

Addendum to Habitat Regulations Assessment – Modifications to the East Lindsey Local Plan

Following submission, the East Lindsey Local Plan was subject to examination, with hearing sessions taking place between 12th July and 4th October 2017. As a result of the consultation on the Submission Plan and the examination sessions, a number of modifications are being proposed on both the policies in the Core Strategy and the Settlement Proposals.

Core Strategy

There are a large number of modifications to the policies of the Core Strategy, however, most of these are required to provide clarification to the policies and do not change the strategy of the Plan. The most significant changes in terms of policy are:

SP4 – Housing in the Medium and Small Villages, where development of small infill sites will not be permitted; and

SP19 – Holiday Accommodation, where the Protected Open Space between Chapel St Leonard's, and Ingoldmells is to be deleted.

With respect to the change to SP4, it cannot be predicted how much housing will come forward within the settlements, as the policy does not allocate land but instead provides a framework for windfall development. Within 8km of the protected sites, there are 8 Medium and Small villages. Of these, 4 are covered by the Coastal Policy, leaving 4 villages in that area which will be subject to this policy. Although there is no indication how much additional housing development will occur across these settlements, the previous HRA indicated no adverse impact on the protected sites from the previous allocations in this area. A number of those sites have now been removed from the Plan (see below) reducing the plots coming forward from allocated sites within this area by 155. It is unlikely that this amount of development will be forthcoming from the modification to SP4 will amount to this number; therefore it is considered that the modification will not have an adverse effect on the protected sites.

With respect to the removal of the open space between Chapel St Leonards and Ingoldmells, the majority of this open space has been granted outline planning permission for a Hybrid application consisting of an outline planning application for the erection of a petrol filling station, a hotel, a family pub, a fast food outlet, a business centre, and a visitor centre and sales area for the sales of static caravans and associated items, sports facilities and reception and a full application for the change of land for holiday accommodation in the form of 449 no. static caravan plots, 30 no. lodges, camping pitches, approx. 540 no. touring caravan pitches, excavation of lakes, the provision of a cross country track and provision of roads (S/090/02435/16). The impact the site had on biodiversity was considered as part of this application. The site lies approximately 7.5km from the northern part of The Wash (with Skegness and Ingoldmells in-between) and approximately 17.5km from the southern edge of Saltfleetby-Theddlethorpe Dunes. There were no objections pertaining to the internationally protected sites from any of the local or national nature conservation groups when the application went out for consultation.

Settlement Proposals

In terms of the Settlement Proposals, the main changes have been the deletion of sites at:

Burgh le Marsh (BLM310 – biodiversity impact);

Grainthorpe (GRA211 – flood risk);

Marshchapel (MAR217; MAR226; MAR300; MAR304 – flood risk);

Tetney (TNY308 – flood risk).

No additional sites are being allocated as a result of the modifications.

As these sites are being deleted from the Plan, it is considered that there will be no adverse impact on the internationally protected sites.

Overall

It is therefore considered that the modifications to the East Lindsey Local Plan will not have an adverse impact on the internationally protected sites identified through the Habitat Regulations Assessment.