

Matter 5 – The overall distribution of development, between the Coastal Zone/area and Inland, in particular for housing (Policies SP3 and SP17)

During the first session of Examination Hearings, the issue of how the Council chose the settlements to place into the Coastal Zone was raised. Below is set out an explanation of this matter;

The Council tried to be pragmatic about the selection of which settlements should be in and which out of the Coastal Zone, because this was the first time the policy of constraint caused by flood risk had been taken.

The medium and small villages which are covered by the Coastal Zone were included on the list of settlements; these do not receive a housing allocation under the policies of the Local Plan.

Then the Council looked at how near the towns and large village settlements covered by the red, orange, green and yellow zones of the Coastal Flood Hazard maps were to the coast itself. Most lay directly alongside the coastline or behind the defences and these were immediately designated as in the Coastal Zone, these were:

Chapel St Leonards
Ingoldmells
Mablethorpe
Saltfleet
Skegness
Sutton
Trusthorpe

Four of the large villages lay further away from the edge of the coast but were still affected by the Coastal Zone; some more so than others. The Council looked at 4 parameters, distance from the coast, distance to escape, settlements ability to incorporate growth in any white zone and yellow zones (which was low flood risk) and was any suitable land put forward in these zones. This gave a sequential approach. The four settlements were and their distances from the edge of the coast:

North Somercotes – 1.25m
Marshchapel – 3.4m
Grainthorpe – 3.2m

Hogsthorpe – 1.6m

The Council looked at how far the settlements were from the escape routes out of the Coastal Zone, along A roads:

North Somercotes – 9m

Marshchapel – 6

Grainthorpe - 4m

Hogsthorpe – 4.5m

The next consideration was if the settlements had any suitable land put forward that lay outside the red, orange and green zones which could be developed and would it impact on their character:

North Somercotes – none

Grainthorpe – a small amount

Marshchapel – a small amount

Hogsthorpe – a small amount centered around the village itself which sits on higher land within the zone.

Then the Council looked at the villages themselves in terms of where development could take place.

North Somercotes has no suitable land outside of the red or orange zones. The developed part of the main village centre is in a white zone but there was only one site put forward that did not have a suitable access, the other suitable areas already had planning permission. . There is a white zone to the east of the village but detached from the developed part of the village, so would not fit into the character of the settlement. Overall there is nowhere suitable for a housing allocation to take place outside of the red or orange zones.

Grainthorpe has some white zone within the village which suitable sites had been put forward, which has not been developed and any allocation still fits within the character of the existing settlement. Capacity of allocated sites has been discounted down to the low risk areas.

Marshchapel has a white zone to the east of the village but attached to the main built up area, developing part of this area would still fit in with the character of the village and sites had been put forward. Capacity of allocated sites has been discounted down to the low risk areas.

Hogsthorpe village lies on a rise in the land in the Coastal Zone. The white area is attached to the developed part of the village on this rise and development of this area would therefore fit within the character of the settlement. Sites had been put forward. Capacity of the allocated sites has been discounted down to the low risk areas.

In conclusion, it was felt that Grainthorpe, Marshchapel and Hogsthorpe could accommodate some growth in this plan period outside of the red, orange and green zones that would still fit in with their characters. They had shorter escape routes than North Somercotes, whereby residents have to go through Marshchapel and Grainthorpe to escape, they had suitable land. Hogsthorpe village also sits on a rise in the land within the zone, so it could be a safe refuge.