

MATTER 5 –THE OVERALL DISTRIBUTION OF DEVELOPMENT BETWEEN THE COASTAL ZONE/AREA AND INLAND, IN PARTICULAR FOR HOUSING (POLICIES SP3 AND SP17

SCHEDULE OF PROPOSED MAIN MODIFICATIONS TO THE LOCAL PLAN - CORE STRATEGY

Blue Text, Underlined:

Main Modifications additional text to the Local plan)

Red, Strike-through Text:

Main Modification Deleted text)

Page	Paragraph	Change	Reason
82	1	Delete the first sentence of the paragraph and add in three new sentences setting out the where the area of the Coastal Flood Hazard Zone is and what it covers. The two sentences will then read "38% of East Lindsey is in an area of high coastal flood risk. This area is covered by the Environment Agency`s Coastal Flood Hazard Map and is called the Coastal Zone. The map is shown on page 80 of the plan and the zone covers the red (danger for all), orange (danger for most), yellow (danger for some) and green (low hazard – caution).	To clarify where the Coastal Zone is in respect of the policies and map. This was raised as an issue during the Examination Hearing for Matter 5
22	Additional paragraph after paragraph 5	East Lindsey is a relatively self-contained housing market area with 77% of those working in the District living in the District. There are some wider linkages to Boston in the south and North East Lincolnshire in the	Discussed at the Examination Hearing and providing clarity on the HMA for the District.

		north but migration to surrounding authority areas has only a relatively small net impact upon population change	
22	7	Add an additional sentence onto the end of the paragraph which reads "The starting point of the Local Plan for the purposes of calculating housing growth is 2011 with the Plan running to 2031."	Discussed at the Examination Hearing and providing clarity
22	8	Amend the figure of 553 to 960 and the figure of 7768 to 8175	As discussed at the Examination Hearing
22	9	Amend the figure of 7768 to 8175	As discussed at the Examination Hearing
23	12	Amend the figure of 6460 to 6867	As discussed at the Examination Hearing
24	19	Amend the figure of 7768 to 8175; amend the figures of 481 and 482 with 522, respectively.	As discussed at the Examination Hearing
25	20	Amend the table A as set out below to take into account the discussion and the new housing target figure.	As discussed at the Examination Hearing

Amended Table A

HOUSING TARGET 2016 - 2031	7768 8175
Commitments inland	2777
Commitments coastal	1308

Spilsby site SPY310 which will be started during the plan period and the remaining part of it could start coming forward toward the end of the plan period	350
Inland allocations as set out in Table B	3901
Total – This includes a 7.3% 2% buffer against the housing target; see paragraph 26 below	8336
Other sources of housing that could come forward during the plan period – these have not been included in the housing target above. <u>Only the 15% windfall allowance will be part of the 5 year supply calculations.</u>	
Possible homes from brownfield sites in the coastal zone	218 448
Possible homes from brownfield sites in the medium and small inland villages	245 225
Windfall Allowance 15% of the target	1165 1226

Total	1935 1919
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MAIN MODIFICATIONS CONTINUED

Page	Paragraph	Change	Reason
28	31	Amend the figure 6460 to 6867, amend the figure 7.3% to 2% amend the figure 568 to 161	As discussed at the Examination Hearing
29	36	Delete the paragraph and insert a new paragraph which reads "There are a number of factors in the Local Plan which mean there is uncertainty around delivery and impact of the policies, especially as this is the first time the Council has constrained housing growth on the coast. The Council will carry out a full review of its housing policy. This review will examine the impact of the policy alongside the Coastal Policies SP17 to SP21 and re-assess the objectively assessed need for housing".	As discussed at the Examination Hearing
29	Clause 1	Amend the figure 7768 to 8175	As discussed at the Examination Hearing
29/30	Clause 2	Amend the figure of 7768 to 8175; amend the figures of 481 and 482 with 522, respectively	As discussed at the Examination Hearing
30	Additional Clause after Clause 5	Add an additional clause after clause 5 which would read "The Council will commit to review Policy SP3 with a review being submitted for examination by December 2021, including an assessment of the objectively assessed housing need and the operation of the Coastal Policies.	As discussed at the Examination Hearing

28 and 30	Paragraph 32 and clause 5	Replace both paragraph 32 and clause 5 with the wording as set out below	At the Examination Hearing the Council was asked to consider more control over the windfall sites coming forward and to look at Central Lincolnshire`s local plan policy. This modification does that and amends the wording of both the explanatory paragraph and the policy.
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Main Modification Proposed

Replace paragraph 32 in its entirety on page 28 with the following;

Windfall sites are those that come forward for consideration during the life of the Local Plan but are not allocated in the Plan. It is important that windfall sites coming forward are sited in sustainable and appropriate locations and that they do not harm the character of settlements or their rural setting. Apart from those specific policies in the Plan which support windfall housing development (SP4, SP5, SP8, SP9, SP12, SP18); Towns are settlements with a high level of services and facilities and therefore additional growth can be supported providing sites can conform to the policies in the Plan and national policy. The large villages are smaller with a lesser level of services and facilities, it is important that windfall sites are managed so that whilst some additional growth is supported over and above the site allocations it does not harm the character and amenity of these settlements.

Replace Clause 5 on page 30 with the following;

Towns - Housing growth on windfall sites in appropriate locations** within the settlement and outside of, but immediately adjacent to the developed footprint*** will be supported.

Large Villages – Windfall development will be supported in appropriate locations** within the settlement and outside of, but immediately adjacent to, the developed footprint*** providing cumulatively its does not exceed 10% of the number of households as set out in the table below.

SETTLEMENT	House holds end of Feb 2016	Additional 10%
BINBRR OK	462	46
BURGH LE MARSH	1187	119
FRISKN EY	187	19
GRAINT HORPE	276	28
HOGST HORPE	456	46
HOLTO N LE CLAY	1592	159
HUTTOF T	257	26
LEGBO URNE	284	28
MANBY/	761	76
GRIMOL DBY		0
MAREH AM LE FEN	452	45
MARSH CHAPEL	335	34

NORTH THORE SBY	547	55
PARTNEY	110	11
SIBSEY	931	93
STICKNEY	451	45
TETFORD	217	22
TETNEY	739	74
WAINFLEET	741	74
WOODHALL SPA	1999	200
WRAGBY	910	91
TOTAL		1291

** 'appropriate locations' means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan. In addition, to qualify as an 'appropriate location', the site, if developed, would:

- retain the core shape and form of the settlement;
- not significantly harm the settlement's character and appearance; and
- not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.
- Be connected to the settlement by way of a footpath.

*** 'developed footprint' of a settlement is defined as the continuous built form of the settlement and excludes:

- individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;
- gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;
- outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.