for additional parking could grow with the expected increases both in the towns' own population and its shopping catchment.

12.25 Whilst a longer term measure of reducing the need for town centre parking may be appropriate, the Local Plan will allow for additional parking accommodation to meet anticipated need in the Plan period. In historic market centres it is not always possible to simply allocate more sites because of the impact on the character of listed buildings or Conservation Areas. Increased off-street parking in the resorts simply results in take-up by visitors and does not serve local need. Therefore increased provision will be achieved by all means available depending on the individual circumstances of each Town. These will include the following:-

- a) **Direct Provision.** The provision of additional off street car parking will be carefully considered by the District Council in Louth and Skegness, being the two foremost centres in the district's shopping hierarchy. A 1990 survey of peak days revealed shoppers car parks to be 90% full in both towns. Possibly multi-storey provision might be appropriate and this will be investigated. Also, car parking for public use can be provided, under agreement, within private sector development schemes and the Council will pursue this option wherever appropriate.
- b) **Rationalisation of Parking Management.** A review of on-street traffic regulation orders in all town centres is considered a priority with the express aim of achieving further parking provision. This is particularly relevant to Louth where the opening of the bypass may create new opportunities. The District Council will urge the County Council to carry out its responsibilities in this respect. A parallel comprehensive review of pricing policies and "time bands" will be undertaken in order that off-street, on-street, turnover, parking habits and any innovative proposals or "best practices" can be considered in context with each other and the overall development and growth strategy within the district.
- c) **Temporary Car Parks.** As and when derelict, under-used or redevelopment sites arise, the Council will explore the opportunity they present for providing temporary car parking. The proposals inset maps identify some possible sites as appropriate.
- d) **Peripheral Parking.** Long-stay parkers should be persuaded to peripheral areas by a pricing policy but shorter stay parkers may also be encouraged to use them by safer and more convenient pedestrian links to the shopping area.
- e) **Other Shopping Policies.** The part that neighbourhood shops or out-of-town centre provision could play in dispersing demand and congestion is acknowledged but the vitality and overall viability of the town centres remains the primary concern of the District Council. Whatever form of provision is chosen, the Council will pay particular attention to the need for landscaping, signposting and for the particular needs of disabled drivers.

Policy TR6 Town Centre Parking

Within the defined town centres, development involving non-operational or private car parking facilities will be permitted where it can be shown that the proposed parking will not:

- a) harm the character or amenities of the town centre
- b) prejudice the effective traffic management within the town centre.

DELETED POLICY

Larger scale development which cannot provide its non-operational car and cycle parking satisfactorily on site will not normally be permitted unless suitable provision can be made elsewhere.

Within the defined town centres of Alford, Horncastle, Louth and Spilsby, operational parking standards will normally be relaxed for development where its provision on site would harm the character or amenities of the Conservation Area.

12.26 Within historic town centres, the strict application of car parking standards could deter development because they usually cannot be met without clearance of sites, thus harming the character and visual appearance of the town. But, it could be wrong to oppose changes of use which manage to retain interesting historic buildings simply because they lack car parking spaces. Therefore, the Council will consider other means of enabling town centre development such as by relaxing parking standards, or by contributions to off-site but nearby parking provision.

12.27 The Council does not wish to see too many haphazard and unrelated private car parks within the town centre areas for reasons of traffic control and management and the environmental impact of such parking areas within historic town centres. At the same time, development which generates a need for car parking should, in some way, provide for it. Where appropriate, the Council will expect developers to enter into a Section 106 agreement to secure the provision of parking spaces elsewhere, but in a place which is convenient to the town centre.

Policy TR7 Parking Requirements for New Development

Development permitted outside defined town centres will be required to provide residential or operational and non-operational car and bicycle parking spaces and provide parking spaces for servicing the premises, as appropriate to the function of the type of development proposed.

DELETED POLICY

12.28 *The District Council, as a guide to maximum levels of provision, pending its review, the County Council's document "A Guide to Parking Standards, 1986". The District Council will use as a guide to what is appropriate, the County Council's document "A Guide to Parking Provisions, 1986". The standards of provision set out in the document do not form part of the Local Plan and are therefore only adopted for informal use by the District Council on a non-statutory basis. The Council may therefore be willing to modify standards according to the circumstances of a particular development proposal. The Council will take into account the type and location of development, the amount of traffic generated, and alternative sustainable transport options offered by the development e.g. secure bicycle parking, or the provision of bus shelters or other public transport infrastructure.*

Policy TR8 Tourist Parking Facilities

Development of land for tourist parking on the coast will normally be permitted, provided that it does not, by reason of its siting, scale, layout, access or landscaping, harm the holiday character, the general amenities or the natural features of the locality or cause traffic management or road safety problems in the vicinity.

12.29 The Council wishes to support tourism initiatives, particularly along the coast by permitting visitor facilities wherever possible. Car parking related to existing or proposed visitor features along the holiday coast will generally be permitted provided they can meet the criteria of policies in the Plan but, in particular, provided they protect the more sensitive coastal landscape and habitat features. This will apply in the case of the many pullover, dunes access and foreshore areas. *Development of such facilities should also take account of the needs of larger vehicles, such as coaches and mini-buses, which contribute to visitor access along the coast, and their impact on the coastal landscape.*

Policy TR9 Lorry Parks

Sites are allocated on industrial estates in the towns and elsewhere as appropriate for the overnight parking of commercial heavy goods vehicles in transit. Development on these sites will not be permitted unless suitable alternative provision for lorry parking can be made elsewhere.

12.30 The Council recognises that the District is fairly remote in terms of road haulage and delivery. Therefore, overnight parking areas for Heavy Goods Vehicles (HGVs) need to be set aside with clear signposting if nuisance and disturbance to residential or amenity areas is to be prevented. "Moving on" by the police merely shuffles the problem around. HGVs which are locally based will be expected to be parked overnight in depots or operational parking space as required by planning conditions and operator's licences. Only HGVs from outside the District will be expected to park overnight on approved sites.

12.31 Sites have been allocated for lorry parks on various strategic industrial areas around the district. They may not be developed for that purpose straight away but it is important that the opportunity to develop lorry parks at a later date is not lost. Therefore, Policy TR9 ensures that other development will only be allowed on the allocated lorry sites if a suitable alternative can be found.

Policy TR10 Lorry Parking in Residential Areas

Planning permission will not normally be granted for the storage or parking of commercial vehicles on or near private domestic properties in residential areas.

12.32 Policy TR10 introduces a restriction to support and reinforce policies TR6 and TR7 and is intended to protect the general amenities of residential areas which HGVs, in particular, can easily disturb.

Public Transport

12.33 Public transport is a fundamental element of any sustainable transport strategy. In a County-wide development strategy which advocates main employment and service centres to serve a surrounding rural population, access to those centres plays an important part. Therefore the District Council, through the consultation procedure, will express the need to improve or expand public transport facilities where necessary - including bus or coach stations and parking areas. It will also continue to support the County Council's "Buslines" programme which is the county network of tendered public transport services.

12.34 The District Council considers that, as a minimum requirement, public transport services should be maintained to provide daily work journeys and weekly shopping trips, based on the District's settlement hierarchy and defined town catchment areas.

12.35 The towns referred to here serve the most rural part of the District. Improved provision for dis-advantaged people may be encouraged by means other than regular bus services. For instance:-

- a) Rationalisation of services. The County Council already has a programme of rationalising and co-ordinating services on an area basis, to make better use of school bus services for example.

b) Taxi/mini-buses. The District Council, as Licensing Authority, may enable wider use and coverage of such multi-purpose vehicles for specified rural routes. The County Council has a Transport Broker who will examine the needs of rural communities, identify appropriate services additional to the existing network and offer advice on assistance from the Rural Transport Development Fund.

c) Social car schemes. The District Council administers a district-wide social car scheme, operated by the W.R.V.S. The more rural and remote areas could be targeted with increased promotion.

d) Issue of bus tokens to those of pensionable age, disabled, etc. for use on all the above means of public transport.

12.36 The Council will encourage improved provision of public transport in the catchment areas of Spilsby, Horncastle, Alford and Coningsby / Tattershall and the area south west of Louth in an attempt to improve access to town centre services and facilities.

12.37 Rail is generally a more environmentally sound form of transport than road and the Council would strongly oppose any cuts in rail services which would increase road traffic through the District, especially that heading towards the coastal resorts.

12.38 Rail services only enter the District from Boston to service Skegness with smaller stations at Thorpe Culvert, Wainfleet and Havenhouse. Other settlements along the line could benefit from stopping facilities and the Council would act to support any such proposal.

12.39 Whilst the immediate prospect of any significant new rail infrastructure is hardly realistic, the Council is aware that the direct link from within the District to the east coast main line would provide a strong boost to the local economy, including tourism. Such a proposal must remain a long term aim.

12.40 The Council will generally support the expansion of, and oppose any cutbacks to, the rail service in the District.

12.41 Humberside Airport continues to develop for national and international air traffic but also local facilities are important for smaller scale use for business or pleasure flights. The former North Cotes and Skegness airfields are well located for such use.