

TECHNICAL NOTE

Project: Lincolnshire Local Planning Tool (LLPT)

Date: 21/05/15

Subject: Assumptions Regarding Growth in East Lindsey

TN Ref: 013

Author: John Cookson
Reviewed: Peter Ramsey

Project Ref: 1064563

Introduction

This note sets out the assumptions that have been made in order to model the planned growth in housing and employment in East Lindsey in the period 2014-2036.

HOUSING

District-Wide Targets

For the purposes of establishing targets for development in East Lindsey, the District is divided into the coastal and inland zones. Based upon the work being done in putting together the emerging Local Plan, East Lindsey District Council (ELDC) has provided dwelling targets for these zones as shown in the table below. It should be noted that the Local Plan is not yet adopted and the figures used in the Local Plan may ultimately differ from those shown below. However, the figures shown below are likely to be the highest targets that the District might adopt, and will therefore represent a 'worst-case scenario' in terms of trip generation. For the purposes of building a model, therefore, these figures are the safest and most defensible to use.

Table 1 – Dwelling Targets for East Lindsey

Area	Targets 2016-2031	Dwellings Required 2014-2036 (by extrapolation)
Coastal Zone	1,400	2,053
Inland Zone	7,691	11,280
Total	9,091	13,333

Coastal Zone

The coastal zone is defined in the draft Core Strategy as the area falling within the Environment Agency's coastal flood hazard zones. The LLPT model attempts to follow this as closely as possible, and defines the coastal zone as model zones 46, 8, 9, 76, 26, 25, 77 and 52. These zones contain all of the planning permissions defined as being within the coastal zone by ELDC. The zones also include all of the settlements with commitments identified as being within the coastal zone, and exclude all settlements identified as being

within the inland zone.

In the coastal zone there is a target of 1,400 dwellings 2016-2031, which is expected to be made up largely of existing commitments. Large (>50 dwellings) commitments in the coastal zone are set out in the table below.

Table 2 – Large Commitments in the Coastal Zone

Application Reference	Name	Zone	Dwellings
N/031/0652/11	Land off South Road, Chapel St. Leonards	26	111
E/90/2392/89	Land off Anchor Lane, Ingoldmells	25	188
N/110/1291/13	Land South of Jacklin Crescent, Mablethorpe	9	212
S/153/1352/06	Land at Beacon Park, off Churchill Avenue, Skegness	77	337
N/172/2265/04	Land off Alford Road, Marine Avenue West, Sutton on Sea	8	123
Total			971
Target for Coastal Zone 2014-2036			2,053
Remainder			1,082

These remaining units are assumed to be divided between all zones making up the coastal area in proportion to existing numbers of households.

Inland Zone

Strategic Sites

One strategic site with in excess of 500 dwellings has been identified:

- Land to the rear of Agarth and Southfield Farms, in Louth (expected to deliver 970 dwellings)

This site will be treated as a separate zone (zone SEL1).

Additionally, we have been made aware of a site on Lincoln Road, Horncastle, for 500 dwellings. It is not yet clear whether or not this site will come forward. Consequently, this site is not being treated as a separate zone, and the dwellings which may come forward at this site are simply being included within the overall targets for Horncastle (from which they would in any case need to be deducted were the site to be treated separately).

Settlement Dwelling Targets

ELDC has supplied the following targets for residential development in the inland zone:

Table 3 – Residential Development Targets for Settlements in the Inland Zone

Settlement	Zone	Dwellings
Louth (excluding large site at rear of Agarth and Southfield Farms)	74	970
Alford	65	595
Coningsby	121	566
Horncastle	80	1,245
Spilsby	59	549
Tattershall	80	434
Binbrook	3	169
Burgh le Marsh	27	439
Friskney	53	103
Grainthorpe	10	122
Grimoldby	10	161
Hogsthorpe	69	160
Holton le Clay	10	620
Huttoft	69	97
Legbourne	5	110
Manby	8	126
Mareham-le-fen	23	172
Marshchapel	10	125
North Thoresby	10	192
Sibsey	24	345
Stickney	24	175
Tetford	47	81
Tetney	10	282
Wainfleet All Saints	53	330
Woodhall Spa	119	817
Wragby	1	315
Total		7,691

Note that Huttoft is on the boundary of zones 69 and 26. However, Zone 26 is a coastal zone, and Huttoft is considerably closer to the centroid of Zone 69, so the target for Huttoft has been allocated to Zone 69.

Analysis has also been carried out of all large (>50 dwellings) sites expected to come forward based on the information supplied by ELDC. In all cases, the identified site falls entirely within the zone of the settlement with which it is associated.

Resulting Housing Assumptions for East Lindsey

As a result of the assumptions above, residential development for East Lindsey for the period 2014-2036 is distributed to the zones of the LLPT model in the following way:

Table 4 – Residential Growth in the LLPT Model for East Lindsey

Zone	Dwellings
1	315
2	0
3	169
4	0
5	110
6	0
7	0
8	307
9	402
10	1,502
23	172
24	519
25	264
26	245
27	439
28	0
46	62
47	81
51	0
52	86
53	433
59	549
60	0
65	595
69	257
74	1,982
76	84
77	730
80	1,679
119	817
121	566
SEL1	970
Total	13,333

EMPLOYMENT

'Demographic Forecasts for East Lindsey' makes a number of forecasts for likely numbers of jobs created per year for the District, ranging from 192 to -314. In order to take the safest and most defensible view, it is appropriate to work on the basis of the highest forecast, which will generate the highest number of trips, i.e. 192 jobs per year. Conversation with officers at ELDC confirms that this is the most appropriate approach to take.

Consequently, it is assumed that there will be a net growth of **4,224** jobs in the period 2014-2036.

The growth in jobs will be distributed in proportion to existing distributions of employment across the District.