

MATTER 3 – OBJECTIVELY ASSESSED NEED FOR HOUSING (OAN) AND THE HOUSING REQUIREMENT (POLICY SP3 AND SECTION ON HOUSING GROWTH

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)

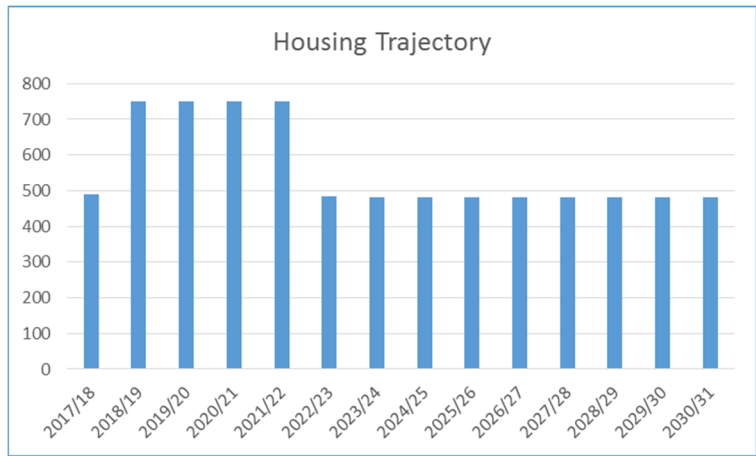
Page	Paragraph	Change	Reason
21	2 – SP3	Delete the second sentence of the paragraph and add in three new sentences setting out the where the area of the Coastal Flood Hazard Zone is and what it covers. The two sentences will then read “38% of East Lindsey is in an area of high coastal flood risk. This 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 – SP3	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 north but migration to surrounding authority areas has only a relatively small net impact upon population change	Discussed at the Examination Hearing and providing clarity on the HMA for the District in conformity with the NPPF.

22	7 – SP3	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 in conformity with the NPPF																		
22	8 – SP3	<p>Rewrite the paragraph so it reads as follows;</p> <p>In addition to the housing target requirement, the Council has to set out how it is going to deal with any past undersupply of housing. As at the 1st February 2016 March 2017, the District from the period 2011 to 1st March 2017 should have delivered 2886 homes against the housing requirement of 481 homes a year, as set out below;</p> <table border="1" data-bbox="638 826 1406 1289"> <thead> <tr> <th data-bbox="638 826 967 919">Year</th> <th data-bbox="967 826 1406 919">Annual Requirement of Housing</th> </tr> </thead> <tbody> <tr> <td data-bbox="638 919 967 963">2011</td> <td data-bbox="967 919 1406 963">481</td> </tr> <tr> <td data-bbox="638 963 967 1008">2012</td> <td data-bbox="967 963 1406 1008">481</td> </tr> <tr> <td data-bbox="638 1008 967 1053">2013</td> <td data-bbox="967 1008 1406 1053">481</td> </tr> <tr> <td data-bbox="638 1053 967 1098">2014</td> <td data-bbox="967 1053 1406 1098">481</td> </tr> <tr> <td data-bbox="638 1098 967 1142">2015</td> <td data-bbox="967 1098 1406 1142">481</td> </tr> <tr> <td data-bbox="638 1142 967 1187">2016/17</td> <td data-bbox="967 1142 1406 1187">481</td> </tr> <tr> <td data-bbox="638 1187 967 1232">TOTAL</td> <td data-bbox="967 1187 1406 1232">2886</td> </tr> <tr> <td data-bbox="638 1232 967 1289">Total Shortfall</td> <td data-bbox="967 1232 1406 1289">2886 -1801 = 1085</td> </tr> </tbody> </table>	Year	Annual Requirement of Housing	2011	481	2012	481	2013	481	2014	481	2015	481	2016/17	481	TOTAL	2886	Total Shortfall	2886 -1801 = 1085	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
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		<p>The District had only delivered 1801 homes leaving a past undersupply which amounts to 553 1085 homes, which included a 5% buffer. The Council will look to deliver this undersupply within the first five years of the plan period. Therefore the housing requirement from 2017 – 2031 = 6734 (i.e. 481 x 14 years); plus the shortfall from above of 1085 equates to a total housing requirement of 7819 for the period 2017 to 2031. This brings the overall District wide housing target requirement for the Plan period to 7768 7819 homes.</p>	
22	9 – SP3	Amend the figure of 7768 to 7819	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
22	9 – SP3	Delete 1st February 2016 and amend to 1 st March 2017	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
22	9 – SP3	Delete 1308 amend to 1262	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
23	12 – SP3	Amend the figure 1308 to 1262. Amend the figure of 6460 to 6557	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
24	15 – SP3	This way of apportioning growth across the towns and large villages means that the Council is not allocating its growth into a few	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF

		<p>settlements bringing forward any large urban extensions. Whilst this means of delivering growth may be appropriate in more urban places, East Lindsey does not have a history of delivery of large sites over 300 units. but spreading it across the inland towns and large villages, as set out above this reflects the way the population grows through the in migration of mainly older persons. This probably reflects the fact that t</p>											
24	19 – SP3	<p>Amend the paragraph so that it reads;</p> <p>The Council will allocate sites in the Settlement Proposals Document along with existing commitments for the phased delivery of the 7768 7819 housing target including the undersupply of housing for the period 2011 – 2016 over the following trajectory, this will recover the undersupply within five years;</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Requirement</th> </tr> </thead> <tbody> <tr> <td>2017/18</td> <td>490</td> </tr> <tr> <td>2018/19</td> <td>700</td> </tr> <tr> <td>2019/20</td> <td>749</td> </tr> <tr> <td>2020/21</td> <td>749</td> </tr> </tbody> </table>	Year	Requirement	2017/18	490	2018/19	700	2019/20	749	2020/21	749	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
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2025/26	481
2026/27	481
2027/28	481
2028/29	481
2029/30	481
2030/31	481



25

20 – SP3

Amend the date **2016** to **2017** to take in the start date of the plan

Discussed at the Examination Hearing and providing clarity in conformity with the NPPF

25	20 – SP3	Amend the table A as set out below to take into account the discussion and the new housing target figure.	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
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Amended Table A

HOUSING TARGET REQUIREMENT 20167 - 2031	7768 7819
Commitments inland	2777 2955
Commitments coastal	1308 1262
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 4170
Total – This includes a 7.3 9.0% buffer against the housing target requirement;	8336 8550
Other sources of housing that could come forward during the plan period – these have not been included in the housing target requirement above only the 15% windfall allowance will be part of the 5-year supply calculations	

Possible homes from brownfield sites in the coastal zone	218 -448
Possible homes from brownfield sites in the medium and small inland villages	202 -245
Windfall allowance 15% of target	1165
Total	1935 -693

MAIN MODIFICATIONS CONTINUED

Page	Paragraph	Change	Reason
26	21 Table B – SP3	Amend the figure for Spilsby to 480, amend the final total of table B to 4170	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
26	21 Table B – SP3	Add in a sentence after Alford – This housing will be allocated in the Alford Neighbourhood Plan	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
26	21 Table B – SP3	Remove the word minimum from the text add in at the end these figures are not targets and should not be read as such	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
27	23 – SP3	Remove the word “strongly” from the second sentence.	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF

27	22 – SP3	Remove paragraph	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
28	30 – SP3	<p>Amend the paragraph as follows to set out how windfall will be monitored.</p> <p>Because of the long historical trend of this type of delivery, the type of sites that are delivered in this way and the local nature of the delivery, the Council will monitor future delivery and consider whether it should have a windfall allowance in the 5 year supply during the review of the plan. the Council believe it has sufficient evidence to make an allowance for windfall sites in its housing supply. This allowance it is believed should be 15%. Having an up to date Local Plan with site allocations, phasing sites, monitoring delivery and having a clear delivery pathway for housing should see the number of windfall developments reduce.</p>	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
28	31 – SP3	Amend the figure 6460 to 6557, amend the figure 7.3% to 9% amend the figure 568-731	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF

29	31 – SP3	Remove target and replace with housing requirement . Remove amount of and replace with supply of	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
29	35 – SP3	Delete the 4 th bullet point	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
29	36 – SP3	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 with a review being submitted for examination by December 2021. 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 and the housing market area ”.	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
29	Clause 1 – SP3	Amend the figure 7768 to 7819 amend the word target with requirement . Delete the word plan and insert the words 2017 - 2031	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
29	Clause 1 – SP3	Amend the bullet point so that it is clear what it means by the Coastal Zone. Amend the first sentence to read; In the Coastal Zone , deleting “ on the coast ” and which covers the area of the Coastal Flood Hazard Maps and insert in “ In the Coastal Zone the area which is covered by the Environment Agency` s	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF

		<p>Coastal Flood Hazard Map. The map is shown on page 80 of the plan, the zone covers the red (danger for all), orange (danger for most), yellow (danger for some) and green (low hazard – caution)</p> <p>Amend the figure to 1262</p> <p>Add a sentence onto the end of bullet point one which would read. The following settlements are in the Coastal Zone; Addlethorpe, Anderby, Chapel St. Leonards, Croft, Ingoldmells, Mablethorpe, New Leake, North Cotes, North Somercotes, Saltfleetby All Saints, Saltfleetby St. Clements, Saltfleetby St. Peter, Skegness, Skidbrooke + Saltfleet Haven, South Somercotes, Sutton On Sea, Theddlethorpe All Saints, Theddlethorpe St. Helen, Trusthorpe</p> <p>Amend the inland figure to 6557</p>			
29/30	Clause 2 – SP3	<p>Amend the figure of 7768 to 7819; amend the figures of 481 and 482 with the following figures and amend the clauses accompanying text</p> <p>The Council will allocate sites for ensure the phased delivery of the 7768 7819 homes as follows;</p> <table border="1" data-bbox="922 1321 1236 1398"> <tr> <td data-bbox="922 1321 1106 1398">Year</td> <td data-bbox="1106 1321 1236 1398">Requirement</td> </tr> </table>	Year	Requirement	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
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29	Clause 4 – SP3	Rewrite the clause so it is clearer on where growth is to be allocated. Housing growth will be allocated in the Settlement Proposals Document and will be distributed across the inland towns and large villages distributed across the inland towns and inland large villages as set out in the Settlement Pattern.	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF																												

30	Clause 3 – SP3	Remove the clause which reads Development sites over 30 should demonstrate phasing of development in line with infrastructure requirements	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
30	Additional Clause after Clause 5 – SP3	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, housing market area and the operation of the Coastal Policies.	Discussed at the Examination Hearing and providing clarity in conformity with the NPPF
28 and 30	Paragraph 32 and clause 5 – SP3	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.

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 There are specific policies in the Plan which support

windfall housing development (SP4, SP5, SP8, SP9, SP12, SP18), outside of these the 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***

** '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.

MAIN MODIFICATIONS CONTINUED

Page	Paragraph	Change	Reason
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<p>29</p>	<p>New paragraph after paragraph 37 – SP3</p>	<p>Insert a new paragraph after paragraph 37 which would read as follows;</p> <p>38. The Council has set out a trajectory of its housing supply over the plan period 2017 – 2031, accompanying this is a position statement setting out the allocated housing sites and inland and coastal commitments and the position with regard to the 5 year supply of housing. This information is updated yearly and can be viewed via the Council`s website at www.e-lindsey.gov.uk or if you require a hard copy of these documents contact the Planning Policy Team at Tedder Hall, Manby Park, Manby, Louth LN11 8UP</p> <p>This sets out how access can be given to the housing supply information.</p>	<p>To provide clarity in conformity with the NPPF and easier access to more up to date information around the issue of supply of housing. As discussed at the examination hearings.</p>
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