

Examination of the East Lindsey Core Strategy and the East Lindsey Settlement Proposals Development Plan Document (DPD)

Inspectors' matters, issues and questions (MIQs)

Stage 1 – Core Strategy

26 May 2017

Note: The MIQs for Stage 2 relating primarily to the Settlement Proposals Development Plan Document and 5 year supply of housing will be made available separately. Some cross-cutting issues relating to both plans will be considered in Stage 1.

Abbreviations:

ADM – additional minor modification proposed by the Council

CS – Core Strategy

Framework – National Planning Policy Framework

Regulations – The Town and Country Planning (Local Planning) (England) Regulations 2012

The Council's answers are in italics with any suggested modifications in red italics

Matter 2 - Vision and Objectives for East Lindsey and Sustainable Development (Policy SP2)

Context: The CS sets out the vision for East Lindsey to 2031 and the objectives to achieve that. Policy SP2 sets out the overall approach regarding sustainable development and SP2 2 broadly reiterates the 2nd part of para 14 of the Framework.

Main issue: Are the vision and objectives appropriate and adequately expressed? Is Policy SP2 sound?

Questions:

1. How were the vision and objectives arrived at? Are they justified and adequately expressed?

Consultation and work on the vision and objectives began as early as 2006 with a number of exercises carried out on the issues facing the District. Starting with the issues facing the District was deemed to be a good starting point in order to establish the vision and objectives. This then led to the formulation of the first vision and objectives for the Plan in the 2007 Issues and Options paper. These were felt to cover all the major issues identified to the Council through earlier consultation. These were subject to consultation and amendments made where appropriate. This then continued through the iterations of the Plan, adding objectives where new

issues arose and making changes as a result of the consultations. Comments have largely supported the vision and objectives, or have suggested minor additions or rewording to help better achieve the vision. Therefore the Council considers that the vision and objectives are justified and adequately expressed.

2. Would Policy SP2 2 be effective if para 14 of the Framework were to be changed at some point?

It would depend on how para 14 of the Framework were changed. However, if para 14 was deleted, Policy SP2 (2) would still be effective as, if the local development plan was silent or out of date on a subject, the decision maker should still defer to the NPPF.

3. Are the Council's suggested additional modifications to Policy SP2 2 (ADM4) necessary for soundness?

Modification ADM4 is not necessary to create soundness, but it is considered that they add clarity to the policy and enables it to be better read as intended.

4. Overall, do the plans do enough to encourage the reuse of previously developed land as required by paragraphs 17 and 111 of the NPPF?

East Lindsey does not have a significant legacy of brownfield land, as is demonstrated by the emerging brownfield land register. There are only 11 sites in the inland towns and large villages that the Council believes fulfil the criteria to be assessed for Part 2 of the register; and this is only achieved by taking the size of site down to 1 dwelling. The Council has made an exception to its overall housing strategy with SP4 (Housing in the Medium and Small Villages) which enables previously developed land to be brought forward in settlements which are not otherwise subject to growth in the plans. This is to prevent sites harming the visual character of these villages if they are abandoned for long periods. The Council does seek uses that would provide benefit to the wider community first, but housing would also be considered. A similar approach has been taken in the coast, where housing on previously developed land would be considered as an exception to the overall strategy of the plan, along with the redevelopment of previously used sites in inland flood risk areas. There is also reference to supporting the use of brownfield land in the design policy (SP10).

In selecting sites in the Settlement Proposals, the Council has allocated those previously used sites that are available and deliverable for development, where these sites fit in with the overall strategy of the Plan. With a small supply of previously used land, it is inevitable that greenfield sites will have to be allocated to meet need.