

WORKING DRAFT VERSION A

Table XX: Alternative Options and Measures to Achieve the Core Strategy Objectives and Broad Based Appraisal of SASEA Objectives 10, 11 and 12

Option	Title	Option is likely to have a positive effect	Option would have a positive or neutral effect with additional measures / mitigation, negative effects without	Option is likely to have no effect / neutral effect	Option is likely to have a negative effect	Policy effect is uncertain at this stage (could be any of the above)
		10. Ensure that local housing needs are met.		11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	12. Encourage and provide the facilities and infrastructure for healthy lifestyles.	
A1	Unrestrained dispersal	<p>Comments: This option would direct development (at least in the short to medium term) away from those areas of most need in the larger towns and towards smaller settlements across the district. This may have a number of implications – (a) it may restrict the types of housing that can be built (i.e. local character and distinctiveness may drive design in the smaller attractive villages and settlements), (b) it may result in growth in the more expensive parts of the district, and (c) it is unlikely to address the issues of affordable housing for first time buyers and those on low incomes (i.e. it is assumed that a large proportion of the houses built (as a result of their expected locations) may be larger/more expensive houses).</p>	<p>Comments: Unrestrained dispersal will direct development away from larger towns and towards smaller settlements. There is probably less opportunity to create truly sustainable buildings and communities when development is fragmented and dispersed across the district, as opposed to larger developments with a more urban focus. Dispersed and small rural settlements cannot provide the critical mass necessary to generate economies of scale, which may allow more efficient use of energy/resources. There may be opportunities on a small scale, such as within individual houses, to contribute to sustainable development (such as the incorporation of energy and water saving efficiency measures), but there may not be scope to go above and beyond those requirements. Thus during the planning stages of this option there is the potential to incorporate appropriate sustainable design and building of new developments which will increase energy efficiency but it remains the role of the planners, designers and appropriate development control policy implementation.</p>	<p>Comments: This option would promote most development within the seven largest towns across the district – Louth, Skegness, Horncastle, Mablethorpe, Alford, Spilsby and Coningsby/Tattershall. It is likely that this option would be preferable to option A1, as it has a focus on development in key locations which lends itself to the concept of developing sustainable communities. During the planning stages of this option there is the potential to incorporate significant sustainable design and building of new developments which will increase energy efficiency. With a focus on large scale development in an area, there is scope to contribute to entire communities that are carbon neutral by incorporating components such as SUDS, resource efficiency, (of land, infrastructure and energy for e.g. control negative wind effects and optimise the benefits of sunlight, daylight and solar gain) and recycling facilities etc.</p>	<p>Comments: This option would allow growth within all settlements across the district and areas of particular need, for example community health facilities, may not initially be able to attract developer interest. This option may fail to achieve the economies of scale necessary to attract facilities such as those that promote healthy lifestyles. This would not benefit a District that already has an aging population with poor or limited access to healthcare facilities, (e.g. as a result of fragmented and dispersed settlements, inadequate public transport facilities and physical isolation for those without private transport or who are housebound). Access to green infrastructure (e.g. public parks, nature reserves, public footpaths, children's play areas/parks etc) is also a key challenge for the district. Access to 'green spaces' has an important role to play in delivering health benefits and opportunities for additional health, leisure, recreation and green-space resources are required to maintain/enhance the health of residents. This links directly to quality of life, which this option may not be designed to offer.</p>	
A2	Strong urban focus – rural restraint	<p>Comments: This option proposes to promote most development within the seven largest towns across the district – Louth, Skegness, Horncastle, Mablethorpe, Alford, Spilsby and Coningsby/Tattershall. Thus development would be directed towards those areas of most need in the larger towns, and would restrain development towards smaller settlements across the district (only essential local needs housing essential to support the local rural economy). This option is preferable to A1 as it would allow for the right types and tenures of housing in the right places, and most affordable housing would be provided in the towns which would benefit the district, as currently there is a lack of affordable or 'appropriate' housing. To build up critical mass and subsequent economies of scale would necessitate the right housing types and tenures within towns, benefiting first time buyers. This option also offers development in the larger more sustainable villages with some affordable housing.</p>	<p>Comments: This option would promote most development within the seven largest towns across the district – Louth, Skegness, Horncastle, Mablethorpe, Alford, Spilsby and Coningsby/Tattershall. It is likely that this option would be preferable to option A1, as it has a focus on development in key locations which lends itself to the concept of developing sustainable communities. During the planning stages of this option there is the potential to incorporate significant sustainable design and building of new developments which will increase energy efficiency. With a focus on large scale development in an area, there is scope to contribute to entire communities that are carbon neutral by incorporating components such as SUDS, resource efficiency, (of land, infrastructure and energy for e.g. control negative wind effects and optimise the benefits of sunlight, daylight and solar gain) and recycling facilities etc.</p>	<p>Comments: This option would promote most development within the seven largest towns across the district – Louth, Skegness, Horncastle, Mablethorpe, Alford, Spilsby and Coningsby/Tattershall. It is likely that this option would be preferable to option A1, as it has a focus on development in key locations which lends itself to the concept of developing sustainable communities. During the planning stages of this option there is the potential to incorporate significant sustainable design and building of new developments which will increase energy efficiency. With a focus on large scale development in an area, there is scope to contribute to entire communities that are carbon neutral by incorporating components such as SUDS, resource efficiency, (of land, infrastructure and energy for e.g. control negative wind effects and optimise the benefits of sunlight, daylight and solar gain) and recycling facilities etc.</p>	<p>Comments: This option would promote most development within the seven largest towns across the district – Louth, Skegness, Horncastle, Mablethorpe, Alford, Spilsby and Coningsby/Tattershall. It is likely that this option would be preferable to option A1, as it has a focus on development in key locations which lends itself to the concept of developing sustainable communities. During the planning stages of this option there is the potential to incorporate significant sustainable design and building of new developments which will increase energy efficiency. With a focus on large scale development in an area, there is scope to contribute to entire communities that are carbon neutral by incorporating components such as SUDS, resource efficiency, (of land, infrastructure and energy for e.g. control negative wind effects and optimise the benefits of sunlight, daylight and solar gain) and recycling facilities etc.</p>	
A3	Louth and Skegness-led hierarchy	<p>Comments: Very similar to A2 (A2 comments apply to option A3) but with increased planned development focused in Louth and Skegness. 70% of the Districts housing allocation, including the affordable housing component, would be directed towards the town with some exceptions in the most sustainable villages. This is likely to encourage the right types of housing in the right locations, counteracting the current issues of the lack of 'affordable' and 'appropriate' housing which makes it difficult for first time buyers to purchase property.</p>	<p>Comments: Very similar to A2 (A2 comments apply to option A3) but with increased planned development focused in Louth and Skegness. 70% of the Districts housing allocation, including the affordable housing component, would be directed towards the town with some exceptions in the most sustainable villages. This is likely to encourage the right types of housing in the right locations, counteracting the current issues of the lack of 'affordable' and 'appropriate' housing which makes it difficult for first time buyers to purchase property.</p>	<p>Comments: Very similar to A2 but with increased planned development focused in Louth and Skegness. The comments noted for A1 and A2 also apply here.</p>	<p>Comments: This option would promote large urban extensions to Louth and Skegness and smaller urban extensions to Horncastle, Mablethorpe, Alford, Spilsby and Coningsby/Tattershall. The same comments as that applied to option A2 are also applicable here.</p>	
A4	Four town-led hierarchy	<p>Comments: Very similar to A3 but with increased planned development focused in the four towns of Horncastle, Louth, Mablethorpe and Skegness. Comments for A2 and A3 apply here.</p>	<p>Comments: Very similar to A3 but with increased planned development focused in four towns - Horncastle, Louth, Mablethorpe and Skegness. The comments noted for the above options (A2 and A3) are considered to be applicable here.</p>	<p>Comments: This option would promote large urban extensions to Louth, Horncastle, Skegness and Mablethorpe and smaller urban extensions to Alford, Spilsby and Coningsby/Tattershall. The comments noted for the above options (A2 and A3) are considered to be applicable here. This option, however, may reduce the capacity-building capability of the towns to attract larger, more specialised facilities and services that can spread the benefits to the wider community.</p>	<p>Comments: This option would promote large urban extensions to Louth, Horncastle, Skegness and Mablethorpe and smaller urban extensions to Alford, Spilsby and Coningsby/Tattershall. The comments noted for the above options (A2 and A3) are considered to be applicable here. This option, however, may reduce the capacity-building capability of the towns to attract larger, more specialised facilities and services that can spread the benefits to the wider community.</p>	
A5	Settlement hierarchy with coastal regeneration	<p>Comments: Very similar to A3 and A4 but with major new development-led regeneration in Mablethorpe and Skegness. This would require significant capital and maintenance spend on upgrading and maintaining coastal flood defences to protect local housing and associated development in the longer term, which may not be considered the most sustainable option. Opportunities exist within this option to provide smaller urban extension in Louth, Horncastle, Alford, Spilsby and Coningsby/Tattershall and comments documented in A2 and A3 are considered applicable here as affordable housing will be focused primarily into the towns, with some exceptions in more sustainable villages.</p>	<p>Comments: Very similar to A3 and A4 but with major new development-led regeneration in Mablethorpe and Skegness. The comments noted for the above options are considered to be applicable here.</p>	<p>Comments: This option would promote large urban extensions to Louth, Horncastle, Skegness and Mablethorpe and smaller urban extensions to Alford, Spilsby and Coningsby/Tattershall. The comments noted for the above options are considered to be applicable here.</p>	<p>Comments: This option would promote large urban extensions to Louth, Horncastle, Skegness and Mablethorpe and smaller urban extensions to Alford, Spilsby and Coningsby/Tattershall. The comments noted for the above options are considered to be applicable here.</p>	
A6	New sub-regional growth points	<p>Comments: A different strategy to A2 to A5 but with potentially similar effects on the local housing needs as affordable housing needs would be focused primarily into the towns, including the new growth settlements. The critical mass generated and the associated economies of scale should provide for the necessary housing types and tenures in the necessary locations.</p>	<p>Comments: Although a different strategy to A2 to A5 with accelerated growth of three of the larger villages within the district (not named), the same comments as noted above apply as there is the opportunity for increased energy efficiency and sustainable design in three regions, with large amounts of growth. During design and planning stages of this option there is the potential to incorporate appropriate sustainable design and building of new developments which will increase energy efficiency.</p>	<p>Comments: A different strategy to A2 to A5 with accelerated growth of three of the larger villages (not named). It is assumed that 'substantial' growth associated with larger villages would mean the use of greenfield or agricultural land, which may assist in the creation of green infrastructure such as green space and semi-wild/ rural places that are accessible to the whole community. The same comments that were applied to option A2 are applicable here as this scenario has the potential to build up critical mass and subsequent economies of scale necessary to generate the facilities and infrastructure vital for healthy lifestyles.</p>	<p>Comments: A different strategy to A2 to A5 with accelerated growth of three of the larger villages (not named). It is assumed that 'substantial' growth associated with larger villages would mean the use of greenfield or agricultural land, which may assist in the creation of green infrastructure such as green space and semi-wild/ rural places that are accessible to the whole community. The same comments that were applied to option A2 are applicable here as this scenario has the potential to build up critical mass and subsequent economies of scale necessary to generate the facilities and infrastructure vital for healthy lifestyles.</p>	
A7	New Town	<p>Comments: The focus of the development would be in one specific area with much of the rest of the district subject to limited development. The provision of a higher proportion of affordable housing in new housing developments in the new settlement may have significant benefits as the volume of necessary housing types can be factored into the planning of the new town, to meet demand. Good quality housing and appropriate design can lead to social cohesion and community engagement, retaining the young adults who are more likely to new be able to afford the new, affordable housing.</p>	<p>Comments: The focus of the development would be in one specific area with much of the rest of the district subject to limited development. The same comments as noted in A2 apply as development in key locations lends itself to the concept of developing 'sustainable communities'. With a focus on large scale development in an area, there is scope to contribute to entire communities that are carbon neutral.</p>	<p>Comments: The focus of the development would be in one specific area with much of the rest of the district subject to limited development. The same comments as noted in A2 apply. Development in key locations lends itself to the concept of developing 'sustainable communities' which includes the development of green infrastructure. The development of a new town would allow the positioning and planning of facilities, services and green infrastructure in the best possible locations for accessibility for all as it would include re-prioritising the provision of infrastructure, including roads. There is also the potential for new economies of scale to generate more specialised community services / facilities, including those that promote healthy and active lifestyles and reduce health inequalities across the District.</p>	<p>Comments: The focus of the development would be in one specific area with much of the rest of the district subject to limited development. The same comments as noted in A2 apply. Development in key locations lends itself to the concept of developing 'sustainable communities' which includes the development of green infrastructure. The development of a new town would allow the positioning and planning of facilities, services and green infrastructure in the best possible locations for accessibility for all as it would include re-prioritising the provision of infrastructure, including roads. There is also the potential for new economies of scale to generate more specialised community services / facilities, including those that promote healthy and active lifestyles and reduce health inequalities across the District.</p>	
B1	Urban extensions	<p>Comments: The comments already noted for option A2 to A7 are considered applicable to this option.</p>	<p>Comments: This option effectively sits as a sub-option within options A1 to A7 and has been addressed in the option appraisal for A1 to A7 above.</p>	<p>Comments: This option effectively sits as a sub-option within options A1 to A7 and has been addressed in the option appraisal for A1 to A7 above.</p>	<p>Comments: Urban extensions would allow valued open spaces within settlements to be protected, which would contribute positively to maintaining and enhancing green infrastructure for promoting healthy lifestyles. In addition the comments associated with option A2 also apply to urban extensions. The issues such as lack of 'healthy lifestyle' infrastructure and lack of transport or accessibility to these facilities could be taken into account during the planning and design stages of urban extensions.</p>	
B2	Dispersed sites within a settlement boundary	<p>Comments: This option, which allocates smaller parcels of land for development, may generate a greater degree of flexibility and may allow for the necessary types and tenures of housing to be built on brownfield sites within a settlement boundary.</p>	<p>Comments: This option effectively sits as a sub-option within options A1 to A7.</p>	<p>Comments: This option effectively sits as a sub-option within options A1 to A7.</p>	<p>Comments: Dispersing smaller sites within existing parts of the town is unlikely to improve access to local services, facilities, places of employment and green infrastructure as these services will already be in place. Unless the facilities and infrastructure for healthy lifestyles are currently in place, this option will not generate economies of scale necessary to attract these services and community facilities ensuring accessibility for the whole community. The comments noted in A1 apply here.</p>	

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Option	Title	10. Ensure that local housing needs are met.	11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	12. Encourage and provide the facilities and infrastructure for healthy lifestyles.
B3	Criteria-led development	Comments: The effects of this option require further investigation.	Comments: The effects of this policy require further investigation.	Comments: The effects of this policy require further investigation.
C1	By allocating land specifically for affordable housing	Comments: Scale and location of allocation unknown but generic effects would be positive on local housing needs as the areas of greatest need would be targeted. This option / strategy attempts to meet the current and projected needs of all sectors of the community and may enable first time buyers to purchase a home.	Comments: Although the allocation of land is not likely to have an effect, as described in options A1-A7, if the design and planning stages of the affordable housing developments take into account sustainability, new developments may benefit from increased energy efficiency.	Comments: Option is not likely to have an effect.
C2	By requiring a percentage of general housing developments to be for affordable housing	Comments: The comments noted for C1 are considered to apply here.	Comments: Although the allocation of a percentage of general housing developments for affordable housing is not likely to have an effect on increased energy efficiency, as described in options A1-A7, if the design and planning stages of the affordable housing developments take into account sustainability, new developments may benefit.	Comments: Option is not likely to have an effect.
C3	By allowing "exceptions" sites to be developed for affordable housing where general market housing would not normally be permitted	Comments: The comments noted for C1 are considered to apply here.	Comments: The comments are the same as those detailed in options C1 and C2.	Comments: Option is not likely to have an effect.
C4	By direct provision by a Housing Association (or Registered Social Landlord)	Comments: The comments noted for C1 are considered to apply here.	Comments: Option is not likely to have an effect (see comments for options C1 – C3).	Comments: Option is not likely to have an effect.
C5	By the re-use of vacant properties	Comments: This option is likely to contribute ensuring local housing needs are met.	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.
D1	Define town centre roles	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.	Comments: This option would create a clear direction for the role of town centres, including the range of uses, and would thus help to ensure that appropriate facilities, services and green infrastructure are developed in the most appropriate locations to promote active and healthy lifestyles and ensure health facilities are accessible to the whole of the community. The comments in A2 also apply here.
D2	Free-market town centres	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.
E1	Protecting town centre vitality and viability by restricting out of town centre retail development	Comments: Option is likely to have a neutral effect.	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.
E2	Permitting out of town centre retail development in a strategic location	Comments: Option is not likely to have an effect.	Comments: This option, which would provide the opportunity for a significant retail development, would have a neutral effect. However, as described in options A1-A7, depending on design and planning stages of this option there is the potential to incorporate appropriate sustainable design into the building of new developments, which will increase energy efficiency. At this stage it cannot be concluded whether the option will actually meet this objective and it remains the role of the planners, designers and appropriate development control policy implementation.	Comments: Option is not likely to have an effect.
F1	Giving community safety the highest priority	Comments: This option would ensure that the allocation of land for development takes into account safety of the community above all other criteria, and is likely to have a neutral effect.	Comments: Option is not likely to have an effect.	Comments: This option has the potential to positively contribute to healthy and active lifestyles as if a community feels safe, residents will not be afraid to go outside to walk / cycle / exercise.
F2	Designing out crime	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.
G1	Reinforcement of land allocated for employment	Comments: Land allocated for employment purposes is considered to be integral to options A1 to A7 although effects on local housing needs is considered indirect.	Comments: Land already allocated for employment purposes is considered to be integral to options A1 to A7. Although this option is considered complimentary and the comments noted for A1 to A7 are considered to apply, it will not have a direct effect.	Comments: Option is not likely to have an effect.
G2	Coastal	Comments: Land allocated for employment purposes concentrated within Skegness and Mablethorpe and is considered to be integral to options A3 to A5. However this option deals	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.

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Option	Title	10. Ensure that local housing needs are met.	11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	12. Encourage and provide the facilities and infrastructure for healthy lifestyles.
	Regeneration	with allocation of land for employment and will only have indirect effects on local housing needs.		
G3	Prestige Employment Locations	Comments: Option is not likely to have an effect.	Comments: This option would very likely be neutral or have no effect, as although sustainability criteria would be retained, the economic benefits would be afforded a higher weighting.	Comments: This option may result in a positive effect on the provision of facilities and infrastructure for healthy lifestyles as development may be on, or near, a greenfield site as an attraction to a major new employer. Development in this sort of area may enable the creation of green infrastructure (green space, semi-wild/rural places) which would be accessible by people and would promote healthy and active lifestyles.
G4	Diversification	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect..
G5	Working from home	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.
H1	Develop a spatial tourism theme strategy	Comments: Overall, this option is unlikely to have an effect.	Comments: Option is not likely to have an effect.	Comments: The resultant tourism opportunities that may be identified as part of the strategy are unknown. Therefore at this stage, this option is not considered likely to have an effect at this stage.
H2	Develop a tourism activity strategy	Comments: See comments for H1. This option proposes an array of tourism activities.	Comments: Option is not likely to have an effect.	Comments: See comments for H1.
J1	Reducing the need to travel to access services	Comments: Option is not likely to have an effect.	Comments: The locations for major new development would be primarily driven by accessibility of sustainable modes of transport. This may have important benefits for residents without private transport in the form of better access to employment and possibly (re)training. The reduction of car usage and the more sustainable transport modes will have a positive impact on the sustainable operation of new developments.	Comments: This option is likely to have an indirect positive effect as although it will not directly provide facilities for healthy lifestyles, it will focus major new developments (which may include health facilities) in locations that are accessible by sustainable modes of transport including cycling and walking. This in itself will promote more active and healthy lifestyles due to the mode of travel. If the need to travel long distances by car in order to access services is reduced, then people will no longer need to drive but can be encouraged to be active.
J2	Catering for the essential use of the car	Comments: Option is not likely to have an effect.	Comments: The option of catering for essential car use is not likely to promote sustainable development or promote energy efficiency, and is likely to conflict with Government Policies, such as the UK Climate Change Bill.	Comments: Option is not likely to have an effect. However, the use of a car in some instance may make health facilities more accessible for those with cars, although it could also make the problem of accessing essential health services worse for those without access to a car.
J3	Developing cluster services	Comments: Option is not likely to have an effect.	Comments: The development of local and neighbourhood centres so that they may be accessed by surrounding communities, reducing the need for longer or multiple car trips, contributes positively to promoting energy efficiency and sustainable development. In addition, there is scope during the development of these clusters which lends itself to the concept of developing 'sustainable communities'. During the planning stages of this option there is the potential to incorporate significant sustainable design and building of new developments which will increase energy efficiency.	Comments: The development of cluster services would have a positive impact as it allows accessibility to key services, which may include health facilities, for as many people as possible. It also promotes sustainable modes of access by avoiding longer car trips.
K1	Identifying a specific site or sites for Traveller and Gypsy accommodation	Comments: It is assumed that such sites would most likely be associated with urban centres or market towns to ensure provision to essential services. The assumption has also been made that sites would be allocated on brownfield sites rather than greenfield locations and that any site would be relatively restricted in its size. This option, although indirectly, would ensure that housing needs are met for travellers and gypsies, enabling them to access land for accommodation and any facilities necessary.	Comments: Option is not likely to have any direct effects.	Comments: It is assumed that such sites would most likely be associated with urban centres to ensure provision to essential services. This option would create certainty and allow the planning and phasing of any support infrastructure, which may include health facilities.
K2	Identifying an area of search for Traveller and Gypsy accommodation	Comments: See comments for K1.	Comments: Option is not likely to have any direct effects.	Comments: See comments for K1.
K3	Applying a criteria-based policy	Comments: See comments for K1.	Comments: Option is not likely to have any direct effects.	Comments: Option is not likely to have an effect.
L1	District-wide Landscape Strategy	Comments: Option is not likely to have an effect	Comments: Option is not likely to have an effect	Comments: This strategy which protects and enhances the distinctiveness of the landscapes may assist in enhancing and creating green infrastructure across the District. The provision of these facilities, which are enjoyable for people to be surrounded by, promotes active lifestyles and encourages people to be outdoors..
L2	Promoting market town themes	Comments: Option is not likely to have an effect	Comments: Option is not likely to have an effect	Comments: Option is not likely to have an effect.
L3	Balancing Landscape Promotion and Protection	Comments: Option is not likely to have an effect	Comments: Option is not likely to have an effect	Comments: See comments for L1.

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Option	Title	10. Ensure that local housing needs are met.	11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments.	12. Encourage and provide the facilities and infrastructure for healthy lifestyles.
M1	Protect and conserve the District's existing biodiversity	Comments: Option is not likely to have an effect	Comments: Option is not likely to have an effect	Comments: Biodiversity is an important element of sites (this is dependent on site specific characteristic and some sites will clearly have a higher conservation value in comparison to others). This option clearly promotes the protection and conservation of the districts existing biodiversity which may contribute to the character and distinctiveness of certain green spaces. This in turn may attract people to these sites to walk / jog / cycle, which could be considered to have a positive effect on healthy lifestyles.
M2	Protect, enhance, expand and promote the District's biodiversity	Comments: Option is not likely to have an effect	Comments: Option is not likely to have an effect	Comments: See comments for M1.
N1	Phased re-location of communities from areas of greatest flood risk	Comments: The shift of Mablethorpe, Trusthorpe and Sutton on Sea inland to avoid future flood risk would be most likely to have significant positive effects in the very long term. The option would ensure the safety of residents and promote more sustainable communities. It is possible that during planning and design stages of the phased re-location, the requirements for affordable housing and local housing needs would be taken into account. This would allow for sustainable construction and design principles to be incorporated and would possibly enable first time buyers to purchase a home.	Comments: This option does not have a direct impact on the sustainable design, construction and operation of new developments and affords similar comments to that found for Option A2. Large scale development in key locations lends itself to the concept of developing sustainable communities where there is scope to develop entire communities striving to be carbon neutral.	Comments: The effects of this option are likely to be positive due to the ability to plan the proposed new communities to properly incorporate health facilities that are accessible by all.
N2	Improved sea defences to permit coastal regeneration	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.
N3	Restrict development in areas at risk from fluvial or flash flooding	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.
P1	Reducing carbon energy use	Comments: Reducing carbon energy use is in line with the code for sustainable homes which requires emissions of carbon dioxide (CO ₂) to the atmosphere arising from the operation of a dwelling and its services to be limited. Thus it contributes to the adoption of sustainable construction and design which has a positive influence on ensuring that local housing needs are met and that there is a drive towards sustainable communities.	Comments: This option meets all requirements of the objective as it would see a core policy that requires all new development to meet specified energy-saving targets through location, design and operation. It also pursues a increase in waste recycling and recovery, developments built to a high standard of sustainable design (including home insulation) and awareness-raising among the community.	Comments: Option is not likely to have an effect.
P2	Promoting and developing sustainable renewable energy sources	Comments: Promoting and developing sustainable renewable energy resources would contribute to more sustainable communities if the District utilised its assets to provide sustainable sources of energy onto the national grid. Although this option is on a larger scale than local housing needs, it would positively contribute to more sustainable homes.	Comments: This option would have a positive effect on increasing energy efficiency and promoting sustainable communities as it aims to utilise the available resources within the district to promote and develop sustainable renewable energy sources.	Comments: Option is not likely to have an effect.
P3	Restricting sustainable renewable energy development	Comments: Option is not likely to have an effect.	Comments: Restricting sustainable renewable energy development contradicts the objective of an increased proportion of energy needs being met from renewable sources at both domestic and commercial scales.	Comments: Option is not likely to have a direct effect although protection of distinctive landscape character within the District may encourage people to participate in outdoor exercise, promoting healthy and active lifestyles.
P4	Promoting the development of a nuclear power station	Comments: Option is not likely to have an effect.	Comments: The effects of this option require further investigation although this option is thought to offer a more sustainable contribution to the country's energy supply in the long term.	Comments: Although this option is not likely to have a direct effect on encouraging and providing facilities for healthy lifestyles, the construction of a nuclear power station may involve a considerable amount of land take which may reduce the amount of land available for green infrastructure assets.
Q1	Planning Obligations applied consistently across the county	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.
Q2	Planning Obligations to meet the needs of East Lindsey	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.	Comments: Option is not likely to have an effect.