

Draft Core Strategy

October 2012

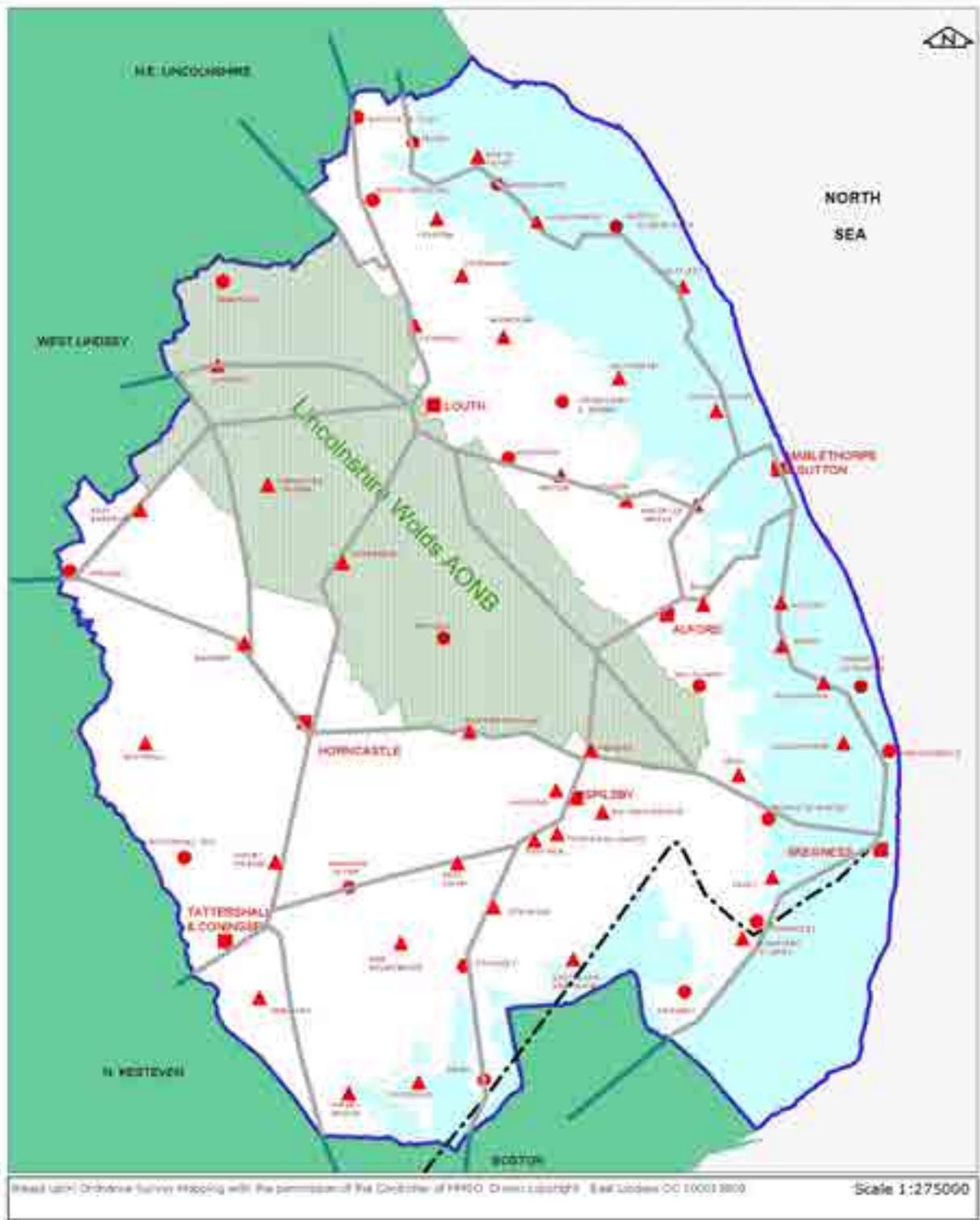
Supporting Economic Growth for the Future

EAST LINDSEY PROPOSALS MAP

CHAPTER 1 - INTRODUCTION	5
<i>How We Arrived Here</i>	6
<i>East Lindsey's Distinctive Characteristics</i>	7
<i>What are the Districts Issues that need to be addressed over the next 15 years?</i>	9
<i>Our Vision</i>	12
<i>Vision and Objectives for East Lindsey</i>	13
CHAPTER 2 – OPTIONS FOR GROWTH	16
<i>STRATEGIC POLICY 1 – A Sustainable Pattern of Places</i>	16
<i>How Much Growth Must the Council Plan For.</i>	22
<i>The Options</i>	25
CHAPTER 3 - AFFORDABLE AND LOW COST HOUSING	29
<i>STRATEGIC POLICY 2 – Delivering Affordable Housing</i>	29
<i>STRATEGIC POLICY 3 - Rural Exceptions</i>	32
<i>STRATEGIC POLICY 4 - Single Plot Exceptions</i>	32
CHAPTER 4 - RAISING THE QUALITY OF OUR BUILT ENVIRONMENT	33
<i>STRATEGIC POLICY 5 – Design</i>	33
CHAPTER 5 – GYPSIES, TRAVELLERS AND SHOWPEOPLE	40
<i>STRATEGIC POLICY 6 – Gypsies, Travellers and Showpeople</i>	40
CHAPTER 6 – INLAND EMPLOYMENT	43
<i>STRATEGIC POLICY 7 – Inland Employment</i>	44
CHAPTER 7 – DIVERSE ECONOMY, TOWN/VILLAGE CENTRES & SHOPPING	47
<i>STRATEGIC POLICY 8 – Town/Village Centres and Shopping</i>	48
CHAPTER 8 - WIDENING THE INLAND TOURISM AND LEISURE ECONOMY	54
<i>STRATEGIC POLICY 9 – Widening the Inland Tourism and Leisure Economy</i>	55
CHAPTER 9 – INLAND FLOOD RISK	58
<i>STRATEGIC POLICY 10 – Inland flood Risk</i>	58
CHAPTER 10 – COASTAL EAST LINDSEY	61
<i>STRATEGIC POLICY 11 – Coastal East Lindsey</i>	63
CHAPTER 11 - TRANSPORT AND ACCESSIBILITY	69
<i>STRATEGIC POLICY 12 – Transport and Accessibility</i>	69
CHAPTER 12 – OPEN SPACE, SPORT AND RECREATION	73
<i>STRATEGIC POLICY 13 – Open Space, Sport and Recreation</i>	73

CHAPTER 13 - PROTECTING AND ENHANCING OUR NATURAL ENVIRONMENT	77
<i>STRATEGIC POLICY 14 – Landscape</i>	78
<i>STRATEGIC POLICY 15 - Green Infrastructure</i>	80
<i>STRATEGIC POLICY 16 - Biodiversity and Geodiversity</i>	81
CHAPTER 14 – RENEWABLE ENERGY	84
<i>STRATEGIC POLICY 17 – Renewable Energy</i>	86
CHAPTER 15 – INFRASTRUCTURE AND S106 OBLIGATIONS	90
<i>Strategic Policy 18 – Infrastructure and S106 Obligations</i>	90
MONITORING	94
ANNEX 1 – Affordable Housing and Housing for Vulnerable Groups, Local Connection Criteria - The Coastal Zone	95
ANNEX 2 - Touring Caravan Sites within the Coastal Flood Zone –	98
<i>The calculation</i>	100
<i>The mechanism</i>	100
ANNEX 3 - Glossary	101

EAST LINDSEY PROPOSALS MAP



- Towns
- Large Villages
- ▲ Medium Villages

- Flood Hazard Zone
- Strategic Road Network
- Line of Railway

CHAPTER 1 - INTRODUCTION

The Council is required to produce a local plan setting out its strategic priorities for its area, and policies for the growth and development across the District.

This document is called the Core Strategy and it sets out the vision and strategic policies for the growth and development of the District up to 2028.

Spatial planning is broader than just the use of individual pieces of land. It looks at the roles of, and interaction between, places and spaces and the communities that use them. It takes account of community aspirations for places expressed, for example, through Community or Neighbourhood Plans and aims to balance the competing demands of economy, environment and community.

The Core Strategy will; -

- Lay down an overall spatial vision for the District up to 2028.
- Include objectives to help achieve the vision.
- Present a strategy and strategic policies to meet all the objectives.
- Broadly, direct growth and development across the District.
- Set challenging but realistic targets to assist in making sure that planned change actually happens.

A site allocations plan document will follow on from the Core Strategy.

In this document, we will try to avoid the use of jargon but there will be times when technical, legal or seemingly obscure terminology will be unavoidable. A glossary of such terms can be found at Annex 3. We will avoid the use of all but the most well-known acronyms. The term "we" in the document refers to East Lindsey District Council.

How We Arrived Here

The Council;

- Gathered evidence from existing and new surveys and studies.
- Consulted the public and organisations to understand the issues important to stakeholders and our communities.
- Consulted widely on the Issues and Options Document in November 2007 and on a Draft Core Strategy in November 2009.
- Carried out a Sustainability Appraisal of the key issues.
- Carried out an exercise to ensure the Core Strategy is in conformity with the National Planning Policy Framework. The Statement of Conformity can be found on the Councils website.

All the documents prepared in reaching this stage of the Core Strategy can be found on the Councils website www.e-lindsey.gov.uk

East Lindsey's Distinctive Characteristics

- Extending over 1,762 square kilometers, East Lindsey is the third largest district in the UK. It is also one of the most sparsely populated, with its 136,400-population spread among some 200 settlements.
- The District does not have a single dominating urban centre. Instead, its distinctive widespread settlement pattern is a legacy of a history of small farming communities with local markets.
- Between April and June 2011, the average house price in the District was £101,347, which is 4.98 times the average wage in the District.
- The District is home to many more older people than the national norm and its coastal towns and villages are popular retirement destinations.
- Wages and skills are on the low side and the District has a higher than average self-employed work force.
- The District is a safe and healthy place to live with low crime rates and very little noise, air, light or water pollution. Many residents have migrated to the District for the quality of life.
- There are pockets of social deprivation and unemployment is slightly higher than the national mean, average earnings are relatively low and dependence on benefits is high, particularly along the coast where seasonal and temporary employment is common.
- Four settlements (Louth, Horncastle, Alford and Spilsby) have built on their historic market town roles to grow and serve wider rural hinterlands. On the coast, Mablethorpe and Skegness have grown to serve both a local rural hinterland and a vibrant tourism market. These two different groups of settlements have contrasting characters. The former have attractive town centres, with market squares streets typified by red brick buildings with pantile or slate roofs. The latter have a much more mixed visual character.
- The Lincolnshire Wolds is the only Area of Outstanding Natural Beauty in the East Midlands region and covers one third of the District's area.
- The District retains an impressive sense of early history, typified by numerous prehistoric barrows, ancient tracks, scheduled ancient monuments and views of distant mediaeval church spires and towers.

- Between the Wolds and the coastline, the landscapes north and south of the River Steeping are classed as marsh and fen respectively. They are generally flat and expansive, giving long distance views where "large skies" are a distinctive feature. To the south, the peaty fens are generally devoid of trees and hedgerows, drainage channels being common features.

Between the Wolds and the Coast, the land is typified more by small hedge-lined fields and scattered small villages set within clumps of trees and aligned along low ridges set marginally above the coastal flood plain.

- The 70 km North Sea coastline forms a clearly defined eastern edge to the District. Extensive dune-backed salt marshes form internationally recognised Special Protection Areas, SSSI`s, Ramsar Sites and National Nature Reserves fronting the Humber Estuary and the Wash. These peaceful and remote areas are rich habitats for varied coastal flora and fauna and are important havens on bird migration routes.
- The holiday coast between Mablethorpe and Skegness is characterised by lively seaside resort activity. Caravan parks along the coastal plain, accommodating upward of 24,000 static vans, are a particular feature. In addition, this area contains pockets of wild coast and now encompasses a coastal country park.
- Farming remains the dominant land use across the District. Farm diversification is increasing with more farm-based tourism activities becoming a growing feature in the countryside.
- The District's relative isolation, dispersed settlements, and thinly spread public transport services all add to a high level of car-dependency.
- The District displays an important historic heritage in the widespread distribution of its listed buildings and conservation areas, Scheduled Ancient Monuments, six parks and gardens of special historic interest and a registered Civil War battlefield at Winceby, some of which are considered at risk on English Heritages at Risk Register.

East Lindsey is also distinctive for what it does not have – notably

- motorways;
- out of town supermarkets (the Council has striven to protect the vitality and viability of its town centres);
- heavily trafficked roads (with a few exceptions at peak times on the A16 and in summer on coastal access roads);
- derelict land and many brownfield sites.

What are the Districts Issues that need to be addressed over the next 15 years?

If our spatial strategy and policies are to be effective, they must tackle those issues and challenges that are specific to East Lindsey and its communities as well as those on the national agenda.

The issues that were identified were as follows; -

Communities

- The District has a high inward migration of elderly, economically inactive and infirm people. This places pressure on existing services particularly on the coast.
- Demographic imbalance is made worse by high outward migration of young adults.
- There is a relative lack of skilled employment and high level of seasonal unemployment, leading to low income and poor job prospects.
- A large percentage of the District is rural in nature, which on the one hand raises difficulties accessing essential services and facilities; however, both residents and visitors value the tranquil nature of the District.
- The District is mainly a healthy place to live but does have areas where long-term illness is high, especially along the coast. This reflects the demographic imbalance in the population.
- The District has low rates of crime and anti social behaviour.
- Access to green infrastructure is relatively limited. Whilst there is an extensive rights of way network, there are comparatively few sites with open or amenity access.
- There are localised pockets of social deprivation with a high dependency on benefits, particularly along the coast.

Housing

- There are divergent views about where new housing should be built. On the one hand, some stakeholders feel that the villages should be allowed more housing whilst others believe that too much building harms village character.

- Because the District is so rural, there is a limited supply of previously developed sites for development.
- There is a significant shortage of affordable housing.

Transport

- Rural isolation can create problems for those without access to transport
- Car dependency in the District is high and residents do not want to give up the use of their cars.
- The District is not connected by rail to the rest of the country in any meaningful way.

Economy

- Compared nationally, the District has a relatively low percentage of employees working full-time but a high percentage of self-employed workers. Lack of skilled workers can deter inward investment.
- The District is reliant on the two dominant industries of agriculture and tourism both of which are seasonal employers.
- The expanding growth in IT and electronic communication provides opportunities for further expansion for small, footloose (does not have a permanent base) and home based businesses.
- Coastal settlements where the need for regeneration has been identified are also at the greatest risk of flooding.
- Opportunities have been identified to widen the tourism offer through greener, more sustainable tourism.

Environment, landscape and biodiversity

- The rural character of East Lindsey and the high quality of its landscape and natural environment have been highlighted as assets.
- A key issue will be how to balance the need to respect the distinct character and landscape and to diversify the rural economy.
- As well as a need to protect biodiversity, there was a call from consultees to improve and extend it.

- There was an identified need to protect the historic landscape and buildings of the District.
- Water resources are a key consideration, including a lack of potable water and increased surface water discharges.
- Unpolluted night skies should be protected because they contribute to the character of the Wolds and Marshes.

Climate change

- Adapting to flooding and climate change is one of the most significant challenges to be faced by the District. The District faces both coastal and fluvial flood risk.
- Coastal flooding has the potential to affect some 38% of the District and the potential threat to property and life needs to be balanced against the continuing need to encourage inward investment essential to ensure economic viability and the needs of the coastal population.
- The impact on the landscape and the food-growing potential of the countryside from sea level rise and the national demand for renewable energy is a major key concern for stakeholders.

Our Vision

The Core Strategy vision and objectives for the development of East Lindsey up to 2028 have been identified from-

- the strategic plans of public service bodies;
- through community consultation on the issues and;
- the evidence gathered through monitoring land use change.

The Core Strategy also aims to match up its vision with those other statutory and community plans, so that, through shared action, their common priorities can effectively be tackled.

The East Lindsey Community Plan

Has as its vision; -

"A distinct, dynamic and proud district where organizations and communities work together for a better quality of life"

It is underpinned by three key principles;-

Sustainability – *achieving progress in a way that benefits everyone and does not harm the environment locally or globally, now or in the future.*

Cohesion – *creating mutual respect and appreciation of the similarities and differences that make people unique.*

Engagement – *involving the public, as individuals or as a community, in policy and service decisions.*

East Lindsey District Councils Corporate Strategy

Has as its overarching ambition to;

- 1. To be adaptable and flexible, working closely with the community to provide relevant and valued services*
- 2. To provide, enable and procure high quality services through the most appropriate and efficient mechanisms*
- 3. Aim to meet community needs and aspirations in a time of severe spending restraint*
- 4. To know and understand our community, and work in partnership with them*

5. *To be aware of the external environment and be prepared as far as possible for future challenges*

6. *To secure efficiencies through collaboration and partnership with other agencies and organization.*

The Core Strategy focuses on 6 key factors, as set out below and derived from these the Council has formed its key objectives, these run through the policies outlined in this document.

Vision and Objectives for East Lindsey

By 2028, East Lindsey will be a district with:-

- ***A network of thriving, safer and healthy sustainable communities, where people can enjoy a high quality of life and an increased sense of well-being and where new development simultaneously addresses the needs of the economy, communities and the environment.***
- ***Quality affordable and open market housing to try and meet the differing needs of the District's residents.***
- ***A growing and diversified economy that builds on, and extends, the important agriculture and tourism base.***
- ***A commitment to address the issues of deprivation and rural isolation to make an inclusive, equal and diverse district.***
- ***A high quality environment that makes the most of its special qualities, particularly the coast, the Lincolnshire Wolds and the historic market towns; and***
- ***A commitment to tackling the causes and effects of global climate change through local action.***

To achieve our vision of a network of thriving, safer and healthy sustainable communities, where people can enjoy a high quality of life and an increased sense of well-being and where new development simultaneously addresses the needs of the economy, communities and the environment, we will;-

- ***Define a pattern of settlements and identify broad areas for growth.***
- ***Protect and enhance the vitality and viability of our town centres.***

- **Require new development to contribute to improving the environmental quality of our spaces and places.**
- **Protect and commit to improve essential community facilities in towns and villages**
- **Ensure that infrastructure is capable of accommodating planned growth.**
- **Develop where possible on previously used land.**
- **Support the work of communities in neighbourhood planning.**

To achieve our vision of having affordable and good quality housing to meet the differing needs of the District's resident, we will;-

- **Provide land for housing development to meet housing needs until 2028.**
- **Enable the provision of affordable homes to meet local needs and reduce the current shortfall of supply.**

To achieve our vision of having a growing and diversified economy that builds on, and extends, the important agriculture and tourism base, we will;-

- **Encourage and enable business to locate and expand within the District.**
- **Encourage and enable rural and farm diversification schemes.**
- **Widen and support opportunities for high quality, sustainable tourism throughout the District.**

To achieve our vision of an inclusive, equal and diverse district that has addressed the issues of rural isolation and deprivation, we will;-

- **Cater for the accommodation needs of gypsies and travellers**
- **Support community led initiatives that improve access to services and facilities in our rural communities.**
- **Help to tackle the causes of coastal deprivation.**

To achieve a high quality environment that makes the most of its special qualities, particularly the coast, the Lincolnshire Wolds and the historic market towns, we will;-

- **Require new development to contribute to improving the environmental quality of our spaces and places.**
- **Conserve and enhance areas of natural history or landscape importance, in particular the Lincolnshire Wolds Area of Outstanding Natural Beauty, the Coastal Country Park, and the Coastal Grazing Marshes.**
- **Work with owners and partners to conserve and enhance buildings and areas of architectural or historic interest.**

To achieve our vision of a commitment to tackling the causes and effects of global climate change through local action, we will;-

- ***Maintain and enhance the Districts biodiversity.***
- ***Encourage new development to be energy-efficient and carbon neutral.***
- ***Support the economy of the coastal communities whilst not putting more people at risk from flooding.***
- ***Locate development to minimise traffic generation.***

CHAPTER 2 – OPTIONS FOR GROWTH

Where we want to be

A district with a network of thriving, healthy and sustainable communities.

Neighbourhood planning is an embedded idea that has assisted in providing strong resilient communities.

What will it look like

Communities that work together to achieve their common goals and objectives as part of a pattern of settlements that allows the most sustainable patterns of growth and brings the widest economic and social benefits.

Delivery Objectives (how we are going to get there)

Neighbourhood Plans
Settlement Proposals Development Plan Document
Local Investment Plan
Housing Strategy

Evidence

Sustainable Settlement Criteria
Strategic Flood Risk Assessment
Strategic Housing Market Assessment
Strategic Housing Land Availability Assessment
Employment Land Review
Lincolnshire Coastal Study
Rural facilities Survey
Demographic Projections for Coastal Districts in Lincolnshire March 2012

STRATEGIC POLICY 1 – A Sustainable Pattern of Places

Why we have taken this approach

1. The District is one of the most sparsely populated parts of the country. Only 5% of the area, the towns, is identified as “urban” and there is no single, dominating urban centre. There are nearly 200 smaller rural settlements of varying size spread across the district, which have different roles reflecting their location and historical development. For some of these, their small population and physical isolation raises difficulties in accessing essential services and facilities, and this is recognised in the Settlement Pattern. There is general support for a settlement pattern that balances

housing growth and restraint relative to the infrastructure and size of towns and larger villages.

2. The Districts settlements do not exist in isolation. They form part of a wider pattern that stretches across Lincolnshire and includes the settlements of Boston, Grimsby and Lincoln. They are constrained by economies of scale, which means that few of the smaller settlements can provide any or some of the essential services to meet their residents' daily needs. It is more usual for larger settlements to provide for smaller settlements and for groups or clusters of smaller settlements to "share" services and facilities. This inter-relationship between settlements helps them to remain sustainable because the smaller settlements feed into the services and facilities in the larger settlements and to a lesser extent vice versa.

3. Settlements are given their place in the pattern following a district-wide assessment of their services, facilities, roles, accessibility and relationship with nearby settlements. By identifying the role of settlements, the Council can start to see how settlements relate to each other. This forms a clear baseline from which we can guide new growth based on capacity to provide and sustain a pattern of viable communities as set out.

4. **Towns** - They provide a range of higher order district-wide services and facilities that because of economies of scale cannot, reasonably be expected in other settlements. These include –

- A range of convenience shopping;
- further education and vocational training facilities;
- Secondary education facilities;
- a choice of managed recreational and sporting facilities;
- access to public transport;
- a defined retail catchment area;
- a defined employment zone with opportunities for inward investment;
- range of health and community facilities;
- a fire station and permanent police station;
- a permanent library;
- accessibility to green infrastructure;

5. **Large Villages** - These provide a range of facilities for their own needs and provide for some of the needs of smaller villages within their immediate sphere of influence. Typically, the facilities available include at least one convenience store, a primary school, rural workshops and/or a range of premises for business use, a doctor and/or dentist, affordable housing, mains drainage, on the strategic road network, commuter bus service available and a range of community facilities.

6. **Medium Villages** - These provide some essential services such as shop, post office and primary school, and some job opportunities for their

residents, and may provide basic services for neighbouring hamlets and smaller villages, but look to towns and larger service villages to provide a greater range of community facilities. They can also provide suitable locations for affordable housing to meet local needs close to essential services such as schools; they are on mains drainage and have a shopper bus service, etc.

7. **Small Villages** – There is a large number of smaller villages of differing sizes, which have a limited range of services or facilities. Very few have schools, food shops, or employment opportunities although most have places of worship, village halls and a public house and look to higher order settlements to meet the vast majority of their needs. The majority do not have access to public transport or the main road network and consequently are not considered suitable for major housing or employment growth.

8. **Open countryside** - which includes hamlets and isolated groups of houses. These are isolated groups of houses, which may have very limited facilities' such as a church or a public house. There are also single dwellings and small isolated groups of houses in the District with no facilities.

9. The Council will encourage and support communities to work together in their clusters, and through Neighbourhood Planning to not only bring forward development that will help them to sustain themselves but to help them in deciding which settlement is the most appropriate in the cluster to accommodate that development.

10. In addition, to the settlement pattern other factors affect decisions and shape the strategy for the location of growth. These also affect the choices about specific sites. These include:

- National and international designations such as the Area of Outstanding Natural Beauty (AONB), Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Importance (SSSI);
- Local landscape and townscape designations (such as conservation areas, special character areas, strategic gaps etc.);
- Physical constraints such as areas liable to flooding;
- Local housing needs;
- Access to services, public transport, etc;
- Climate change factors, such as flooding;
- Existing land use (for example, where development would result in loss of existing uses such as commercial land or land used for community facilities);
- The availability and capacity of existing infrastructure and the scope to improve or expand infrastructure to meet demands arising from new development;

- Access to employment, schools, shops and health facilities;

It is essential that new applications for new houses associated with agricultural workers or forestry are scrutinised thoroughly, as inappropriate development in the open countryside is not acceptable. There should be a clearly established existing full time functional need; the activity should have been established for a minimum period of three years, be profitable for at least one of those years and be currently financially sound. The housing need should be not able to be fulfilled by an existing unit on the site or in the surrounding area.

Because the District is rural, the loss of dwellings in the countryside that already have an existing agricultural tie should be seen as a last resort. All such development should clearly demonstrate that it has been actively marketed for 12 months in an appropriate place and at a price that reflects the occupancy restriction.

11. Based on the factors set out above the Council`s draft Core Strategy (2009) proposed a sustainable settlement pattern, based on the spheres of influence of the seven main towns in the District and the adjoining centres of Lincoln, Grimsby and Boston. The Settlement Pattern has subsequently been updated to take into account changes in levels of service provision that have occurred within settlements and the consultation responses from the November Draft Core Strategy consultation exercise. The Settlement Pattern places the settlements in the District in different categories based on the range of services, facilities and employment available in them.

12. The Pattern provides a starting point. Along with consultation, it provides valuable evidence that will help support the assessment of where new growth should be directed. This pattern will form the basic consistent framework for all the policies in this strategy. It does not provide a detailed assessment of the character of the settlements

13. The district is also divided into sub-areas that reflect the linkages between the towns and villages. Within the sub-areas, accessibility to services varies. In most of the district, a town or larger village provides a central hub to clusters of villages, providing services within a 5-mile radius.

1) The Settlement Pattern shall guide the distribution, scale and nature of future development.

Towns, comprising Louth and Skegness; Alford, Coningsby/Tattershall, Horncastle, Mablethorpe/Sutton/Trusthorpe and Spilsby;

Large Villages, comprising Binbrook, Burgh le Marsh, Chapel St Leonards, Grainthorpe, Grimoldby/Manby, Friskney, Fulstow,

Hogsthorpe, Holton le Clay, Ingoldmells, Legbourne, Mareham le Fen, Marshchapel, North Somercotes, North Thoresby, Sibsey, Stickney, Tetford, Tetney, Wainfleet (All Saints), Willoughby, Woodhall Spa and Wragby.

Medium Villages, comprising Addlethorpe, Alvingham, Baumber, Bilsby, Bucknall, Covenhams, Croft (village), Donington on Bain, East Barkwith, East Keal, East Kirkby, Eastville/New Leake, Fotherby, Frithville, Gipsey Bridge, Hagworthingham, Halton Holegate, Hundleby, Huttoft, Kirkby on Bain, Ludford, Maltby le Marsh, New York, Mumby, New Bolingbroke, North Cotes, Orby, Partney, Saltfleet, Saltfleetby, Scamblesby, South Reston, Stickford, Theddlethorpes, Toynton All Saints, Wainfleet St Mary, and Withern,

Small villages; Anderby (village), Antons Gowt, Belchford, Burgh on Bain, Candlesby, Conisholme, Croft Bank, Friskney Eaudyke, Great Carlton, Great Steeping, Hemingby, Horsington, Langrick, Ludborough, Minting, Old Bolingbroke, Raithby, Revesby, South Willingham, Tattershall Thorpe, Thimbleby, Welton le Marsh, Welton le Wold, West Ashby, West Keal.

Open Countryside.

2) Within the following sub areas the Council will support development opportunities to maintain a range of essential and readily accessible employment, retail, housing and social facilities and services for the benefit of all communities in the cluster group.

Louth cluster (Sub-regional centre - Grimsby)

Town - Louth

Large villages Binbrook, Grainthorpe, Grimoldby/Manby, North Somercotes, Legbourne,

Medium villages Donington on Bain, Fotherby, Ludford, Saltfleet, Saltfleetby, Scamblesby.

Skegness cluster (Sub-regional centre - Boston)

Town - Skegness

Large villages - Burgh le Marsh, Chapel St Leonards, Hogsthorpe, Ingoldmells, Wainfleet(All Saints).

Medium villages – Wainfleet St Mary.

Horncastle cluster (Sub-regional centres - Lincoln, Boston;

Town – Horncastle

Large Village - Tetford

Medium villages-, Bucknall, Hagworthingham.

Mablethorpe cluster (Sub-regional centre - Grimsby; District centres Louth/Skegness)

Town - Mablethorpe (and Sutton on Sea/Trusthorpe)

Medium villages - Huttoft, Maltby le Marsh, Theddlethorpe, Withern.

Alford cluster (Sub-regional centre - Boston; District centre - Louth)

Town – Alford

Large village – Willoughby.

Medium villages – Bilsby, Mumby

Spilsby cluster (Sub-regional centre - Boston, District centre - Skegness)

Town - Spilsby

Medium villages - East Kirkby, Partney.

Coningsby - Tattershall cluster (sub-regional centres - Lincoln, Boston)

Town - Coningsby - Tattershall

Large village – Mareham le Fen, Woodhall Spa

Medium villages - Kirkby on Bain, Mareham le Fen.

Grimsby catchment cluster (sub-regional centre - Grimsby)

Large Villages – Fulstow, Holton le Clay, Grainthorpe, Marshchapel, North Thoresby, Tetney

Medium villages - North Cotes.

Lincoln catchment cluster (sub-regional centre - Lincoln)

Large village - Wragby

Medium village - East Barkwith.

Boston catchment cluster (sub-regional centre - Boston)

Large Village – Friskney, Sibsey, Stickney

Medium villages - Eastville/New Leake, Frithville, Gipsey Bridge, New Bolingbroke, New York, Stickford.

How Much Growth Must the Council Plan For.

1. Future growth in the District will be a response to population growth and social trends. Nationally, the population is ageing and, because of past migration trends, this is a particular issue in East Lindsey. In turn, this structure of the population has implications for the number and type of houses and the housing market.
2. Targets for housing were previously set for the Council in the Regional Plan. The Regional Plan has now been revoked and therefore it is for the Council to set a target for housing across the District. Using evidence from the Council's Strategic Housing Market Assessment and the updated household projections produced by more recent modelling undertaken by Edge Analytics, the Council has set for the number of net new dwellings to be provided within the Inland part of the District up to 2028 at 5841. (This is an average of 389 dwellings per year). Existing commitments will have to be deducted from this figure.
3. Growth is, not just about housing; depending on the level and nature of population growth then the demand for employment, health, leisure, recreation and retail services will expand commensurately and inevitably, settlements will expand and change in character.
4. In a rural district such as East Lindsey, the aim of the Plan is to achieve a balance that supports both the urban parts of the District and the retention of existing rural services through a sustainable settlement pattern. To that end, it is essential that realistic targets for growth be established.

National Planning Policy

5. Because the Government has just introduced the new National Planning Policy Framework (NPPF) replacing all previous planning policy and its related guidance, the Council considers that it is important that everyone

is informed and understands some of the key messages for the District contained in the new document.

- The Council's policies must be in conformity with the NPPF.
- The Council must be pro-active in its approach to the provision of new housing. This means being less reliant on "windfall sites". These are sites, which have not previously been identified/allocated for housing by the Council.
- The Council must set its own housing target based on a robust evidence base, to enable a continuous delivery of housing for at least 15 years from adoption of the Plan
- The Council should use the evidence base to try to ensure it meets the requirements for market and affordable housing.
- The Council should set out an approach to housing density.
- In terms of the location of housing, the preference is to build in locations that offer a range of community facilities and have good access to jobs, key services and infrastructure, away from areas of all types of flood risk.

The Strategic Housing Market Assessment (SHMA)

6. The SHMA (2012) provides an assessment of the Housing Market Area and provides a start point from which to assess the levels of housing that will be required at District level. More recent (Popgroup) modelling of population and household numbers will be used to populate the chosen housing option.

The Strategic Housing Land Availability Statement (SHLAA)

7. This is an important piece of evidence relating to housing supply, it identifies the land within the District that is suitable, available, viable and deliverable for housing for 5, 10 and 15 year periods. Alongside this consultation is a consultation on East Lindsey's Draft SHLAA, which was produced by officers of the Council.

8. This first phase of consultation seeks to identify potential sites within existing settlements identified in the Settlement Pattern. The SHLAA aims to establish the potential of sites to contribute to the housing delivery strategy in the plan and uses a size threshold of more than 0.1 hectare. (0.1 hectare/0.24 acre can accommodate between 1 and 2 dwellings). With sites below this size, it is much harder to identify which sites may be released and to predict when they may be released.

Current Housing Position in the District

9. This Plan differs from earlier plans by proposing that the inland and coastal areas are dealt with separately. To that end, discrete housing targets have been produced using the latest ONS (Office for National Statistics) projections. They assume that population growth inland will continue to be underpinned by inward migration.

10. Overall the housing target for the inland area, adjusted to reflect current commitments, will influence the scale and location of sites required in individual settlements. The SHLAA will contribute to the identification of appropriate sites and will provide a basis for a schedule for their delivery over the three (5 year) phases of the plan. This will aim to ensure that the release of sites can be managed over the plan period to maintain a 5-year supply of deliverable houses in accordance with the NPPF.

The Options

The options presented for discussion below are considered to provide the most practicable routes towards achieving the Vision and Objectives set out at the beginning of the Core Strategy and particularly taking into account the constraints on development imposed by the coastal flooding issue.

38% of East Lindsey including the towns of Mablethorpe and Skegness is in an area of high coastal flood risk. In order to meet our objectives of having a network of thriving, safer and healthy communities and to try to tackle the causes and effects of global climate change, we believe that we must address this issue head on.

To this end, we believe that it is not realistic or practical to promote an option of large-scale housing growth in the coastal flood hazard zones, when it will clearly be out of conformity with national planning policy and key consultees have already indicated that they will object.

Because the coast is of such strategic importance to the District, future development in this area will be guided by a discrete policy in the Core Strategy. This policy on page 61, aims to provide strong and flexible support to economic, business, cultural and tourism growth in the areas of the coastal flood hazard zones. This policy is also designed to give positive indications of what will and what will not be supported by the Council in this important area.

For the inland area of the District, the four options below assume that a proportion of the required housing will be provided within the five main towns of the District, Louth, Horncastle, Spilsby, Alford and Coningsby/Tattershall.

The amount of development distributed between the villages varies between options based on their role as defined by the settlement pattern. However, it will also be influenced by their ability to accommodate the demand for future growth.

Whatever option is chosen, there will be an exceptions policies allowing small-scale affordable housing schemes to meet identified needs in the villages, this includes the Coastal area.

Over and above what is set out in the four Options, housing growth in the area of the Coastal Flood Hazard zones will be restricted to 1605 dwellings over the plan period.

This is to ensure that the population of this area of the District remains broadly stable, so not putting more people at risk from coastal flooding. The

restricted figure does not include affordable housing or housing for those in vulnerable need.

(The Coastal Area is defined as the area falling with the Environment Agencies Coastal Flood Hazard Zones)

The following four options have been identified are as follows:-

OPTION 1: CONCENTRATE GROWTH INTO THE FIVE INLAND TOWNS:

Concentrate growth in the Districts five key inland towns of Louth, Alford, Coningsby/Tattershall, Horncastle, and Spilsby. The proportions of development will be calculated based on existing populations.

Housing in the villages will be permitted only using the exceptions policies.

In these locations good levels of services and facilities, retail opportunities, employment land and transport links already exist. This option is based on the idea that by putting as much as we can as close together as we can, we will establish a more sustainable pattern of development with better access to facilities and services and less need to travel.

Characteristics:

This option will increase the towns' vitality and viability by protecting and enhancing employment opportunities, facilities and services. These towns act as service and social centres for both their own population and for those in the surrounding rural areas; this will grow and develop further as economies of scale allow for further linkages to the other settlements surrounding these towns.

It will result in significant levels of growth and require the development of urban extensions to provide housing choice and it will enable the Council to maximise benefits from developer contributions to deliver a large proportion of the affordable homes needed.

There will be a requirement to re-assess future demand for employment and other associated facilities to meet growing demand and the need to cater for associated town centre growth.

Towns would develop according to their individual strengths and functions.

OPTION 2: MODERATELY DISPERSED DISTRIBUTION OF GROWTH

This option proposes a spread of development across the Districts five inland towns and the large villages outside the Coastal Flood Hazard Zones. The proportions of development will be calculated based on existing populations.

Characteristics

The five towns and twenty three (23) large villages already act, as hubs for the wider rural community and this option will further enhance and build on that role.

The level of growth will mean that the scale of development can support the provision of key infrastructure. In common with Option 1, this would focus development and help to promote a more sustainable pattern of development with better access to facilities and services and less need to travel.

Housing in the medium and small villages will be permitted only using the exceptions policies.

This option would provide both market and affordable housing in a wider range of settlements; encourage the joint delivery and co-location of services; and provide for an opportunity to enhance the roles of the larger villages with their wider hinterland aided (in the main) by their location on the main road network

OPTION 3: MORE DISPERSED PATTERN OF GROWTH

Spread development across the five inland towns, (23) large and (41) medium villages outside the Coastal Flood Hazard Zones, in order to give a more widespread sustainable pattern of growth throughout the District. The proportions of development will be calculated based on existing population.

Housing in the small villages will be permitted only through the use of the exceptions policy.

Characteristics

This option reflects a more positive approach to the distribution of development that would have a significant impact on the sustainability of the established 'service centres'. It would affect the current role, functions of the medium villages, and provides a wider choice of housing across the District. The option provides both market and affordable housing in a wider range of settlements; encourages the joint delivery and co-location of services but to a lesser degree than Option 2. This option may start to undermine the ability of development to support the provision of key infrastructure but does give an opportunity for more villages to provide a role with their wider hinterland.

OPTION 4:DISPERSED PATTERN OF GROWTH INCLUDING THE SMALL RURAL VILLAGES

This option proposes that development is spread across the five inland towns, and the large, medium and small villages outside the Coastal Flood Hazard Zones.

As well as maintaining the sustainability of towns, large and medium villages, some development including affordable homes will be supported in the smaller rural villages in the District.

A housing target for each village is calculated of 5% of the existing core houses within each small village.

The following villages are included in this option; the majority have a public transport connection to the higher order settlements, which enhances their connectivity to higher order settlements and surrounding villages and hamlets.

Small villages; Anderby (village), Antons Gowt, Belchford, Burgh on Bain, Candlesby, Conisholme, Croft Bank, Friskney Eaudyke, Great Carlton, Great Steeping, Hemingby, Horsington, Langrick, Ludborough, Minting, Old Bolingbroke, Raithby, Revesby, South Willingham, Tattershall Thorpe, Thimbleby, Welton le Marsh, Welton le Wold, West Ashby, West Keal.

Characteristics

This option proposes the widest choice of housing across the District, providing both market and affordable housing in a wide range of settlements. However, it would undermine the ability of development to support the provision of key infrastructure because housing provision will be dispersed across a greater number of settlements. This option will also increase the number of vehicle journeys across the District and locate development in areas that are not well serviced by facilities or with good transport links.

CHAPTER 3 - AFFORDABLE AND LOW COST HOUSING

Where we want to be

All households have the ability to access good quality housing.

There will be a wide choice of high quality homes to address the requirements of the District.

The current shortfall in affordable housing will have been reduced.

What it will look like

Affordable housing will be energy efficient and of a high quality design.

There will be an increase in the numbers of affordable houses delivered in smaller rural settlements.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

Housing Capital Programme

Settlement Proposals DPD

Local Investment Plan

Housing Strategy

Implementation Details are set out in the Programme of Delivery

Evidence

Lincolnshire Coastal Study

Strategic Market Housing Assessment

Housing Strategy

Economic Viability Assessment

STRATEGIC POLICY 2 – Delivering Affordable Housing

Why we have taken this approach

1. The Council believes it is important to be flexible and proactive in the delivery of affordable housing. As at the 30th June 2012, there were 5124 households on the Councils Housing Register. The Strategic Housing Market Assessment (2011) calculated that the social rented sector should provide 38% of the total housing provision in the District. That document also concluded that whilst housing registers can provide invaluable information on current need, in particular in relation to specific

locations, they do not normally provide a good basis for strategic analysis. It is apparent from both positions that the level of need for affordable (and intermediate) housing constitutes a significant part of future demand.

2. Affordable housing is delivered via developer contributions. It is important that contributions do not make development unviable so the amount of contribution developers have to make across the District has been established by a District wide Economic Viability Assessment. This has identified three market value areas in the District, these were, the established towns, rural East Lindsey and the northeastern settlements. Because of differing residual land values, the Council is taking a split target approach to the delivery of affordable housing, based on these market value areas. In assessing the viability of sites to deliver affordable housing, the Council will use the toolkit, developed as part of the Councils Economic Viability Assessment and the Homes and Communities Agency Viability Toolkit.

3. The Council acknowledges that the need for affordable housing stretches right across the District and as its first preference will focus the development of new affordable homes in the towns, large and medium villages, to take advantage of the proximity to jobs and community facilities. There is a need also in the smaller rural settlements across the District.

4. The majority of the new homes will be provided as part of market housing sites and funded by developer contributions. However, the District must not solely rely on this form of provision, therefore, to provide flexibility and enable the Council and developers to respond to changing economic circumstances, the level and nature of developer contributions will be assessed on a site-by-site basis and may range between (in no order of preference);

- On site provision of built units.
- A financial contribution, equivalent to the cost of the delivery of whatever the % contribution is. This will be calculated using the formula set out in the Economic Viability Assessment.
- A combination of built plots on site and financial contribution.
- Off site, provision of land made available by the developer to the Council that will be "recycled" through the Council's Housing Capital Programme.

The Council's preference will be to deliver affordable housing as part of mixed tenure schemes. Provision on alternative sites and financial contributions in lieu of on-site provision, will only be considered where the developer can show that it is impractical to make provision on site. All developer financial contributions will be delivered through the Council's

Housing Capital Programme, or any subsequent delivery mechanism. Delivery will aim to be within the same cluster of settlements as set out in the Settlement Pattern.

5. An exception site is one where housing would not normally be supported unless through exceptions circumstances. Where exception sites are proposed the Council will require clear evidence of need. Evidence can be drawn from the Council's Housing Register and local housing need assessments. The Council will support small-scale market housing on exception sites providing a developer can evidenced that it supports the delivery of needed affordable housing and that without it the affordable housing would not be delivered. The Council will ensure through a legal agreement that any affordable housing delivered through the exceptions policy is managed and retained in the long-term for the benefit of the community where it is built.

6. The Single Plot Exceptions Supplementary Planning Document (SPD) was adopted by the Council on the 25th July 2012 and can be found on the Council's website. This has been written in line with government advice that SPD's should promote growth. The scheme is a self-help solution that enables families to use their own resources to provide low cost housing that meets their own needs within their community. The construction of such housing is funded from the householders own resources, which can include the sale of existing property as well as through a commercial mortgage. This will assist families to stay in local settlements and support in the continued sustainability of the District's rural communities.

Delivering Affordable Housing

The Council will support the delivery of affordable housing in the towns, large and medium villages across the District. To that end, it will initially seek developer contributions towards the provision of affordable housing in accordance with the following;

- ***20% in the towns***
- ***40% in all other settlements (rural East Lindsey)***

With regard to what the size of site (threshold) should be required to contribute, to affordable housing the Council is asking consultees to consider two options;

OPTION 1. Where 3 or more dwellings are proposed;

OPTION 2. Where 5 or more dwellings are proposed

Wherever possible affordable housing should be provided on site. Off site provision will be acceptable only where it can be evidenced and justified.

STRATEGIC POLICY 3 - Rural Exceptions

In the large, medium and small villages, where local affordable housing need is proven, the development of small-scale, affordable housing sites on land not otherwise considered acceptable for development, will be supported providing

- They do not result in sporadic development, which is unrelated to the form and scale of the existing settlement;***
- The number of dwellings is no greater than the identified need; and***
- The development shall comply with other relevant policy relating to siting, scale, layout, design, materials, access, parking and landscaping.***

Where it can be established and evidenced that it is necessary to create extra funds over and above those available from free and low-cost land, to overcome specific and agreed infrastructure or access constraints, or that the provision of low cost dwellings for local needs is not realistic or practicable without extra subsidy, a limited element of open market housing may be permitted within an overall scheme provided that:

- a. The requirements set out above can be satisfactorily met; and***
- b. The number of open market dwellings included in the scheme shall be no more than that required to provide the necessary number of local needs dwellings at low cost and shall not be more than 30% of the total number in the scheme.***

STRATEGIC POLICY 4 - Single Plot Exceptions

In the medium and small villages, where local affordable housing need is proven, the Council will support single plot development for affordable housing in accordance with the details laid out in the "Single Plot Exceptions Supplementary Planning Document.

CHAPTER 4 - RAISING THE QUALITY OF OUR BUILT ENVIRONMENT

Where we want to be

The rich and diverse historic and cultural heritage of East Lindsey is at the heart of local distinctiveness and the reinvigoration of our communities. Development is well designed and sustainable, enhancing local distinctiveness and quality of life.

What it will look like

Places are positively shaped by the history and heritage of the local area and respond to the challenges of climate change through sustainable development and construction.

New development has taken the opportunity to improve the character and quality of its surroundings.

The area has become better known for the quality of its built environment.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

The use of a place-making checklist

Evidence

Conservation Area Appraisals for Alford, Horncastle, Louth, Spilsby, Wainfleet and Woodhall Spa
East Lindsey Landscape Character Appraisal
Lincolnshire Design Guide for Residential Areas
Louth Urban Design Study

STRATEGIC POLICY 5 – Design

Why we have taken this approach

1. East Lindsey has a rich and diverse historic and cultural environment. The District does not have a single built character but is made up of over 200 settlements many with their own distinct identity. The introduction to this document draws out some of the characteristics that influence East Lindsey's shape and character.

2. The environment should be valued for its own sake and there is a widespread acceptance of the importance of the familiar and cherished local scene. The distinctive character of each town and village is a source

of local identity and pride, reinforces community confidence, and enhances quality of life for the residents of the District. High quality environments also play a significant role in attracting visitors and investment. Where prepared, Town or Village Design Statements will be a material consideration in the planning process.

3. Good design is important in shaping the places where we live, work and undertake leisure activities. It is not just about buildings. Development should respond to the established pattern and form of development, have a sense of character and include the spaces between buildings, how they relate to each other and the street, the different uses of buildings and how they operate, and access around and between towns and villages. Good design is also an important factor in protecting and managing change within the wider landscape. Development proposals must show how they have taken into account and respected the distinctive character of their setting. Where appropriate the Council will encourage developers of major development to enter into a Planning Performance Agreement and agree a set of principles around good design.

4. The rich architectural heritage of East Lindsey is an important part of its diversity and its character. At the time of writing, there were 17 Conservation Areas in the District; Character Appraisals have been prepared for six of these. These Appraisals should be considered when drawing up any development proposals with these areas. There are currently over 1400 listed buildings, along with over 150 Scheduled Ancient Monuments, 6 Registered Parks and Gardens and 1 Registered Battlefield; The Lincolnshire Wolds Area of Outstanding Natural Beauty lies within the District with its unique landscape and character. All of which contribute to the historic context of the towns, villages and countryside of East Lindsey.

5. To ensure that a flexible approach is taken with regard to development in the District's historic built environment, the Council will support development that sustains and enhances the quality of the District's historic built environment. Particular regard will be had to the change of use of historic buildings, where the new use will breathe life into a building and its surroundings and having regard to its special significance.

6. Dark night skies are distinctive and valued characteristics of East Lindsey and should be protected. Set against this is the need to ensure safety and security through the use of appropriate lighting.

7. Landscaping is an essential part of the overall design of development. It should be fully integrated into any development proposals from the outset. The nature of landscaping needed will vary depending on the type of development and the environment within which

it sits. Landscaping not only helps to bed development into its setting, it can also create green infrastructure for the wider community, providing habitats for wildlife, opportunities to adapt to climate change and, on larger sites, recreational opportunities. It is particularly important that housing developments create a positive living environment by integrating landscaping and open space with the built development. Due to the diverse nature of East Lindsey, the size, location and type of residential development across the district will vary considerably. It is important that the approach to landscaping and open space reflects this, incorporating space for amenity landscaping, recreation, circulation and Sustainable Urban Drainage Systems (SUDS) appropriate to the site. From this requirement, it may be difficult to isolate and measure areas of open space, but as a guideline, on sites over 1 hectare/2.47 acres, the Council may require up to 20% of the site area to provide some open space function.

8. Accompanying the need for good design is the need to ensure our built environment plans for the effects of climate change in terms of both sustainability and the way it is constructed.

9. Where there is a choice, development sites should be selected where they would generate fewest car movements and be within comfortable walking distance of essential facilities. The use of brownfield sites within existing settlements should always be given priority over more distant greenfield sites. The Council will encourage communities to join in clusters to develop and share key services and facilities, both to take advantage of the potential economies of scale and to cut down on the need for longer distance travel to higher order settlements.

10. Development that includes measures to regenerate, recycle, re-use or reduce the demand for, finite resources will be preferred. Water is a valued and scarce resource in the District. Development that will unacceptably deplete water resources or pose a risk to the quality of the water table and aquifers will not be supported. Neither will development located around water sources be supported unless it includes adequate measures for their protection from pollution. This is to prevent any contamination of the public water supply and to avoid having to deal with the consequences of water pollution.

11. The Council will segregate new development from hazardous uses. Development will not be permitted if it will pose a threat to the hazardous use or, conversely, if it could be harmed by its materials or operation. This will be a special consideration for proposals in the hazard protection areas of Covenham Reservoir and Theddlethorpe Gas Installation and in the safeguarding zones around North Cotes, Binbrook and Coningsby airfields, the high-pressure gas pipeline network, the bombing ranges at Donna Nook and Wainfleet/Friskney Marshes, Conoco Oil Terminal at

Tetney Lock, Hatton Compressor Station, Skegness Airfield and Anglian Water Services at Covenham.

12. Whilst crime is relatively low in the District, good design can assist in reducing the opportunity for crime. The Council will seek to ensure that all new development aims to address this issue, without creating a fortress environment.

13. All development, excluding minor household development¹ in the District should be able to satisfy the Councils place-making checklist. This traffic-light tool kit will help achieve consistent high quality outcomes across the District irrespective of architectural styles or tastes. There is a guide to using the tool kit available on the Councils website.

PLACE MAKING CHECK LIST	Achieves A good standard of design	Partially achieves With alterations could achieve a high standard	Does not achieve Needs to reconsider (How? what?)
A sense of character – Does the development have a sense of character or could it be anywhere?			
Streets and spaces shaped by development – Does the development help to create well-defined streets with active edges, or does it turn its back on streets and spaces and sit in isolation?			
Architectural quality – Is the building fit for purpose? Does the building, irrespective of style, relate to its surroundings? What about detailing? How does the building look at night?			

¹ Minor Development within the context of this policy is that which falls within classes C, D, F, G, and H of Part A of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 and Part 2 of that order and any subsequent Order which may supersede it.

<p>Easy for everyone to get around – Are the routes into and through the development direct, safe, attractive and easy for every one of all abilities to use? Does the development design out crime? What is it like after dark?</p>			
<p>Interesting places – If possible, does the development include a variety of uses? Has the opportunity been taken to create interesting spaces?</p>			
<p>Built to last for generations – How could the building be used if the current (or proposed) occupier leaves? Does the building incorporate sustainable features and/or renewables?</p>			
<p>Strategically Important Sites - This section only refers to those sites that are considered so important in terms of their location within a settlement and their potential impact and influence on the wider visual or historic environment within that settlement.</p> <p>These sites will be expected to also conform to a design brief agreed at pre application.</p> <p>Does the site conform to the design brief?</p>			
<p>Consultation – has there been public consultation on the development. If so, what form did that consultation take and how has it influenced the design</p>			

14. There will be occasions when the Council consider a site so important in terms of its location within a town or village, that it will warrant special attention with regards to design. These sites will have a wide reaching impact and influence on the wider visual or historic environment of a town or village. The Council will wish to ensure that any development on such a site conforms to an agreed set of principles, unique to that site.

15. On those occasions, developers will be provided, at the earliest stage possible in the planning process, with a short site-specific design brief. The Council will support on design grounds, development that complies with that brief and satisfies the place-making list.

The sites this section refers to are as follows;

- Gateway sites into a settlement
- All retail applications over 0.25ha
- Applications over 0.5ha within a designated town centre
- Applications on sites over 4ha

16. The use of single glazing in listed buildings, conservation areas and the Area of Outstanding Natural Beauty is a key issue in the District and will be limited to those very specific cases whereby to adopt any other glass would 'unacceptably alter the character or appearance of relevant buildings' In all other cases, 'thin profile double glazing' could be adopted to ensure developments remain sustainable in terms of running costs etc.

17. In the case of new buildings of contemporary design, contrasting window designs and systems, which meet the performance standards of the Building Regulations, will be preferred. For new buildings, glazing standards to satisfy the Building Regulations will be required. Materials for the frames etc, to be in keeping with the area and local design suitability of the context of the building into which they are going to be installed. For new extensions and infill development, glazing standards to satisfy the Building Regulations will be required

18. For extensions to Listed Buildings and those already containing single glazing, in exceptional cases only will single glazing be considered and then only on the basis that it is justified by improvements elsewhere in the design

19. There are a number of publications from the Commission for Architecture and the Built Environment (CABE), which provide good guidance to applicants. In addition, the good practise set out in By Design – Urban Design in the Planning System Toward Better Practise; Planning and Access for Disabled People, A Good Practise Guide; Safer Places, the Planning System and Crime prevention; By Design, Better Places to Live; the Lincolnshire Residential Design Guide (published 1996) still contains

good design principles to guide applicants. With regard to the design of streets and highways, the Council will look to Manual for Streets, its supporting and accompanying documents and any documents that supersede it, as its guide.

The Council will support well-designed sustainable development, which maintains and enhances the character of the District's towns, villages and countryside by:-

1) The use of the highest quality of materials and where the layout, scale, massing, height and density reflect the character of the surrounding area.

2) Retaining or incorporating buildings, features or characteristics, which are important to the quality of the local environment or historic context of the development.

3) Supporting development that sustains and enhances the quality of the District's historic built environment, with particular regard to the change of use of historic buildings, where the new use will breathe life into a building and its surroundings and having regard to its special significance.

4) Incorporating roads, cycleways and footways that provide safe, attractive and convenient access to shops, jobs, schools and other community facilities; and

5) Providing appropriate on-site landscaping to integrate the development into its wider surroundings and make appropriate provision for open space.

All proposed development, excluding minor development, should be accompanied by a completed place-making checklist. The Council will support development on design grounds that satisfy the checklist.

The following developments will be supported on design grounds if they satisfy both the place-making checklist and a site-specific design brief.

- ***Gateway sites into a settlement***
- ***All retail applications 0.25ha***
- ***Applications over 0.5ha within a designated town centre***
- ***Applications on sites over 4ha***

CHAPTER 5 – GYPSIES, TRAVELLERS AND SHOWPEOPLE

Where we want to be

The Council will know what the need for Gypsy, Traveller and Showpeoples sites is and work toward meeting that need so that the travelling community and settled community can live in harmony with each other.

What it will look like

Gypsies, Travellers and Showpeoples sites will be located in suitable places, accessible to services and facilities to meet the identified need.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

Settlement Proposals DPD
Local Investment Plan

Evidence

Lincolnshire Coastal Study
Strategic Flood Risk Assessment
Landscape Character Assessment
Gypsy and Traveller Needs Assessment 2007
Gypsy and Traveller Needs Assessment 2012 (to be completed)

STRATEGIC POLICY 6 – Gypsies, Travellers and Showpeople

Why have we taken this approach

1. Although not identified as a significant issue locally, there was a recognised shortfall in the provision of accommodation for Gypsies and Travellers and Travelling Showpeople across the East Midlands Region. The now revoked East Midlands Regional Plan asked for a minimum of seven pitches to be provided in East Lindsey though it did not specify whether they should be permanent or transit pitches. The Council`s 2007 Gypsy and Traveller Needs Assessment recommended between 7 – 10 pitches. A pitch provides an individually serviced household unit with an amenity building and sufficient parking space for up to three caravans and support vehicles).
2. To update its information, the Council has commissioned a Gypsy and Traveller Needs Assessment to provide a robust evidence base with which to formulate policy over the next 15 years and provide the Council with a target figure.

3. Beyond that, the Council aims to identify deliverable sites with which to meet needs for the first five years of the life of this plan, along with sites to enable continuous delivery of sites for at least 15 years from the date of the adoption of the plan. Broad locations for sites will be identified on completion of the Gypsy and Traveller Needs Assessment with specific sites being identified in the Settlement Proposals document, if required.

4. There is planning permission for a permanent site of 11 pitches in Louth, but this site has yet to be developed. The 2007 Gypsy and Traveller Assessment indicated the need for a transit site located somewhere in or around Skegness, and a further site between Louth and Market Rasen. The Council has carried out a desktop exercise and there is still a possible need for at least one transit site in the District, located somewhere around Skegness, the number of pitches is yet to be determined.

5. The Council has identified towns and large villages as the locations best able to ensure access to services and facilities. As these are key factors in considering the suitability of sites, the Council will support Gypsy and Traveller sites and sites for Travelling Showpeople alongside or close to these centres. It is considered that the smaller and less well-serviced medium villages do not have the capacity to accommodate significant levels of development and where there is a proven need the Council will support small-scale development for no-more than three family units. The small villages and hamlets in the district are not considered as acceptable locations because of their size and lack of facilities.

6. The Council has outlined a criteria-based policy for comment, in order to provide a basis for decision making both prior to the allocation of sites and to ensure that if sites come forward there is not a policy vacuum with regard to Gypsies and Travellers. The criteria will also be used to identify sites, if required, in the Settlement Proposals document.

The Council will support permanent Gypsy and Traveller sites and sites for Travelling Showpeople alongside or close to a town or large village.

Sites should;

- ***Be within safe walking distance of the settlements amenities;***
- ***Have easy and safe access to the principal road network;***
- ***Be provided with on-site services for the provision of water, power, drainage, sewage disposal and refuse/waste disposal;***
- ***Be appropriate in scale and form to its surroundings and be capable of being integrated into their surroundings with***

minimal harm to the character, appearance and amenities of the area; and

- ***Not be located in an area of flood risk;***

If the use of the site is to include an employment use, then it must be shown that the use can be accommodated on the site without harming either the character of the area or the amenities of those living on the site or around the site.

The Council will support transit Gypsy and Traveller sites and sites for Travelling Showpeople alongside or close to a town or large village in area of flood risk in accordance with the above criteria and provided they are only occupied between the 15th March and 31st October in any one calendar year.

The Council will support permanent Gypsy and Traveller sites and sites for Travelling Showpeople alongside or close to medium villages provided they are;

- ***For no more than three family units;***
- ***Within comfortable walking distance from the settlement's amenities;***
- ***Easily and safely accessible to the road network;***
- ***Provided with on-site services for the provision of water, power, drainage, sewage disposal and refuse/waste disposal;***
- ***In scale, form and location, capable of being integrated into its surroundings without unacceptable harm to the character, appearance and amenities of the area; and***
- ***Not located in an area of flood risk;***

If the use of the permanent site is to include an employment use, then it must be shown that the use can be accommodated on the site without harming either the character of the area or the amenities of those living on the site or around the site.

CHAPTER 6 – INLAND EMPLOYMENT

Where we want to be

A strong and diverse inland economy built on the strengths of its traditional industries but also supporting new economic opportunities.

Growing employment sites in and alongside towns and large villages.

A rural economy that is diverse and contributes to sustaining villages or networks of villages

A skilled workforce that is able to meet the needs of an expanding economy, in a District that has good access to modern communications.

What it will look like

Most employment will be located in the larger centres of population to benefit from the economies of scale and reduce the need for excessive travel.

Smaller settlements will provide hubs for local business where they can provide local employment at an appropriate scale and help support local services.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

Economic Development Strategy
Local Economic Partnership
Local Investment Plan
Destination Management Organisation

Lincolnshire Economic Strategy
Settlement Proposals DPD

Evidence

Employment Sites Review 2011
Lindsey Action Zone
East Lindsey Retail & Leisure Study 2008
East Lindsey Economic Baseline Study 2010
Regional Employment Strategy

STRATEGIC POLICY 7 – Inland Employment

Why we have taken this approach

1. East Lindsey is a large, sparsely populated, rural area. The economy is founded on agriculture and tourism supported by network of market and coastal towns that provide the main focus for economic, commercial and retail activity. The majority of businesses employ 10 or fewer people and provide support to key sector activity as well as servicing the wider economy.

2. Small businesses dominate the rural economy with nearly 90% of agricultural enterprises employing 5 or fewer people. Both the agricultural and the tourism sectors are characterised by low earnings and the district has amongst the lowest incomes in the East Midlands.

3. As part of the objective of maintaining a sustainable approach to development, future strategic economic growth will continue to be guided into the centres of higher population to benefit from the economies of scale and reduce the need for excessive travel. We will respond positively to any opportunity to attract businesses that can contribute significantly to, and help diversify the District's economy.

4. The mainstay of the Council's strategy for economic development has been to develop, along with partners, employment sites to support growth. Located alongside the larger settlements they provide space for new and existing firms to develop and grow on sites with good access to the road network and local centres of population. These locations also provide the potential to enhance opportunities to develop business clusters, and to provide business centres and step-up units identified as mechanisms for delivering a stronger economy.

5. The Council has established the need for additional land for employment through its Employment Sites Review. That document identifies 57 hectares of land that is allocated and un-serviced and a further 48 hectares of vacant plots across the District. Using a trend-based calculation it indicates that additional provision will be required in Alford, Coningsby/Tattershall, Horncastle and Louth, to complement existing provision. The availability of land and site selection will be established through the Settlement Proposals DPD once the choice of growth options has been determined.

6. In addition to ensuring that adequate space is available to meet future need the Council will also seek to remove the impediments to development on its industrial sites, through the introduction of Local Development Orders and encourage community initiatives such as Neighbourhood Development Orders, as a means of easing the controls on local enterprise.

7. The Economic Baseline Study of the District identifies remoteness and under-representation of knowledge based industries as a weakness in the local economy. Improving accessibility and communications by making greater use of information technology provides opportunities to redress that imbalance, and we also aim to market the high quality of life and working conditions in the District, to attract and nurture new business enterprises.

8. Low skill levels are identified as a potential drawback to building a diverse economy. The Council will seek to raise skill levels by working with developers, higher education and further education providers to ensure that education opportunities such as work place apprenticeships are maximised on employment sites and in association with new developments.

9. The Council does not wish to introduce inappropriate or large-scale uses into unsustainable or sensitive locations in the countryside or the small hamlets where they will detract from the high quality landscape and rural character of the District. However, because a large proportion of the District is rural in nature, opportunities to create employment and build on agriculture and tourism, at an appropriate scale will be actively encouraged in the large, medium and small villages where they can provide local employment and help support local services. We will particularly support initiatives that re-use existing buildings for business uses, and bring about environmental improvements. This should not impact on protected species such as bats and owls.

10. To ensure the long-term viability of farm holdings we will support additional uses provided they complement the original business and serve to support and help sustain rural business in the countryside.

11. The forecast increase in the use of new communication technologies and changing work patterns will result in opportunities for an increase in remote working and the likely growth in home working. The Council is supporting the County Council in assisting with funding for broadband in the District and will support businesses in all the named settlements that take advantages of these working practices including mixed-use development (shared employment/residential development).

12. The proposed green energy park extension to employment on the South Bank of the Humber may, in the future increase the District's need for employment land. This matter is being investigated as part of the Council's Duty to Co-operate under the Localism Act with North East Lincolnshire Council and may have an impact on this policy prior to submission to the Secretary of State.

The Council will support growth and diversification of the local economy by

1) Building on the role of the inland towns as the focus for business development by identifying and protecting land for employment in the Settlement Proposals DPD in

- **Alford – 1 hectare**
- **Coningsby/Tattershall – 1.5 to 3 hectares**
- **Horncastle – 5.5 to 9 hectares**
- **Louth – 8.6 hectares**

2) Strengthening the rural economy by supporting in the large, medium and small villages;

- **Development where it can provide local employment and help support local services.**
- **Farm diversification schemes where they compliment, and contribute to sustaining the activities of the business;**
- **The re-use of buildings for rural business**

3) Supporting sustainable businesses in all the named settlements (including homes based activities) that operate primarily, but not exclusively, through electronic communication.

Rural business developments should be;

- **Appropriate in their scale, and be able to be accommodated within the environmental constraints of their location.**

CHAPTER 7 – DIVERSE ECONOMY, TOWN/VILLAGE CENTRES & SHOPPING

Where we want to be

The Districts town and village centres will be healthy, vibrant, and viable and will have a rich variety of shops and services to draw people in from the whole catchment area. They will include a variety of multiple and independent retailers.

Town and village centres are easily accessible with safe and convenient car parks. Shopping will be set within a high quality and attractive built environment and public realm.

Essential community facilities and services in the towns and villages are both protected and enhanced.

Smaller rural settlements will continue to provide facilities and services.

Supporting community led projects that continue to provide key facilities to clusters of communities.

What it will look like

New development in all the towns will have widened the range of shopping, business, cultural and leisure facilities. This will complement and enhance the unique character of the Districts historic market towns, assist in the viability and vibrancy of the District's coastal towns, yet still provide a wide choice of shops and services.

A range of accessible key services and facilities will serve all settlement clusters in the Settlement Pattern.

The loss of key community essential services and facilities would have been minimised.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

Economic Development Strategy
Local Economic Partnership
Local Investment Plan
Neighbourhood Development Plans

Lincolnshire Economic Strategy
Settlement Proposals DPD

Evidence

Lincolnshire Coastal Study
Alford, Louth & Horncastle Retail Study 2012
Lindsey Action Zone
East Lindsey Town Centre Quarterly Review
East Lindsey Retail & Leisure Study 2008
East Lindsey Economic Baseline Study 2010
Small Coastal Towns Benchmarking Study 2011
Regional Employment Strategy

STRATEGIC POLICY 8 – Town/Village Centres and Shopping

Why we have taken this approach

1. East Lindsey's towns have developed from their historic role as market towns serving an economy based on agriculture, into more complex business and community centres, including the tourism based coastal towns. They continue to provide the focal point for community life and constantly change as society adapts to new patterns of retail and social activity. Typically, they do not have the population mass needed to support a large retail business base, but the larger towns such as Louth and Horncastle have retained a relatively high proportion of small, independent retailers that add to their attractiveness and the distinctive quality of the shopping experience.
2. The vitality and viability of the District's towns is a reflection not only of their population and the shopping offer but also of their relationship to 'competing' centres. Consequently, in smaller centres such as Alford, the shopping offer has declined and, as the demand for retail floorspace falls, vacancy rates have risen. In Alford, 16.67% of the town centre shops were vacant in March 2012, compared to 7.35% in Spilsby and 3.57% in Horncastle.
3. The role of the town centres can also be undermined by the spread of out of centre retail activity, and the Council will apply a sequential approach to assessing proposals for future development. Retail uses on industrial estates will not be supported unless there are exceptional and justified reasons for doing so and it can be shown that the viability and vitality of a centre will not be undermined. Retail uses may be appropriate where the scale of a scheme prevents its location in or alongside the town centre due to the goods on offer, e.g. white goods and bulky non-food items; where it is ancillary to the main business on site, or where it contributes and provides a service to the needs of the employee community.

4. Previous retail studies of the towns have identified the need and opportunity to increase the choice of goods offered by large-scale convenience and comparison stores “clawing back” some of the trade currently leaking out of the towns. However, a balance needs to be struck between clawing back expenditure and diverting custom away from valuable independent outlets that currently contribute to the town centres viability and viability, and help make them distinctive.

5. The need for additional retail floor space in Louth, Horncastle and Alford will be established by the Retail Economic Assessment presently being carried out. The assessment will also consider how future population growth will contribute to local spending power and the Council will use its information to:-

- a) Assess the need to expand existing town centres to meet increasing demand in a time when the call for retail floorspace is declining; and
- b) If necessary, allocate site(s) in the Settlement Proposals DPD where a need for additional floorspace is identified;

6. Most of our town centres are characterised by their compact nature - a legacy of being built on historic road patterns and traditional building styles. As well as contributing to their attraction, their physical form constrains the options for development

7. Where possible the Council will expect all new major retail uses to locate in or alongside the central areas where they can contribute to the vitality and viability of the town. Where, due to their size, they are incapable of being located in a town centre, proposals will need to show how they have followed a sequential approach to site selection.

8. The Settlement Proposals document will show the extent of the town centres and identify both primary and secondary shopping frontages. In the primary shopping frontages, retaining the predominance of Class A1 retail is considered most important to maintaining the attractiveness of the town centre. Most have already been diluted by the introduction of cafes, pubs and offices (Class 2 Uses) which are part and parcel of the town centre offer. The policy aims to retain a strong retail core and provide an appropriate mix of uses that reflects the characteristics of each centre.

9. The settlement proposals will also define the secondary frontages within each town centre where, alongside prime retail uses, Classes A2 – A5, financial and professional services and cultural developments such as museums, galleries, hotels, bed and breakfast facilities will be encouraged alongside pubs and restaurants. In these areas the Council will seek to;-

- a) Preserve the option of extending the primary shopping area in the future; and
- b) Encourage a range of complementary uses whilst avoiding the creation of unbroken frontages or concentrations of specific activities that impinge on its character and the amenity of others.

10. Where there are existing concentrations of complementary uses, such as entertainments (pubs and clubs) and eating establishments the Council will consider the need to establish an area specific approach to guide future development through the settlement proposals. Elsewhere in the secondary shopping areas, the Council will seek to limit the length of non-retail frontages to 50% of an individual street.

11. Where units lie vacant for a considerable time, despite the best endeavours of agents to re-let or sell them for retail use, and it is considered better for the health of the town centre as a whole than for the unit to remain empty for a further and indeterminate period; the Council will consider alternative uses. In such cases, the agent/owner will be required to show that there is no demand for the unit through re-let or resale.

12. The Council recognises the importance of providing residential accommodation in town centres to complement retail uses, and will support over-the-shop living within the primary shopping frontages. Housing on suitable sites and conversion of redundant shops into housing will be supported within secondary shopping frontages where it is shown that shopping is not a viable use for either the site or the buildings, and it will not compromise the future development of the centre for retail and community uses.

13. Encouraging and protecting the vibrancy and vitality of the coastal towns is considered an important priority for the Council. In the coastal towns the Council has always sought to distinguish between tourism based businesses and traditional town centre activities by the identification of discrete zones. The zoning approach will be maintained through the Settlement Proposals DPD. The Council will support tourism-based businesses in secondary shopping areas including cafes, pubs, restaurants and hot food takeaways in the coastal towns, with the exception of coastal amusements. Coastal amusements are a popular attraction but, left unchecked, they can spread into shopping areas and impact on the cohesiveness and vitality and viability of the town centre. National Planning Policy has a strong focus on protecting the vitality and viability of town centres, which supports the desire to see the role and function of town centres protected.

14. The continued success of the town and village centres within the District will depend on maintaining and improving the environment, the

public realm and accessibility. To that end, the Council will look to deliver high quality design within its town centres by using a Place making checklist and for unique sites site specific design briefs as set out in Chapter 4 – Raising the Quality of our Built Environment.

15. Any large-scale extensions of the towns, which create new neighbourhoods, will require land to be set aside to provide small-scale retail facilities as part of their design to ensure that adequate provision is made to access essential needs. Elsewhere in towns, the provision of additional, small convenience goods shops, comparable in scale to existing provision and serving a 4 - 500 m catchment are considered appropriate to maintaining the sustainability of communities. The location of these services alongside main arterial routes means that they can also benefit from passing trade. Access to these services should be adequate.

16. The loss of facilities is also a feature of village life, so much so that fewer than 50% of medium villages have a food shop and their viability is likely to be tested in the future as the convenience of home-shopping and one-stop shopping in the larger towns and sub regional centres of Grimsby, Lincoln and Boston influences choice. This strategy aims to limit the future loss of essential services in the villages.

17. With over 200 settlements and a sparse population, local shops and services in the villages take on a proportionately higher level of importance than in more urban settings. The Council consider them a key element to ensure communities remain sustainable within the District and therefore there is a presumption against the loss of local shops wherever possible, for once lost, they rarely reappear.

18. All proposals involving the loss of a village shop, pub or village facility deemed to contribute to the sustainability of the village will have to show :-

- why there is no longer a need for that facility, and
- that it is no longer viable in the longer term; and
- that it cannot be sold as a going concern.

Any such property should be advertised for a minimum period of six months in an appropriate publication and at an appropriate price before being released for other uses. Secondly, it must be proved that there is no other alternative business use for the site.

19. Very few communities have the ability to be self-sufficient and the majority need to look to its neighbours for some essential services. Grouping towns and villages together in geographical clusters helps promote further development of community facilities where they can bring local benefits and will help to resist the loss of existing important community facilities.

20. Essential services also enhance the quality of life for communities as a whole. These could include public art, local nature reserves, allotments, recycling facilities, and village hall enhancement schemes. The Council will support projects that are identified in a Parish Plan or other appropriate community plan and managed by the community. This is a strong positive indicator of community ownership and long-term commitment, adding to the project viability and strengthening community cohesion.

21. As with essential shops and services, below town or large village, the onus will lie with any developer who proposes to remove a key facility from a community to provide evidence in line with the criteria set out at paragraph 18 above. Also, it must be proved that there is no other community use for the facility.

The Council will support development of shopping, commercial and community services and facilities that contribute to the vitality and viability of town centres in the District by: -

1) Expanding or improving the town centres retail, business and cultural facilities.

2) Within primary shopping frontages, the Council will support Class A1 retail uses, and over the shop residential accommodation.

3) Within secondary shopping frontages, the Council will support Class A1 retail uses, A3 food and drink, A2 financial and professional services and cultural developments.

4) Within the secondary shopping frontages of the coastal towns of Mablethorpe and Skegness the Council will support tourism based businesses, Class A1 retail uses, A3 food and drink, A4 drinking establishments, A5 hot food takeaways, A2 financial and professional services and cultural developments

5) The Council will support housing on suitable sites and conversions of redundant shops in the secondary shopping area where it is shown that shopping is not a continued viable use.

6) The Council will support coastal amusement centres only in the locations identified within the Settlement Proposals DPD.

7) Supporting key visitor and shopper attractions in the historic centres of

- ***Alford***

- **Horncastle**
- **Louth**
- **Spilsby**
- **Woodhall Spa**

8) Outside the town centres and in the large villages, the Council will support existing and new retail development and the diversification of existing businesses at a locally appropriate scale to expand to keep pace with future demand.

9) Elsewhere in the District the Council will support new retail shops, where they meet a clear need in selling by-products from, and incidental to, an established commercial use (such as a business premises or farm).

10) The relocation of village shops and pubs into shared buildings will be supported with the loss of these vital facilities being seen as a last resort. The Council will support proposals for the development of community services and facilities where they provide essential services and add to the quality of life of the communities in the District. Unless there is overwhelming justification for their removal, services and facilities that are key to the well being of the local community should be retained.

CHAPTER 8 - WIDENING THE INLAND TOURISM AND LEISURE ECONOMY

Where we want to be

The range of tourism and leisure activities will have diversified across the District. The District position as a leading visitor destination will be enhanced. There will be strong economic connections between tourism and local businesses, the local environment and local produce. The green cultural, heritage and sporting offer will complement the strong traditional offer.

What it will look like

The economies of the District's towns and villages will be supported by enhanced facilities for recreation and tourism. The rural economy will be supported by new tourism opportunities connected to a network of venues across the District which support a range of cultural and leisure events, local ecology, landscape and history.

Skegness and the Coast will be in the top three most visited destinations in the UK. It will offer a range of traditional and more cutting edge facilities.

New tourism and leisure development including farm diversification schemes will have been directed to the locations most appropriate their individual needs. This will provide opportunities for the local community

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

Lincolnshire Wolds AONB Management Plan
Lincolnshire Coastal Grazing Marshes Project
Settlement Proposals and Neighbourhood Development Plans
Destination Management Organisation

Evidence

England a Strategic Framework for Tourism 2010-2020
Government Tourism Policy March 2011
Analysis of Sector Spend in East Lindsey 2009, 2010
East Lindsey Trends 2008 - 2010
East Lindsey Landscape Character Assessment

STRATEGIC POLICY 9 – Widening the Inland Tourism and Leisure Economy

Why we have taken this approach

1. The coastal resorts of Mablethorpe/Sutton on Sea, Chapel St Leonards, Ingoldmells and Skegness have a lively character, focused around the beach and other traditional amusement activities. Chapter 10 – Coastal East Lindsey, sets out detailed criteria relating to development on the coast.

2. Inland, the District's attraction is built on the attractive open countryside, and the unique character of the historic towns and villages. The contrast between the Wolds AONB and the woodlands of the Central Lincolnshire Vale provide for different interests. Local accommodation facilities are well placed to cater for those looking for a holiday with an environmental focus. The countryside offers great potential for walking, cycling holidays or visits based around nature conservation. The Lincolnshire Wolds AONB is a valuable asset for tourists and particular emphasis needs to be given to its special character to maintain and protect those qualities in line with National Planning Policy.

3. The waterways of the District (such as the River Witham and Louth Navigation) also have the potential to add to the tourism offer of the District. The countryside and small historic settlements also provide visitor attractions with strong links to historic and literary personalities such as Alfred Lord Tennyson, Sir John Franklin, Sir Joseph Banks and Captain John Smith. Tourism development in these areas can provide opportunities explore the heritage and landscape whilst maintaining those qualities that attract visitors.

4. East Lindsey is in a strong position in terms of tourism. It has a breadth of attractions that complement and contrast with each other. The strategy for tourism recognises the importance of a diverse and dynamic tourist industry. Be that an appreciation of the qualities of the District's historic environment, the quiet enjoyment of our countryside or the close proximity to other key attractions in surrounding areas including Lincoln and Market Rasen. Early consultation on issues showed broad support for an approach that sought to extend the holiday season, support tourism with an environmental focus and support small local tourist businesses.

5. Alford, Horncastle, Louth, Spilsby and Woodhall Spa offer their own individual visitor experiences. The Council will encourage opportunities to increase the tourism potential of these towns and villages, where development adds to the quality of the environment and to the attractiveness of the area. Other settlements, such as Coningsby/Tattershall and Wainfleet, also have the potential to accommodate new visitor facilities to support the local economy.

6. The other villages and hamlets across the District are also well placed to provide for visitor accommodation to serve both local attractions and as a base to explore the wider area. Whilst static caravan and log cabin accommodation has been a form of accommodation in the District, the Council is mindful of the visual impact that static holiday caravans can have, unless their layout and landscaping is well thought out. Careful consideration needs to be given to how proposed new static caravan and log cabin developments fit within their wider setting and the surrounding existing landscape. Touring caravans are also a popular form of accommodation, particularly for those looking for a more spontaneous, low-key holiday. In addition to the normal design and landscaping requirements, access to these sites is also an important consideration. The storage of caravans during the out of season period is an important consideration as the normal screening from surrounding landscaping is sparser during the winter months, therefore caravan storage should also not have an impact on the wider landscape of an area.

7. Serviced holiday accommodation (hotels and bed and breakfast premises) and self-catering lets have an important role in providing for visitors and the Council will support these. There may be opportunities for conversion of buildings in more rural locations in order to provide accommodation, particularly as part of farm diversification schemes. This should not impact on protected species such as bats and owls. Holiday accommodation granted in locations where housing development would not normally be granted, or which is not suitable for winter habitation, will be subject to planning conditions to prevent its use as a place of permanent residence.

8. Regard should be given to the character of the existing settlement in the scale and design of new development and the impact on the host community. Well designed and well thought out tourism development can be an asset to the wider community as well as attracting visitors.

The Council will promote quality tourism and leisure facilities by

- ***Giving a high priority to development that extends and diversifies the tourism economy and visitor facilities and provides additional employment opportunities.***
- ***Adding to and improving existing visitor attractions and accommodation.***
- ***Providing opportunities for the enjoyment of the District's wider Countryside; or***
- ***Promoting the Lincolnshire Wolds AONB.***

New build development for serviced holiday accommodation (hotels and bed and breakfast premises) should be located in or alongside existing towns, large and medium villages.

Around or in inland towns, large or medium sized villages, new and extensions to existing sites for holiday or short-let caravan, chalets, log cabins and camping will be supported.

Conversions or part conversions of existing buildings and reuse of farm buildings into serviced holiday accommodation will be supported, providing they;

- ***Are appropriate in scale and form to the proposed location***
- ***Are capable of being integrated into their surroundings with minimal harm to the character, appearance and amenities of the area; and***
- ***Are not located in an area of flood risk;***

In addition, with regard to new and extensions to short-let caravan, chalets, log cabins and camping the cumulative impact of development should not harm the existing landscape.

CHAPTER 9 – INLAND FLOOD RISK

Where we want to be

Development will take account of flood risk from fluvial and pluvial sources to minimise the risk to people and property.

What it will look like

New development has taken account of climate change and flood risk to minimise its carbon footprint and minimise the threat to property from flooding.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

Settlement Proposals DPD

Development Management process which include; Design and Access Statements; the Flood Risk Development Matrix; the Joint Flood Management Strategy for Lincolnshire, which will contain advice on Sustainable Urban Drainage Systems;

Evidence

East Lindsey Landscape Character Appraisal

Lincolnshire Design Guide for Residential Areas

East Lindsey Strategic Flood Risk Assessment (SFRA)

STRATEGIC POLICY 10 – Inland flood Risk

Why we have taken this approach

1. East Lindsey's 200 settlements have their own identities, which have been influenced as much by their geographical location as society itself. That historical influence on location and the changing trends in society will continue to have an impact on future development and the physical capacity of the towns and villages to accommodate future development.
2. Climate change underpins the approach to dividing the District into coastal and inland elements to respond to expected sea level changes. The expected impact inland is to be more directly linked to 'localise', extreme weather events and the resultant threat of flooding from rivers and other sources including surface and foul water systems.
3. The major threat to property inland comes from the main rivers and drains that cross the District. It is a particular issue for more intensively

developed settlements that have grown up around river crossings – such as Louth and Horncastle and in the flood plains bordering the River Witham and from the larger drains serving the Fens.

4. The Council's broad strategy to flood risk management inland will be to guide development away from areas that are identified as being at risk as part of a sequential approach to the identification of potential sites. The Environment Agencies Flood Zone Mapping will inform this approach.

5. The Council will also use the guidance in the Flood Risk Vulnerability and Flood Zone Compatibility table as set out in the Council's Strategic Flood Risk Assessment to establish the testing criteria that will be applied by the Environment Agency for sites, which lie within Flood Zones 2 and 3

6. In addition, developers will be required to undertake site-specific flood risk assessments to establish the potential risk of flooding from river and other sources, establish the most appropriate means of mitigation, and meet the requirements of the Flood Management Act.

7. Evidence from past events have been used to establish the potential threat, and will help guide new housing development away from areas of greatest risk. In addition, to address the more extreme weather conditions that are predicted, the design of other new development apart from housing will need to incorporate appropriate measures to provide surface and foul water disposal to protect new and existing development. Where necessary this will involve the use of Sustainable Urban Drainage Systems along with other appropriate design features (such as green roofs and permeable surface treatment) to mitigate against changing conditions. The Council will not support development in areas required for flood storage.

8. Whilst housing development will normally be guided away from areas of flood risk, the Council has to take into account that there will be occasions when sites in towns within the areas of inland flood risk will require regeneration. These are brownfield sites that have become empty, buildings have become disused and run down or a combination of both. On those occasions, the Council will expect developers to evidence that they have tried to develop/market sites for a business, leisure or commercial use.

9. Any such site should be actively marketed for a minimum period of twelve months and evidence should be provided if the sites continued disuse would be detrimental to a settlement. The Council will not support ground floor sleeping accommodation, which would leave people more at

risk, so for example bungalow developments in areas of flood risk would not be supported.

The Council will support development for business, leisure and commercial uses in areas of inland flood risk providing it incorporates flood mitigation measures in its design.

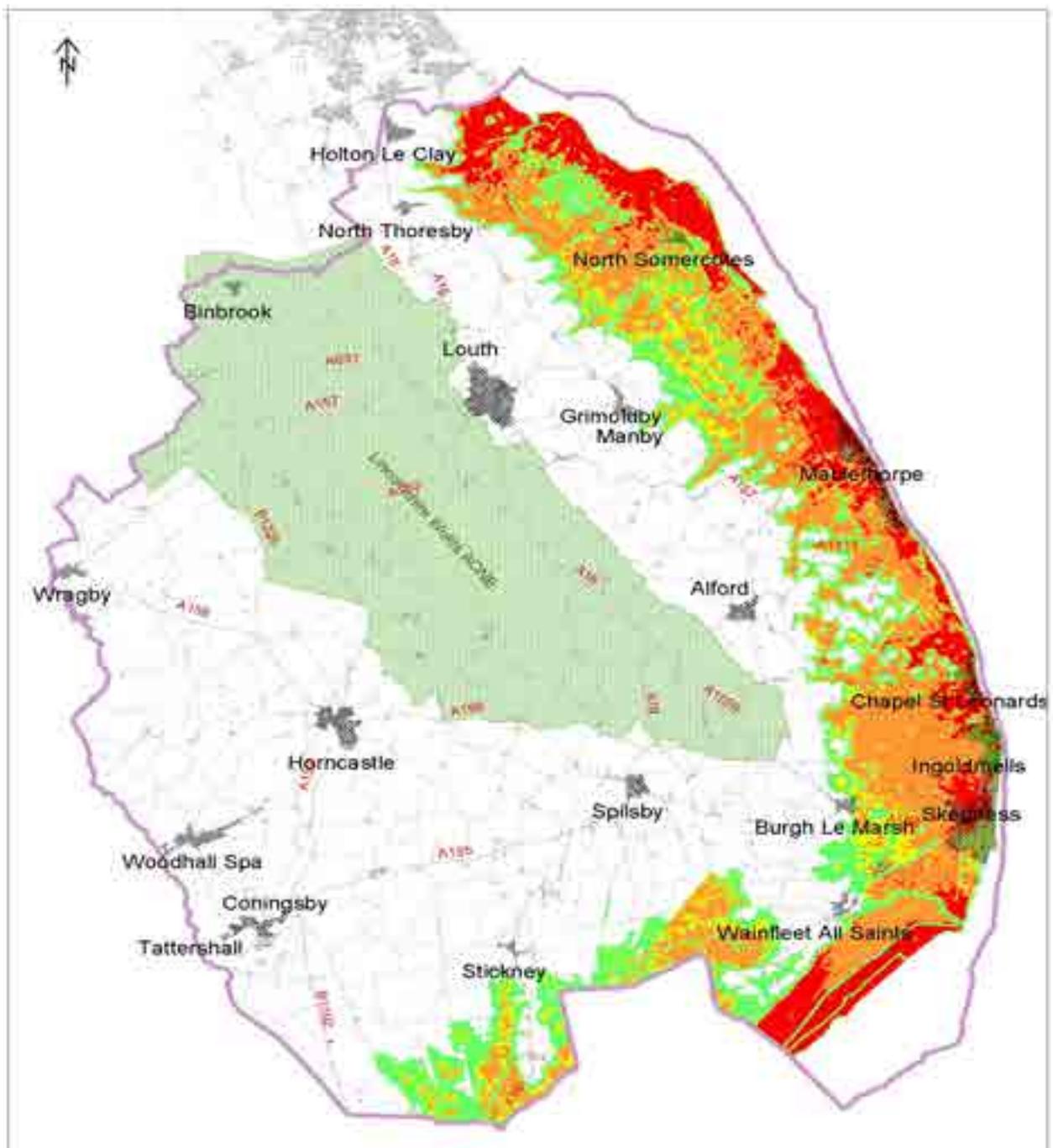
The Council will only support housing in areas of inland flood risk where a site is in need of regeneration and is not suitable for a business, leisure and commercial use.

Any such housing development should not have ground floor sleeping accommodation and incorporate flood mitigation measures in its design. It must be shown that the site is not suitable for a business, leisure or commercial use.

The Council will support improvements to the existing flood defences, the creation of new flood defences and infrastructure associated with emergency planning.

CHAPTER 10 – COASTAL EAST LINDSEY

Combined Flood Hazard Map of East Areas at risk of flooding from breaching of sea defences, due to a 1 in 200-year event in 2115.



Flood Hazard Rating	Colour Code	Hazard Classification
0 to 0.75	Light Green	Very Low Hazard - Caution
0.75 to 1.25	Yellow	Danger for Some
1.25 to 2.0	Orange	Danger for Most
More than 2.0	Red	Danger for All

CHAPTER 10 – COASTAL EAST LINDSEY

The coastal area of East Lindsey is considered so important in terms of its size, economic impact, make up of population and its issues around flood risk that it warrants a policy in its own right. Below is the draft policy, based upon the approach of limiting housing growth within the area of the coastal flood hazard zones.

Where we want to be

We want the coast to have a strong, diverse and growing economy and business sector.

The coast provides all year round tourism. Skegness and Mablethorpe continue to offer safe, traditional family holidays but the offer has grown to incorporate the wild, beautiful and natural landscape of the District's coast.

We want the population of the coast to remain broadly stable but those living on the coast to be able to access good quality housing.

We want to take a negative issue like flood risk and make it a positive part of the coast, where our communities are well informed, self prepared and resilient and we will work with all our partners to ensure that this is the case.

What it will look like

The Coast will be a vibrant place where people want to live, invest, visit and work.

The coast's economy will have grown and diversified, with more all year round tourism and holiday accommodation. Towns and parishes will be actively engaging and working with businesses and site owners to provide a better quality of life for their communities.

Sufficient housing would have been built to accommodate the needs of the existing population.

The Coastal Country Park will be a flourishing area within the coast providing all year round tourism, access to the coast and business diversification in line with the objectives of the Park, and a place for local people and visitors to go and enjoy its landscape and biodiversity.

Flood mitigation, design and emergency planning would have become an integral part of all development along the coast and this will help to make our communities more safe and secure

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

Economic Development Strategy	Lincolnshire Economic Strategy
Local Economic Partnership	Settlement Proposals DPD
Local Investment Plan	

Implementation Details are set out in the Programme of Delivery

Evidence

Employment Sites Review 2011
Lindsey Action Zone
Regional Employment Strategy
East Lindsey Retail & Leisure Study 2008
East Lindsey Economic Baseline Study 2010
Small Coastal Towns Benchmarking Study 2011
Hidden Communities in Caravans Project 2011 (Sheffield Hallam University and East Lindsey District Council)
Environment Agency Coastal Flood Hazard Mapping
Lincolnshire Coastal Study

STRATEGIC POLICY 11 – Coastal East Lindsey

Why we have taken this approach

1. The issues associated with the coastal area are varied and require a multi-pronged approach. The key issue to delivering sustainable development is climate change and the anticipated impact it will have on future sea levels and the increasing threat of tidal flooding. The problems of a narrow tourism economy and pockets of multiple social deprivations in coastal communities are compounded by increasing coastal flood risk arising from climate change. Therefore, it is vital that the Council takes a holistic approach to policy making on the coast.

2. Second generation Shoreline Management Plans have now been adopted. These look at coastal processes including tidal patterns, wave height, wave direction and the movement of beach and seabed materials. They assess the risks from coastal flooding and erosion arising from rising sea levels along the whole East Lindsey coastline and offer a vision as to how the coast can be managed in a sustainable manner over the next hundred years. Although not statutory plans, they will influence the future development potential along the coast.

3. The present plans advocate a “Hold the Line” policy. The area of East Lindsey that lies within the Coastal Flood Plain makes up 38% of the land area of the District. The Council was a partner in the Lincolnshire

Coastal Study and that study, along with consultation, has assisted the Council in drawing up this policy.

4. The Council recognises that coastal communities must not be allowed to degenerate through lack of action and it must therefore work with partners to ensure there are opportunities to overcome deprivation reinvigorate the economy and improve the quality of life.

5. Because of the threat of flood risk, unconstrained housing growth with its associated increase in population cannot be justified. This would place more people at risk. The Coastal Study recommends that housing should be limited to only that much development required to maintain the existing population. Based on evidence that would mean provision should be made for 1605 houses, less existing commitments (1198 as at June 2012). However, that does not mean that there will be no housing development in the Coastal Area. The distribution of the housing will be set out in the Settlements Plan, which will use the information in the hazard mapping and the Councils Strategic Flood Risk Assessment to identify the most suitable locations for development in affected areas. However, because there are already significant commitments in Chapel St Leonards (135 units), Ingoldmells (214), Sutton on Sea (170 units) and Mablethorpe (230 units), to meet existing need, no more housing will be permitted in these settlements during the plan period, other than affordable housing or housing for vulnerable groups as set out in the Councils Housing Strategy and at the end of this document at Annex 1.

6. The Coastal Area has the highest need for affordable housing in the District. The Council recognises that there will still be the need, despite the risk of flooding, to continue providing affordable housing within the Coastal Area. It is important to ensure that those who do not have the financial ability to access open market housing still have an opportunity to continue to reside in the communities they currently live and work.

7. The Council must also support housing for specific identified vulnerable or minority groups and so, with regard to this type of housing believes that it is justifiable to step outside the restricted housing provision. These types of housing provision will be linked with the Councils Adopted Housing Strategy 2012 – 2017 and any subsequent adopted strategy. To ensure that any housing connected with the Housing Strategy does go to those in need, allocation of these types of housing development will be subject to a cascade policy as set out in Annex 1 of this plan.

8. It is also recognised that there is a need for an integrated approach to resolving the social and economic issues in the coastal area including the need to diversify the economy and tackle the facets of multiple deprivation associated with low income. To that end, the Council wishes

to ensure that smaller developments (including housing), still have an equal opportunity to pass the exceptions test as set out in the National Planning Policy Framework and are not discriminated against because of economies of scale. Therefore, under this policy, business and employment development in the Coastal Area will be given fair and consistent consideration in line with the other economic policies in this plan.

9. With regard to the Exceptions Test. For development other than major development, after all other material considerations have been taken into account; the Council will accept that it may be possible to pass the section of the exceptions test relating to wider sustainable community benefits by demonstrating that proposals link in with contributions to the delivery of actions in the relevant town and parish plan where the development is taking place. The benefits must demonstrate additionality to the settlement and the continued sustainability of the settlement.

Where there is not town or parish plan, developers of proposals will be expected to demonstrate that they have worked with the town or parish council in the relevant settlement to provide wider community benefits in line with the paragraph above.

10. For smaller touring caravan and camping sites (under 20 units) the guidance at Annex 2 of this plan will inform the Council in its decision-making.

11. Part of the success of the coast relies on the availability of accommodation for visitors; this includes all types of accommodation including caravans, log cabins, chalets, camping and touring sites and serviced holiday accommodation such as hotels and bed and breakfast establishments. These facilities also provide employment, training, and some living accommodation for owner/occupiers and are part of a buoyant coastal economy. The most appropriate sustainable location for serviced holiday accommodation is in the settlements in the coastal area. With regard to caravans, log cabins, chalets, camping and touring sites, they cannot always be accommodated within an existing settlement but they should be within a safe walking distance and should not present a visually intrusive development in the open countryside.

12. The Council has a presumption against the loss of hotels and bed breakfast accommodation in the Serviced Holiday Accommodation Areas as defined in the Settlement Proposals DPD. Therefore, the onus will lie with any developer who proposes to remove this type of development from a defined area along the coast, to have to show why there is firstly, no longer a need for that hotel or bed and breakfast business and it should be shown that it is no longer viable in the longer term and that it can not be sold as an on-going concern. Any hotel or bed and breakfast

should be advertised for a minimum period of six months before being released for other uses. The areas for Serviced Holiday Accommodation will be reviewed the Settlements Proposals DPD.

13. Recent research has shown that there are a significant number of people choosing to reside in static caravans as their main home. It is calculated that up to 6,000 people, 3,500 households may be involved. The Council does not wish to encourage these numbers to increase and therefore will not support permanent living in caravans in the coastal area.

14. Alongside the traditional holiday offer, the coast also offers a wild and unspoilt tourist destination. The East Lindsey coast has long stretches of open undeveloped, natural coastal frontage, diverse biodiversity, bird and seal watching, open skies and tranquillity. This is supported by the creation of a Coastal Country Park and work being carried out around the east end of Skegness including Gibraltar Point nature reserve. This project aims to increase access to the wild coast and offer an alternative tourism experience. The Council will support proposals that support this type of tourism offer, to increase the choice offered to visitors coming to the coast.

(i) In the following towns, large and medium villages in the coastal areas;, North Cotes, North Somercotes, Saltfleet, Saltfleetby St Peter, Skegness, Theddlethorpes, provision will be made for 1605 houses between 2012 to 2028 to meet the local housing needs² of the community.

Housing proposals will be supported provided they meet the criteria set out at xiii and are in accordance with the other policies within the Plan.

(ii) The Council will support housing for specific identified vulnerable or minority groups and affordable housing beyond that of the above housing provision, providing there is an evidenced local need as shown within the Councils Adopted Housing Strategy.

(iii) The Council will give a high priority to development that extends and diversifies all-year round employment opportunities, contributes directly to the local economy or extends and diversifies the tourism market.

² Local Housing needs are defined as sufficient housing in the zones of highest flood risk to hold the population broadly stable over the plan period to 2028.

(iv) New and replacement community buildings will be supported, providing they are located within or adjacent to an existing settlement.

(v) Around or in settlements, new and extensions to existing sites for holiday or short-let caravan, log cabins, chalets and camping will be supported, to enable improved landscaping and layout of an existing site to reduce the overall environmental and visual impact on the locality. Occupancy of these sites will be limited to between 15th March and 31st October in any one year, or the following Sunday, if the 31st does not fall on a Sunday .

(vi) The Council will support improvements to the existing flood defences, the creation of new flood defences and infrastructure associated with emergency planning.

(vii) The Council will support development on the Skegness Foreshore providing it accords with the Skegness Foreshore Development Brief endorsed on 11/10/2012.

(viii) The Council will support development of the Mablethorpe Foreshore, which adds to, raises the quality of or widens the scope of the holiday facilities and attractions.

(ix) The Council will support development of the Wild Coast Vision of the Coastal Country Park where it conforms to the principles of sustainable development set out in the policies of this Plan.

(x) The Council will support proposals for hotels and bed and breakfast accommodation within the settlements in the coastal area.

(xi) Within the defined Serviced Holiday Accommodation areas, development will only be supported for the change of use or removal of hotels and bed and breakfast accommodation if there is evidenced justification.

(xii) Change of use of buildings for holiday accommodation will be supported provided they must meet the criteria set out at xiii, and;

- Should not be sold separately from the parent landholder.***
- Do not have any ground floor sleeping accommodation.***
- Maintain for inspection by the Local Planning Authority, an up to date register of names and main addresses of all those occupying the development.***

(xiii) All relevant development within the Coastal Area must meet the following criteria;

- Be designed to incorporate mitigation of flood risk through flood resilient design, emergency planning and evacuation procedures.***
- All development must comply with the sequential test as set out in the National Planning Policy Framework. With regard to the test, it will apply to the Coastal Area as shown on the above map and in accordance with the Council`s Strategic Flood Risk Assessment.***
- All relevant development must comply with the Exceptions test as set out in the National Planning Policy Framework and as set out in paragraph 9 and 10 of this chapter of the Core strategy.***

(xiv) The Council will not support permanent living in caravans in the coastal area.

CHAPTER 11 - TRANSPORT AND ACCESSIBILITY

Where we want to be

A District of interconnected settlements, where residents have good access to basic facilities, and which is underpinned by an effective public transport system.

In urban locations pedestrian and cycle, routes take priority over vehicular traffic and provide good, safe access to town centres and employment sites.

Sufficient car parking is available to support the role of town centres

What it will look like

Priority is given to new foot, cycle and bus ways in new development

Most development will be located in the centres of higher population to benefit from the economies of scale and reduce the need for excessive travel.

Smaller settlements will provide transport hubs for residents and local business

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

Economic Development Strategy
Local Economic Partnership
Local Investment Plan
Local Transport Plan
Manual for Streets 1 and 2
Historic Manual for Streets

Lincolnshire Economic Strategy
Settlement Proposals DPD

Evidence

Parking surveys for Louth, Horncastle and Skegness

STRATEGIC POLICY 12 – Transport and Accessibility

Why we have taken this approach

1. East Lindsey is a large, rural area characterised by clusters of small villages grouped around and depending upon towns and large villages for

the majority of their needs. Consequently, many villages are remote from essential services and the main road network. Car ownership levels are high, and access to facilities depends on the extensive network of minor roads that criss-cross the District.

2. Economies of scale mean that public transport is limited to a number of routes, primarily along the strategic road network between the main transport hubs. Whilst these provide a good local service, that meets the need for commuters and shoppers to the larger centres, services in the more rural parts of the District tend to be occasional and irregular. However, the rural part of the District is covered by the demand responsive CallConnect service, which in the context of what is viable in a rural area is relatively good, despite the more limited evening and weekend's service, particularly out of holiday season.

3. Commercial bus links run between Skegness and the rest of the coastal strip, there is a Skegness town service, and Louth has a "nipper" town bus service. Skegness also has the District's only rail connection, which transports many tourists visiting the coast into the town.

4. In addition to the growth in commuter journey numbers, there is increased dependence on private cars to access facilities for significant numbers in the sparse rural settlements.

5. The Council is realistic enough to understand that it is nearly impossible to reduce vehicle usage in the smaller rural settlements of the District without leaving communities more isolated than they already are. However, where possible in the smaller rural settlements development should be located as near to any existing key facilities as possible and improved pedestrian and cycle links should be sought to the settlements centre.

6. To ensure continued access to facilities, particularly education and health, is maximised and the need to travel minimised, within the towns, large and medium villages new housing development should be located as near as possible to facilities. In the towns, the Council will also seek to make provision for public transport links within new developments.

7. Increasing the numbers of residents walking and cycling around the district is an important part of improving health and the quality of their experience; pedestrian and cycle movements should be given priority in all developments and where possible new pedestrian and cycle routes should be linked to existing ones.

8. However, accessibility is not just about walking and cycling, accessibility relates to all users of public and private space. The Council will support development that has been shown to be planned taking into

account disabled users and parents/carers with buggies and young children.

9. In terms of thresholds for Transport Assessments/Statements and Travel Plans, the Council will use the national guidance set down in Appendix B of the Department for Transport's "Guidance on Transport Assessments" <http://www.dft.gov.uk/publications/guidance-on-transport-assessment>)

10. Easy access to parking is considered critical to the vitality of the District's town centres. Any loss of existing parking facilities will only be supported if accompanied by a robust parking survey demonstrating that the loss will not affect the ability of shoppers to access the facilities in town centres. The Council will continue to monitor parking facilities in Louth, Skegness and Horncastle to ensure that there is sufficient to meet the needs of these towns' shoppers and will also assist those communities who wish to carry out their own surveys in connection with neighbourhood planning.

11. The Council considers that the setting of rigid parking standards for residential and non-residential development stifles creative design and can contribute to vehicle-dominated development, which can undermine the quality of an area. However, all development that generates vehicle movements should provide an appropriate level of parking, which minimises the need for hard, non-porous surfaces. For business and leisure, development this should include parking for motorcycles, bikes and people with disabilities. Vehicles should be able to access and exit development safely.

12. The Council will take its guidance on standards for design and layout of its streets and roads from the Department for Transport documents; `Manual for Streets 1, Manual for Streets 2 and The Historic Manual for Streets and any subsequent documents that supersede them. All housing developments should provide at a minimum on parking space per dwelling. The only exception to this will be town centre sites and living accommodation "above the shop", where it may be difficult to provide suitable parking arrangements and occupants are so near to services that owning a vehicle is less likely.

The Council will support accessibility and seek to reduce isolation in the District by:-

1) Supporting housing development in towns, large and medium villages where is it located as near as possible to key facilities.

2) Supporting relevant development, which are accompanied by a transport statement and travel plan to show how the development will link with the existing road and public transport network.

3) Supporting development that gives pedestrian and cycle movements' priority.

4) Supporting development that has been shown to be planned taking into account disabled users and parents/carers with buggies and young children

5) Requiring all housing developments to provide at a minimum one parking space per dwelling with the exception of town centre sites, which may not need to provide any.

CHAPTER 12 – OPEN SPACE, SPORT AND RECREATION

Where we want to be

A District with a healthy and active population with high levels of public participation in sports and recreational pastimes, both within formal sporting facilities but also on increased levels of open space across the District.

All communities will have access to quality open spaces for outdoor recreation.

The District will provide a range of sports facilities appropriate to the size and needs of the community they are located.

What it will look like

Most large sports and formal recreational facilities will be located in the larger centres of population to benefit from the economies of scale and reduce the need for excessive travel.

Smaller settlements will provide hubs for local residents where there will be sports and recreational facilities at an appropriate scale to help support healthy and active local communities.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

Lincolnshire Sports Partnership
East Lindsey District Council's Business Plan for Leisure and Culture 2010
- 2015

Evidence

Open Space, recreational and sports facilities assessment

STRATEGIC POLICY 13 – Open Space, Sport and Recreation

Why we have taken this approach

1. There are a number of key challenges in providing leisure services in the District. These include an ageing population, large geographical area with predominantly small rural communities, poor access to public transport, a heavy reliance on private transport, significant levels of

deprivation and poor health – all factors that affect levels of use of leisure facilities and services.

2. Open space, recreation and sport do not, directly, feature highly in the Council's Community Plan for a Sustainable Future. Indirectly, however, under the themes of 'Health and Wellbeing' and 'Older People', an increase in the uptake of physical activity throughout the community is a key objective within the wider aim of tackling serious health issues. Increased opportunities to undertake physical activity and increased uptake of existing schemes and facilities are identified measures to achieve this objective, which need to be supported and facilitated through the Local Plan.

3. An audit and needs assessment of open spaces, recreational and sports facilities in the District has been recently undertaken. It has indicated no clear evidence of any significant quantitative deficiency in the level of indoor sports facility provision in relation to the standards set by Sports England. However, there are discrepancies between the level of provision within the Towns and some villages.

4. School facilities, which are available for community use, formed part of this assessment and access to school sports facilities comprises a strong element of the Districts provision of sports facilities. Due to a reliance on access of sporting facilities at schools across the District to meet standards set by Sports England, the Council will seek continued and increased access to school sports facilities' for organised and community use, outside of school hours to foster community participation. The loss of a school in a community can often remove the only access to sport and recreation facilities in a village. It is important that Parish Councils and other community groups have the opportunity to take on such facilities, as, once they are lost to other uses, they are lost forever. As well as protection through this policy, Chapter 7 – Diverse Economy, Town/Village Centres and Shopping, also affords protection to key community facilities.

5. Green spaces are important to local communities. The availability of open space, sport and recreation facilities are key factors to the quality of life and physical well being of residents and can, by adding to the attractiveness of the District, encourage potential investors to the area and stimulate economic growth.

6. The Council is keen to raise and sustain an awareness of the health and other benefits of leisure pursuits amongst all ages of the local population. Local allotments and parish gardens form an important element of this provision. Not only do they provide an opportunity for an active lifestyle, they contribute to the supply of healthy food and engender community spirit. It is important that protection is given to

existing allotments throughout the District and that efforts are made to provide more where demand exists.

7. The audit of Sport and Recreation facilities has identified a district wide deficiency in the level of outdoor sport and recreation. Residential development increases the demand for open space, recreation and sports facilities and this in turn has a cumulative impact on the level of existing provision. Therefore, if development is proposed in areas where there is a deficiency in existing provision or in a situation where the development itself will create an issue of deficiency, the Council will seek to prevent the loss of these important community spaces. We will encourage, and where necessary require, the provision of new or improved open space, recreational or outdoor sports facilities. On large-scale developments, facilities will be provided in step with population growth and will be designed as an integral part of the development. The developer will also need to show how new open space facilities will be maintained.

8. Existing facilities will be safeguarded from alternative use unless suitable and equivalent alternative facilities can be made available within the same catchment or the existing facilities are shown to be surplus to requirements.

The Council will support development that facilitates the Council's aspiration to increase participation in sports and physical activity, the Council will safeguard, expand, enhance and promote access to sports and recreational facilities and open spaces:

1) Development resulting in the loss of indoor and outdoor sports and recreational facilities or open spaces will only be supported where:

In respect of buildings:

- ***The building has been demonstrated to be redundant for a sports use and marketed for at least 18 months at a price that reflects its condition and market value.***
- ***The facilities are to be replaced by improved facilities that help meet the sporting/recreational needs of the District and optimises access by sustainable transport modes.***

In respect of outdoor sports/recreational facilities and open space:

- ***The land has been marketed as detailed above or an alternative site or facility of an equivalent size has been secured in a suitable and accessible location.***

2) New development and extensions to existing development should contribute to the provision and improvement of the quality, quantity and accessibility of sports and recreational facilities along with open space in order to meet the needs it generates. This should be in accordance with local standards set within the open space, recreational and sports facilities assessment study (or subsequent approved revisions).

CHAPTER 13 - PROTECTING AND ENHANCING OUR NATURAL ENVIRONMENT

Landscape, Green Infrastructure, Biodiversity and Geodiversity

Where we want to be

The rich and varied landscape of East Lindsey continues to be valued by local residents and visitors.

The Lincolnshire Wolds Area of Outstanding Natural Beauty continues to be protected for its special landscape quality.

The highly sensitive landscape areas of the District have retained their character and special qualities.

The amount of greenspace in the District will have increased and be well connected

Biodiversity is thriving and new areas have been created and maintained.

What it will look like

Change to the landscape will have been managed sensitively to retain local diversity and distinctiveness. New development will be integrated within its local landscape.

East Lindsey will contain a network of high quality, well-connected greenspaces that support flourishing wildlife habitats and species and help promote active and healthy lifestyles.

New green spaces will have been created within and around communities, linked to existing green infrastructure, to help meet the needs of the growing population. Habitats for wildlife will have been protected, enhanced and expanded to enable species to adapt to the changes brought about by climate change.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

Lincolnshire Wolds AONB Management Plan
Coastal Country Park
Lincolnshire Coastal Grazing Marshes Project
Lincolnshire Limewoods,
Lincolnshire Chalk Streams Project
Life on the Verge Project
Settlement Proposals and Neighbourhood Development Plans

Partnership Plans including Lincolnshire Biodiversity Action Plan and Geodiveristy Action Plan

Evidence

East Lindsey Landscape Character Assessment

East Lindsey Green Infrastructure Audit

Lincolnshire Biodiversity Action Plan

Lincolnshire Geodiveristy Action Plan

Data held in Lincolnshire Environmental Records Centre including Local Wildlife Site data

Why we have taken this approach

STRATEGIC POLICY 14 – Landscape

1. East Lindsey displays a rich and varied landscape, much of which has been recognised through national and international designations for its special quality and character, or for the habitat, it provides. This includes the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB), the only such designation in the East Midlands, which covers about one third of the District. The landscape also contains a variety of important and designated historic areas that have shaped, and in turn been shaped by, the history of East Lindsey. These include the English Civil War Battlefield at Winceby and the formal landscapes of the District's Registered Historic Parks and Gardens. The District's Conservation Areas and listed buildings also form an integral part of the landscape character of East Lindsey. Each has their own character and it is important that any new development or alterations within these areas, or affecting a listed building, or which affects their setting, preserves or enhances their distinctive qualities.

2. The European Landscape Convention highlights the need to develop policies dedicated to the protection, management and planning of the landscape, part of this approach includes the National Landscape Character Areas (as defined by Natural England). The District comprises four distinct National Character Areas: the Lincolnshire Coast and Marshes, Lincolnshire Wolds, Central Lincolnshire Clay Vale and the Fens.

3. The Council's Landscape Character Assessment 2009 further defines thirteen landscape character areas, each with their own distinctive characteristics and sensitivity to change. The character areas within the assessment fall within four levels; these vary from moderate to low to highly sensitive. The highly sensitive landscapes should be given the highest protection. This will be used to help assess and influence the design and layout of new development.

4. There is much in the landscape to be protected for its special qualities and natural history value but it also provides opportunities to enrich the quality of life for our communities and to add to the rural economy, especially by appealing to tourists and visitors. Our strategy here is to ensure that we balance the need to protect the most valuable resource whilst also releasing its community and economic potential.

5. All proposed development, in its location and design, will be required to adhere to these principles and shall be guided by the Council's Landscape Character Assessment, the emerging Lincolnshire Historic Landscape Characterisation Assessment and the East Midlands Landscape Character Assessment.

6. The Council will welcome development that adds to the distinctive character of the landscape and will encourage development that uses its landscape setting to grow the local economy for the benefit of local communities, provided it does not harm the landscape's character in the process.

7. The Lincolnshire Wolds, which were designated as an Area of Outstanding Natural Beauty in 1973 for their distinctive and high quality landscapes, are particularly sensitive to change. Whilst we expect them to expand their role as a visitor destination, this should not be at the expense of the distinctive landscape or of the quality of life of the communities within them. The close spatial and functional relationship between the small settlements and the landscape should be retained, as should the more significant views within, out of and into, the Wolds. New initiatives and countryside management will be directed and co-ordinated through the Lincolnshire Wolds AONB Management Plan, drawn up in partnership with the Council. The Council endorses all of the objectives and policies in the Management Plan and shall make sure that all new development in, or affecting, the Wolds aligns with them and vice versa.

8. The Lincolnshire coast is a unique and highly distinctive landscape feature in the East Midlands Region. As such, it is a valuable resource. Whilst we will encourage further high quality development and changes to the built up coast to reinforce and improve the tourism offer, we will permit only those uses, including non-invasive green tourism, along the naturalistic coast, which do not impose themselves upon, or harm the distinctive character of, the landscape. The Coastal Country Park is one area where the Council is seeking, with partners, to address this challenge.

The Districts landscapes will be protected, enhanced, used and managed to provide an attractive and healthy working and living environment which allows for greater public access to the countryside and naturalistic coast, supports visitors to the District, helps provide additional employment opportunities, and adds to the health and quality of rural communities. Development will be guided by the District's Landscape Character Assessment and landscapes defined as highly sensitive will be afforded the greatest protection.

The Council will ensure that the distinctive character of the landscapes, cultural or historic significance will not be compromised. In particular, the highest level of protection will be given the Lincolnshire Wolds Area of Outstanding Natural Beauty, which is designated at a national level because of its landscape quality.

The Council will support development that enhances designated and historic landscapes (Winceby Battlefield, Lincolnshire Wolds, Coastal Country Park, Conservation Areas, Historic Parks and Gardens, setting of listed buildings within the landscape) as focal points for widening and improving the visitor experience.

STRATEGIC POLICY 15 - Green Infrastructure

1. Green Infrastructure (GI) is the umbrella term used to describe all the different elements that form the network of natural and semi-natural spaces within and around our towns and villages, and in the open countryside.

2. It is often assumed that rural areas must be well blessed with green infrastructure, given the relatively low density of population and the large swathes of open land, which contribute to its landscape character. However, much of this land is given over to agriculture and is not primarily managed for wildlife or public access. Settlements have often developed incrementally over long periods with a significant amount of development coming forward in the form of individual plots or small developments, limiting the opportunities to plan for green space at the community scale.

3. The Council has undertaken an audit of Green Infrastructure within the District. There are two strands to this audit; one is the focused on the networks of sites for biodiversity (which may or may not be publically accessible) and the second looks at the accessible natural and semi-natural green space available for use by the wider community. In the case of the accessible green space, these have been assessed against the Accessible Natural Green Space Standards formulated by Natural England, which allows the Council to identify those areas that would benefit from additional Green Infrastructure. The Audit has shown that there is a need to diversify and add to the types of GI within and around many communities, and this will continue as communities experience future growth.

4. Given current the levels of accessible green space, it is important that what we do have is safeguarded. If, in exceptional circumstances, the Council does permit

development on an existing piece of green space identified through the Settlement Proposals DPD, it will be a condition of that permission that an equivalent piece of green space is provided in terms of size, type and accessibility to the community so that there is no net loss.

5. The Council will support projects by the community or other local groups to create accessible green space throughout the District. On housing sites over 1 hectare, the Council will hope to achieve multi-functional green space, for example, recreation areas, landscaped cycle ways and footpaths, wildlife areas. Where possible, it should show how it links to the wider community and other areas of green space to create an innovative and integrated development. In drawing up settlement, proposals and supporting communities develop their own Neighbourhood Development Plans; the Council will seek to protect existing green space and will look for opportunities to link existing sites through its allocations.

The Council will safeguard and deliver a network of accessible greenspace by:-

- ***Protecting and safeguarding all greenspace identified through the Settlement Proposals DPD so that there is no net loss***
- ***Maximising opportunities for new and enhanced greenspace and publically accessible open spaces in and around all communities***
- ***Seek opportunities to connect existing greenspaces to improve the network of spaces and accessibility for both the local population and wildlife***

STRATEGIC POLICY 16 - Biodiversity and Geodiversity

1. Biodiversity is a term commonly used to describe the variety of life on Earth. This encompasses the whole of the natural world and all living things with which we share the planet. It includes plants, animals, and even invisible microorganisms and bacteria that, together, interact in complex ways with the inanimate environment to create living ecosystems. Geodiversity is the term used to refer to physiographical and geomorphological features, such as rocks, mineral, fossils, soils and landforms.

2. Biodiversity is a key indicator of the health of our environment and contributes greatly to our quality of life. Enhancing biodiversity is one of the key principles of sustainable development. It also has considerable economic and social benefits. Biodiversity is dynamic; however, some species and habitats can be highly susceptible to the harmful effects of change. Changes in climate, agriculture, settlement patterns and other human activities have led to a decline in biodiversity in the District over the last 50 years. The District Council, along with other public bodies, has a duty under The Natural Environment and Rural Communities (NERC) Act to have regard to biodiversity conservation when carrying out its functions. This is referred to as the "Biodiversity Duty". The aim

of the biodiversity duty is to raise the profile of biodiversity, so that the conservation of biodiversity becomes properly embedded in all relevant policies and decisions made by public authorities. Conserving biodiversity includes restoring and enhancing species populations and habitats, as well as protecting them.

3. The Lincolnshire BAP forms part of a national initiative to provide action plans for the nations most threatened and declining species and habitats. The BAP includes actions and activities relating to development and the planning process. The Council will apply the policies of the Plan to meet the objectives of the Lincolnshire BAP.

4. Sites recognised at a local level for their nature conservation value have been reviewed. The locally important wildlife sites that meet the selection criteria published by the Lincolnshire Biodiversity Partnership are called Local Wildlife Sites (LWSs). These sites have been designated due to their rarity, diversity, fragility or their typicalness in the local biodiversity of the District. The Council will seek to protect these sites when assessing development proposals. A set of criteria for selecting Local Geological Sites (LGSs) for their physiographical/geomorphological importance was published in 2009 by the Lincolnshire Biodiversity Partnership and a similar exercise is being considered for these sites.

5. Sites of Special Scientific Interest (SSSIs) give legal protection to a suite of the best sites for wildlife and geology in England. They are notified and approved by Natural England. These sites are protected for both their own nature conservation value or geological, and as part of a national network of such sites, the Council values these sites and acknowledges their legally protected status.

6. The District includes sites of international importance for biodiversity, including parts of the Wash and Humber Estuaries. These include designations of Ramsar Sites, Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). There are a number of policies within the Core Strategy that may bring forward development proposals, the location and nature of which may affect the intrinsic value of these sites. Development proposals likely to have an adverse impact on these sites should be subject to a Habitat Regulations Assessment, including an ecological assessment of the proposed impact of the proposed development, including in combination with any other plans and projects. Details of mitigation and enhancement measures should also be provided, along with details of site management to explain how this will be achieved. The Local Plan itself is subject to Habitats Regulation Assessment (under The Habitats Regulations) throughout its preparation to ensure that its policies and proposals do not have an adverse impact on internationally important sites.

7. Sites identified for their biodiversity interest, at whatever level, do not exist in isolation and the linking of a network of sites increases their range and extent, this also makes a valuable contribution to the integrity of both individual sites and overall levels of biodiversity across the District. It assists in the adaptation of landscapes and ecosystems to climate change. The Council has undertaken a Green Infrastructure Audit, identifying existing networks of habitats across the District. From this work, it is possible to identify how any opportunities for

further habitat creation fit into this network and gives sites the best opportunity to establish themselves. This can also be used to inform the development planning process and other opportunities for habitat creation.

Development proposals should seek to protect and enhance the biodiversity and geodiversity value of land and buildings, and minimise fragmentation and maximise opportunities for connection between natural habitats.

The Council will protect sites designated internationally, nationally or locally for their biodiversity and geodiversity importance, species populations and habitats identified in the Lincolnshire Biodiversity Action Plan. Development, which could adversely affect such a site, will only be permitted in exceptional circumstances:

- ***In the case of internationally designated sites, where there is no alternative solution and there are overriding reasons of public interest for the development;***
- ***In the case of nationally designated sites, there is no alternative solution and the reasons for the development clearly outweigh the value of the site;***
- ***In the case of locally designated sites, the reasons for the development clearly outweigh the need to protect the site in the long term.***

In all cases, where development is permitted which would damage the nature conservation or geological value of a site, the Council will ensure that such damage is kept to a minimum and will ensure appropriate recreation, mitigation or enhancement of the site through the use of planning conditions or planning obligations.

Where new habitat is created it should, where possible, be linked to other similar habitats to provide a network of such sites for wildlife.

CHAPTER 14 – RENEWABLE ENERGY

Where we want to be

Renewable energy development will have been directed to the most appropriate locations, dependent on the needs of the technology and the character and sensitivities of the area.

What it will look like

The scale of development will reflect the capacity of the landscape and local environment to accommodate it, including any cumulative impact from other development

New small and micro generation schemes, to meet the needs of local businesses and communities, will have been assimilated into the local landscape through choice of technology, siting and design.

Delivery Objectives (how we are going to get there)

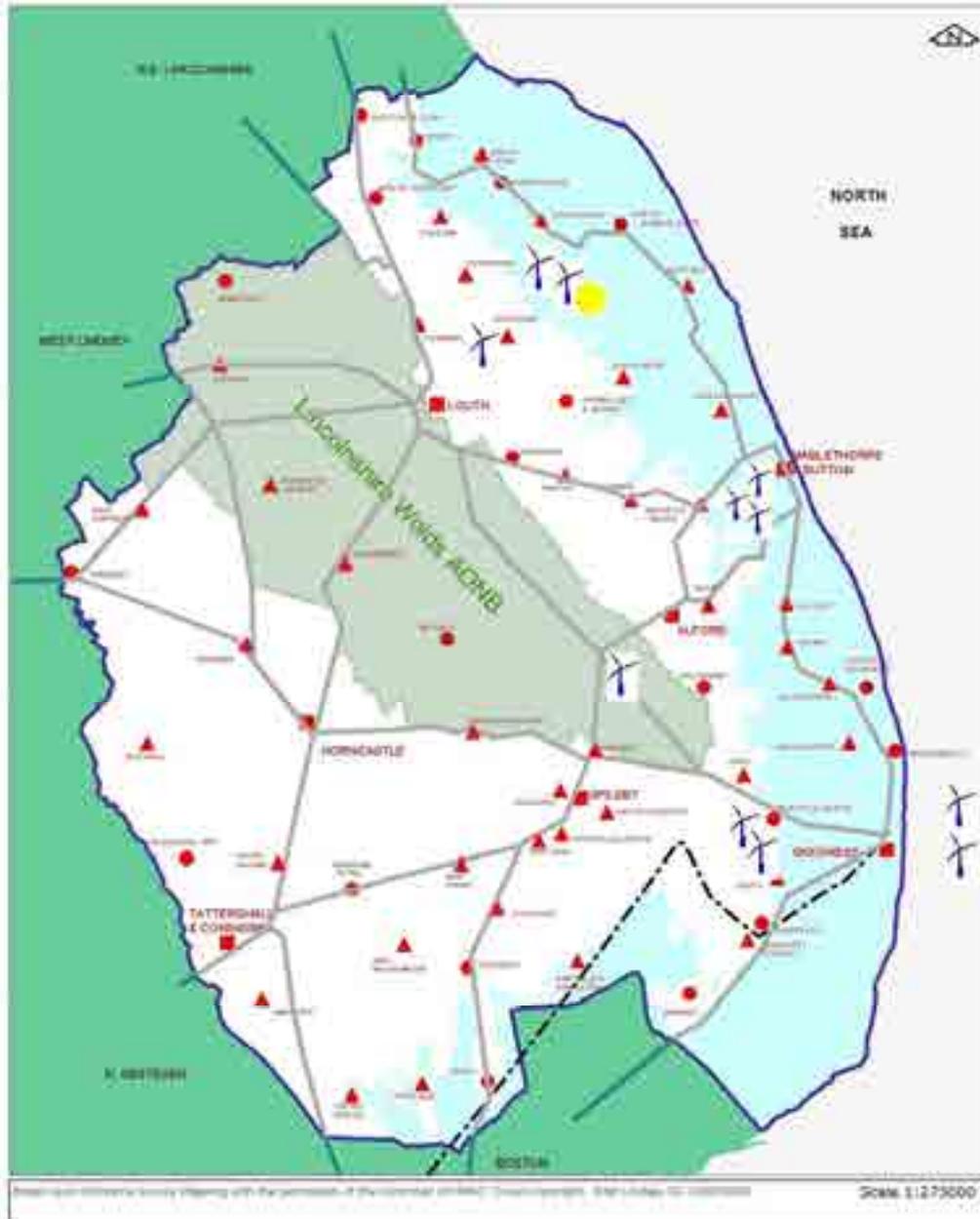
This strategy will be delivered through the following

The use of a place-making checklist

Evidence

East Lindsey Landscape Character Assessment
Lincolnshire Biodiversity Action Plan

MAP SHOWING LOCATION OF OPERATIONAL
RENEWABLE ENERGY INSTALLATIONS



STRATEGIC POLICY 17 – Renewable Energy

Why we have taken this approach

1. Renewable energy is the name used to cover forms of energy that occur naturally and are readily replaced. This includes energy from digestible material such as energy crops or agricultural waste as well as from the sun, wind, water and the earth. The Council is keen to encourage the exploitation of a range of renewable energy sources that have potential in East Lindsey, including passive and photovoltaic solar, biomass, ground and air source heating and aquifer thermal energy where this will not impact adversely on local communities, biodiversity or landscape character.

2. The Council considers that the District's most sensitive landscapes should be protected from significant development, which is likely to have an unacceptable impact on these areas. Large-scale renewable energy projects are deemed to fall into this category. The Council's Landscape Character Assessment 2009 divides the District into thirteen different areas based on their distinctive landscape characters. It defines the distinctive landscape characteristics of each area and explains their relative sensitivity to all types of development and change. This will provide the basis for the Council's judgement on the impact of a development proposal on the landscape, and it is to this document that the Council will expect all Environmental and Landscape Impact Assessments to relate when submitted in support of a planning application for renewable energy projects. The Landscape Character Assessment identifies two areas, the Tetney to Gibraltar Point Naturalistic Coast and the Wainfleet Wash Saltmarsh, as being highly sensitive to change and where any development is likely to detract from the character of the area. It is therefore felt appropriate to give these areas the highest level of protection from large-scale development.

3. Similarly, the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) is protected at a national level solely for its landscape quality, for the purpose of protecting and enhancing its natural beauty. It is the only area designated as such in the whole of the East Midlands and, as such, is clearly of significance both locally and nationally. Policy 14 of the Core Strategy affords the AONB the highest level of landscape protection, in line with national policy. Any development in the AONB, or which impacts upon it, including its setting, is carefully considered for its impact on the quality of the landscape. Those, which are deemed to have a significant impact, will be rejected. Whilst the Council wishes to support local communities and businesses in pursuing sources of sustainable energy generation within the Lincolnshire Wolds, it is considered that any

significant commercial energy infrastructure is likely to create an unacceptable impact.

4. Where the sensitivity of special landscapes may prevent large scale renewable energy projects, the Council will encourage the development of local, small scale and micro energy solutions that contribute towards the self sufficiency (in energy terms) of local communities and businesses. In such cases, the impact on local amenities will be a key consideration. Small scale is defined as those proposals falling outside those energy developments listed in Schedule 2 of the EIA regulations 1999, including the installation of more than 2 turbines and/or a turbine height of 15 metres and also industrial installations for the production of electricity, steam and hot water where the development area exceeds 0.5 hectare.

5. The Council will take into account the locational requirements of different types of renewable energy production. Some do not have specific locational requirements and can be directed towards less sensitive locations. Other forms of production have a specific siting requirement due to the nature of the energy source. Only development that must be located in the countryside because of the nature of the power source, or because it is a small-scale unit providing power to a dwelling, farm or rural enterprise would be permitted there. Large scale or commercial development that does not have these special locational requirements should be located within or alongside centres of population to minimise the effects of distribution and its impact on the landscape and, where appropriate, should have direct access to the strategic road network in order to facilitate the delivery and removal of fuel and waste products. The quality of the Districts water environment should be protected and development should not have an impact on residential amenity, for example with regard to noise, smell, odour or vibration.

6. All large-scale renewable energy developments should not cause harm to sites of importance for nature conservation or other features or elements of historic heritage or cultural importance, including their setting. Local distinctive character in line with the design principles set out in Policy 5 should be respected and there should be no impact on the local economy particularly tourism, the Coastal Country Park and the Coastal Grazing Marshes.

7. Wind turbine development impacts on the landscape, but it is the degree to which the landscape can accommodate the development that will determine if the proposal is acceptable. The Council will expect to receive a rigorous impact assessment with any planning application. It is important that wind turbines, through accumulation and intervisibility, do not dominate and adversely affect the wider landscape of the District, which is an important economic, tourist, cultural and biodiversity

resource. Cumulative impact will be an important planning consideration, and this will include the cumulative impact of turbines located off shore.

8. In considering proposals for commercial wind energy development the Council will take into account; whether the number, siting, scale, design and size of the turbines, or associated grid connection would have an unacceptable impact on landscape character, either individually or when assessed cumulatively with existing or proposed development; whether the development would cause nuisance to local communities from noise (applying the criteria of ETSU-R-97 and/or British Standard BS:4142, whichever affords residents' amenity the most protection), shadow flicker, electromagnetic interference or other adverse impacts;.

Large-scale Renewable Energy developments will only be supported where they are located outside and do not have a significantly adverse impact upon:-

- ***landscape areas defined as highly sensitive in the East Lindsey Landscape Character Assessment and areas adjacent thereto;***
- ***the Lincolnshire Wolds Area of Outstanding Natural Beauty***

and where their individual or cumulative impact is not considered to have a negative impact on

- ***residential amenity;***
- ***surrounding distinctive landscape qualities, townscapes and historic landscape character;***
- ***the context of a historic garden, park, battlefield, designated conservation area or other Heritage Assets;***
- ***sites or features of natural history importance or protected species;***
- ***the local economy;***
- ***highway safety; and***
- ***water environment and water quality***

The presumption is for connecting cables to be placed underground and use made of existing or replacement pylons (of the same size and scale) along existing routes to carry the additional base load cabling.

The development of small scale and micro renewable energy development will only be supported where their individual or cumulative impact is not considered to have a detrimental impact on local and residential amenity; the context and setting of any areas of cultural or historic importance or heritage assets; and local landscape quality.

CHAPTER 15 – INFRASTRUCTURE AND S106 OBLIGATIONS

Where we want to be

The Council's aim is to ensure that the Core Strategy will provide the framework for infrastructure and service providers to deliver their services in a planned way to meet the needs of new development.

Communities will be well served by the essential services and facilities that contribute to a network of sustainable settlements. One, that is attractive to business and visitors, where the strategy for the delivery of new development is matched by the provision of the necessary infrastructure in terms of utilities, cultural and educational facilities etc.

What it will look like

Infrastructure refers to a wide range of services and facilities that may or may not be immediately apparent. A significant amount of infrastructure such as gas, electric, water and wastewater sits in the background. Other, schools, health facilities (social infrastructure) are more apparent but may only be present in larger settlements where there is sufficient population to maintain it as a local service.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

Economic Development Strategy
Local Economic Partnership
Settlement Proposals DPD
Local Investment Plan

Evidence

Draft East Lindsey Infrastructure Delivery Plan
Lindsey Action Zone
East Lindsey Economic Baseline Study 2010
Telecommunications - Mobile Operators Authority Register

Strategic Policy 18 – Infrastructure and S106 Obligations

Why we have taken this approach

1. Infrastructure defines a wide range of services, some, such as water supply and sewage disposal that are fundamental to the quality of life, and others that are less obvious (green infrastructure and cultural facilities) but are still important to future sustainability.

2. The District Council is not directly responsible for the delivery of many infrastructure elements but, as part of the local plan, it is working closely with service providers to ensure they facilitate the necessary infrastructure to support new development or, like schools, they can be programmed into budgets for delivery in the future to meet the anticipated future demand.
3. The Council will seek to avoid any significant adverse impacts from major schemes, including impact on the character of the landscape either singly or cumulatively and will seek alternative options, which reduce or eliminate those impacts. Major scheme are those in connection with major infrastructure provision, such as those that deal with the transmission of resources across the District (e.g. gas, electricity and sewage and water) and that contribute to wider, national sustainability objectives.
4. Access to infrastructure is often pre-determined by population and location and, in an area where people and places are widely dispersed; it is neither practical nor feasible to provide for all. Future provision will be a response to the proposed growth of settlements and will be set out in this document once an option for growth is chosen. That option will be delivered through the Settlement Proposals Development Plan Document.
5. Where appropriate the Council will use s106 Agreements on planning applications to provide funding to meet the additional need for community facilities and additional infrastructure brought about by new development. At this time it is not proposed to introduce a Community Infrastructure Levy (CIL) on new developments however, the need for and potential benefits from CIL will be regularly reviewed.
6. The most significant amount of new development will be directed to the larger, more sustainable settlements. The Council has prepared an Interim Infrastructure Delivery Plan (IDP), which identifies existing infrastructure provision. This document will be updated and evolve in line with the delivery timetable of development through the Settlement Proposals Development Plan Document.
7. The IDP provides a baseline assessment of the existing infrastructure in the District variations in the level of provision across the District and where a shortfall in provision exists. The key issues it identifies relate to the delivery of water supply and foul water disposal and is linked to wider flooding issues.
8. Anglian Water has identified demand locally as 'characterised by mixed household and industrial customers, with the addition of seasonal demands by the tourist industry along the coast.' It identifies

exceptionally high peak demands during periods of hot dry weather when holidaymakers visit the coast resulting in periods of unpredictable demand requiring a large peak output compared with average in the Skegness area.

9. Average demand was not expected to increase under the earlier plans for the region, although reinforcement of the trunk main and distribution network will be required to ensure that new developments do not affect the local supply demand balance.

10. Their more detailed assessment of the different elements in their system shows that there are issues across much of the network. Their Preliminary Water Cycle study indicates that either:-

- Major Constraints to Provision of infrastructure and/or treatment to serve proposed growth' exist across much of their network; or that
- Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required.

11. The water cycle is seen as a potentially significant issue and the Council will continue to work with Anglian Water Services and the EA to prioritize the resolution of these issues to ensure the levels of development set out in the Plan can be brought forward. Surface water and drainage systems for new developments are dealt with in more detail in Chapter 9 - Inland Flood Risk and Chapter 10 – Coastal East Lindsey.

12. Electricity distribution in the district is through the successors to the former Yorkshire and East Midlands Boards. They have prepared high-level assessments of their distribution networks in the District which do not identify significant issues with delivery in the future.

13. Most of the District is connected to the gas distribution network.

14. The main provider of telecommunications in the District is BT. There is also an extensive mobile network in the district providing coverage for most despite the extensive and sparse nature of the area. The Council will support the delivery of telecommunications including broadband to meet the changing needs of local communities and business.

Social Infrastructure & Emergency Services

15. Lincolnshire County Council, the Police and the Clinical Commission Groups deliver the key elements of social infrastructure across the area. (Education, social services, fire, health, police etc). To enable these partners to programme the delivery of these services, the Council will identify potential growth areas and work with them to ensure that the necessary infrastructure can be provided in a timely fashion. The

contribution of any Section 106 contributions will be assessed on a site-by-site basis.

16. Policies elsewhere in the plan support the development of locally provided community infrastructure such as village halls and playing fields.

17. Green infrastructure, open space and recreation also form part of a discrete theme.

Major infrastructure schemes will be supported provided they are shown to be essential in the national interest; contribute to sustainable development, and where they respect the distinctive character of the district and do not impact on the character of the landscape, either singly or cumulatively. The Council will require evidence to show that the impacts of such schemes are minimized, including the consideration of alternative options as part of their impact assessment.

The Council will support the delivery of social infrastructure where it contributes to sustaining local communities. Where appropriate, developer contributions will be sought towards its provision.

The Council will only support proposals for development where it has been shown that adequate capacity is available or can be provided by the utility providers to meet the additional loads associated with the development.

MONITORING

It is a requirement that planning policies are monitored to ensure they are delivering effectively the objectives of the Plan over the 15-year plan period.

The mechanism for assessing the Core Strategies performance will be the Council's Annual Monitoring Report (AMR). This report is published annually on the Council's website.

The AMR will monitor the following;

- **5 – year housing supply**
- **Net additional open market and affordable dwellings**
- **The number of houses granted permission in the coastal zone against the capped target.**
- **House prices in the coastal zone**
- **Affordability gap between earnings and house prices in the coastal zone.**
- **Shop vacancy rates in the 7 main town centres**
- **Progress on neighbourhood plans**
- **Progress on neighbourhood development orders**
- **Any action taken under the Duty to Co-operate**
- **Net additional Gypsy and Traveller pitches**
- **Number of planning applications granted with a Sustainable Travel Plan and/or Green Travel Plan**
- **Number of dwellings granted planning permission on brownfield land**
- **Total amount of employment floor space granted planning permission**
- **Touring Caravan policy its uptake and the spend on benefits**

ANNEX 1 – Affordable Housing and Housing for Vulnerable Groups, Local Connection Criteria - The Coastal Zone

The Coastal Area has the highest need for affordable housing in the District. The Council recognises that there will still be the need, despite the risk of flooding, to continue providing affordable housing within the Coastal Area. It is important to ensure that those who do not have the financial ability to access open market housing still have an opportunity to continue to reside in the communities they currently live and work. It is also important to ensure that affordable housing is not occupied by those from outside the coastal zone, thus bringing more residents in need into an area of high flood risk. The Council must also support housing for specific identified vulnerable or minority groups. These types of housing provision will be linked with the Councils Adopted Housing Strategy 2013 – 2018 and any subsequent adopted strategy. All housing in flood risk areas connected to the Housing Strategy will be subject to the following cascade criteria to ensure that the housing does go to those in local need.

Vulnerable groups in this instance are black and ethnic minority groups, migrant workers, properties associated with domestic abuse, older persons, physical disabilities, substance abuse, rough sleepers, young people, Gypsies and Travellers, learning disabilities, teenage parents and in this case affordable housing. These people already live and have their social networks in the coast and to reinforce this with regard to new housing development, all housing connected to these groups will be subject to a local connection criteria restricting occupancy to those that already live in the coast

Local Connection Criteria

First priority is to those residents or those with a local connection to the settlement within the Coastal Zone in which the housing is being built specified in criteria 1.

If all the properties cannot be allocated from i – v (in order) in criteria 1 nominations will be sought in accordance with criteria 2 and so on. In these cases local connection takes priority over need.

Priority Criteria

1) Place of development (5 years or more):

- (i) Was born in the town/village of _____ and lived for 5 years or more; or
- (ii) has permanently resided for 5 years or more in the town/village of _____; or used to permanently live in the town/village of _____ for 5 years or more but has been forced to move away because of the lack of affordable housing;

or

- (iii) has been permanently employed in the town/village of _____ for 5 years or more.

2) Adjacent parishes within the Coastal Zone of _____. (5 years or more):

(i) was born in one of the adjacent parishes of _____ and lived for 5 years or more.

or

(ii) has permanently resided in one of the adjacent parishes of; _____ for 5 years or more;

or

(iii) used to permanently live in one of the adjacent parishes of; _____ for 5 years or more but has been forced to move away because of the lack of affordable housing;

or

(iv) has been permanently employed in one of the adjacent parishes of _____ for 5 years or more.

or

(v) needs to reside in the town/village of _____ to give or receive family care and support;

3) Place of development (less than 5 years):

(i) Was born in the town/village of _____ and lived for less than 5 years;

or

(ii) has permanently resided for less than 5 years in the town/village of _____; or used to permanently live in the town/village of _____ for less than 5 years but has been forced to move away because of the lack of affordable housing;

or

(iii) has been permanently employed in the town/village of _____ for less than 5 years.

4) Adjacent parishes within the Coastal Zone of, _____ (less than 5 years)

(i) has resided for less than 5 years in the adjacent parishes of _____

or;

(ii) has lived in the adjacent parishes of _____ for less than 5 years but has been forced to move away because of the lack of affordable housing;

or

(iii) has been employed in the adjacent parishes of _____ for less than 5 years; or

(v) needs to reside in the town/village of _____ to give or receive family care and support;

ANNEX 2 - Touring Caravan Sites within the Coastal Flood Zone –

1.0 BACKGROUND

- 1.1 The Environment Agency has strong and understandable concerns regarding coastal flooding. However, even where the Environment Agency offers no objection, the strict tests that were contained in the Government's Planning Policy Statement 25 and passed into the National Planning Policy Framework (NPPF) militate against smaller touring caravan proposals. The tests to be passed include not only what is known as a sequential test, which most schemes can satisfy, but also an 'exceptions' test.
- 1.2 The District depends on tourism for a considerable amount of its employment base. The coastal areas are particularly linked to the industry.
- 1.3 There have been a number of recent cases for smaller touring caravan sites where, despite lack of objection from the environment agency and there being no environmental objection, support from officers could not be given. The balance going against the application on the basis that no **'wider sustainable benefits to the community'** could be shown arising from the scheme, sufficient to satisfy the strict **exception test set out in the NPPF**.
- 1.4 A formal legal (Counsel's) opinion on the exception test was sought some time ago to clarify the exception test. The advice sets out the parameters against which 'exceptions' should be judged. This was obtained, as the exception test is the responsibility of the Council. The stress was placed upon the **'wider' sustainable benefit to the community** that should be achieved, rather than any benefit to individual businesses.
- 1.5 The Environment Agency has no objection in principle to the grant of planning permission for touring caravans subject to a limit upon months of occupancy and adherence to advice in the NPPF.

2.0 THE APPROACH

In an attempt to satisfy the NPPF exception test for touring caravan sites, if, and only if, all other tests and policies are satisfied, the Local Planning Authority can, with the support of the appropriate Town or Parish Council, discuss with the applicant the potential for a financial contribution to be made to the District or appropriate Town or Parish Council to be used for wider local community benefit based upon an agreed standardised charge per plot (10 contributions over an 11 year period following the grant of planning permission; the first year being fallow to allow for on-site investment). If such an agreement can be concluded, then the applicant would be deemed to have satisfied the NPPF exception test and planning permission could be supported. The details of the approach are set out below.

3.0 BENEFITS OF THE PROPOSAL.

- 3.1 Continuing ability to grant permissions for touring caravan based tourism development on the coast, rather than issuing refusals solely on the basis of non-compliance with the NPPF exception test.
- 3.2 Ability to show that East Lindsey is applying a flexible and innovative approach to allowing growth in the local touring caravan based tourist economy.
- 3.3 Potential security for the touring caravan based tourist economy, their operators and staff.
- 3.4 Wider benefit to the overall tourist economy with the potential to increase numbers of tourists, which itself adds further to the health and wellbeing of the coastal economy.
- 3.5 Give impetus for other economic development initiatives to be pursued.
- 3.6 Short and medium term benefits to the coastal communities by the influx of financial contributions which would secure wider sustainable benefits to and for that community and its visitors.

4.0 CONSULTATION

- 4.1 The proposal went out for 6 weeks consultation in July 2011.
- 4.2 Overall, there appears to be general support for the proposal, with one objection on the grounds that the proposal is unreasonable and taking an unnecessary approach which will have the effect of harming, not benefiting the local community. This is because *"the direct benefits of small touring caravan sites do benefit already the wider economic, they therefore pass part (a) of the Exceptions test in PPS25, and officers of the Council are taking a too narrow view of the situation. The approach taken at present is also at odds with the draft National Planning Policy Framework (NPPF) that stresses the importance of a positive approach. The proposal will have a negative effect on the viability of these small sites."*
- 4.3 The British Holiday Homes and Holiday Parks felt the charge was too high. In response to this, it has been lowered by £10.00.
- 4.4 The Council has taken legal opinion on whether caravan sites can pass part (a) of the Exceptions Test and at present, it is believed they cannot.

The calculation

Assumptions

Season – 6 months (Week before Easter to end September – Environment Agency condition) Occupancy – 80% for 3 months; 60% for 2 months; 40% for 1 month

Number of days occupancy per pitch – 122

Cost per pitch average - £10 per night

Earnings per pitch per year £1220

Based upon the above assumptions;

'Wider sustainable benefit to the community' charge - £90 per pitch per year for 10 years

The mechanism

- a) **The undertaking** - If this is going to work economically for all, it ought not to involve an agreement under S106 of the Act, as the legal costs of such from our standpoint would be in the region of £500 to £750 per agreement passed on to the applicant. A Unilateral Undertaking would be acceptable, for which the Council could provide the template agreed by Legal services. It would still be a charge on the land and therefore enforceable.
- b) **How projects would be funded to ensure community support**
Monies would be passed to the Town or Parish Councils to be spent in the following priority order;
 - (i) to be spent on confirmed actions or projects in an adopted town or parish plan
 - (ii) if no plan in place to be spent on the creation of a plan
 - (iii) if the Town or Parish Council did not wish to have a plan then to be spent on projects where there is proven community support.
 - (iv) If no community support for a project can be evidenced the Council will hold the funds and spend the monies on projects which it deems suitable within that town or parish and which accrue community benefits.
- c) **Monitoring** – The overall scheme should be monitored on an annual basis. The lead would be the Council with any parish/towns who are in receipt of funds, advising us when monies arrive, what it is to be spent on and when spent. The second element of monitoring would be the overall numbers and locations of permissions to assess whether as a result of permissions granted, there has been any change or threat to landscape or countryside character.
- d) **Commitment** – The Parish/Town Councils would need to commit to spend the monies received on projects or improvements that contribute to wider sustainable benefits to the community. (Whilst it would be for the community itself to determine the detail of particular schemes and their priority, the scope could be quite varied, from improvements to open spaces and play areas, to localised flood alleviation/prevention).

ANNEX 3 - Glossary

These may not be dictionary definitions of the terms used. Rather, they relate to their meaning in this document.

Affordable housing

Housing which meets the needs of households where they cannot be met by the normal housing market.

Annual Monitoring Report

A document produced each year by the Council to monitor progress on the Local Development Scheme and to judge the effectiveness of the Local Development Documents.

Area of Outstanding Natural Beauty (AONB)

A site with a statutory national landscape designation with the primary objective of conserving the natural beauty of the landscape. The Lincolnshire Wolds AONB was designated in 1973 and covers about one third of the area of East Lindsey.

Biodiversity

The full variety of life on earth or, more particularly in a local area; the balanced mix of plant and animal species and their habitats.

Biodiversity Action Plan (BAP)

A strategy to conserve and increase the variety of plants and animals at a local level, in a manner that contributes to the national and global health of species.

Brownfield site

A site where development has previously taken place. In its Planning Guidance, the Government excludes agricultural land and buildings from this broader definition.

Carbon footprint

A measure of the total amount of greenhouse gases produced directly or indirectly by an activity, usually expressed in equivalent terms of carbon dioxide (CO₂).

Catchment area

The area from which people are drawn to a particular town or service. Known also as "hinterland" or "sphere of influence".

Community Plan

A plan prepared by a partnership of local organisations, agencies and interest groups, including the local authorities, that sets out key social, economic and environmental objectives for the community

Comparison goods

Shopping items that are usually bulkier and more expensive than convenience goods. They can include furniture, electrical appliances, clothes, etc..

Convenience goods

Everyday shopping items such as most foods, toiletries, newspapers, etc..

Conservation Area

An area designated to conserve and enhance the character of the (usually) built environments of historic or architectural importance, or natural areas of particular nature or landscape importance.

Corporate Plan

The Councils Corporate Plan which sets out its objectives and aims.

Development Plan

The collective name for all of the different spatial planning documents for the area, comprising the Regional Plan and the Development Plan Documents in the Local Development Framework.

Development Plan Documents

These are the policy-related documents of the Local Plan and comprise the Core Strategy, Development Control Policies, Settlement Proposals, Proposals Map and any Area Action Plans that are needed.

European Landscape Convention

The [European Landscape Convention](#) - also known as the Florence Convention, - promotes the protection, management and planning of European landscapes and organises European co-operation on landscape issues. The convention was adopted on 20 October 2000 in Florence (Italy) and came into force on 1 March 2004 (Council of Europe Treaty Series no. 176).

Farm diversification

The establishment of enterprises unrelated to mainstream farming but which are operated as part of the farm holding to help maintain its viability. Such activities should be compatible with their countryside setting.

Greenfield site

A site where development has not previously taken place.

Green Infrastructure

The District's network of protected sites, nature reserves, green spaces, woodlands and other green linkages including river and canal corridors, significant drainage channels and disused re-vegetated railway lines, which are important wildlife corridors.

Habitat Regulation Assessment

An assessment of the effects of plans, policies and programmes on sites of international importance for biodiversity.

Housing need

The quantity of housing required for households who are unable to find suitable housing without financial help.

Infrastructure

The necessary basic services upon which all development depends, including sewage, electricity and gas supplies, roads, water, etc

Inward Migration

The movement of people into an area, in the case of East Lindsey. It is mainly made up of older people either economically active but coming to the end of their working life or retired.

Local Development Documents

The collective name for Development Plan Documents , Supplementary Planning Documents and the Statement of Community Involvement .

Local Development Scheme

A document that sets out the programme and timetable for the preparation of the Local Development Documents.

Local Strategic Partnership

A Local Strategic Partnership is a single, non-statutory, multi-agency body, which matches local authority boundaries, and aims to bring together at a local level the different parts of the public, private, community and voluntary sectors.

Local Wildlife Sites

Sites which have been assessed against the Lincolnshire Local Wildlife Sites criteria, produced as part of the Lincolnshire BAP, and found to contain wildlife features of local significance worthy of protection.

Market housing

Housing, for sale or rent, whose price is determined by the open market.

Nature Reserves

These sites are declared by Natural England. They are among the best examples of their type of habitat and are designated to protect their sensitive features and also for the study of the habitat. They also enjoy a degree of public

Open countryside

The area outside towns, villages and other settlements, which is largely free from built development on a significant scale and where the countryside character dominates.

Place-making check list

Design tool the Council, owners of sites and developers/agents can use to ensure their proposals meet the high design expectations of the Council.

Planning Obligation (or Section 106 Agreement)

A legal agreement between the local planning authority and a developer, relating to a planning consent, which covers matters outside the scope of a normal planning consent. They are intended to require the Developer to provide or contribute towards services or facilities off or on site, the need for which generated by the development.

Planning Performance Agreement (PPAs)

These are documents used in the planning application process and are about improving the quality of planning applications and the decision making process through collaboration. They bring together the Local Planning Authority (LPA), developer and key stakeholders, preferably at an early stage, to work together in partnership throughout the planning process. They are essentially a collaborative project management process and tool that provide greater certainty and transparency to the development of scheme proposals, the planning application assessment and decision making.

Ramsar Sites

These are wetlands of international importance designated under the Ramsar Convention, which is an intergovernmental treaty. There are three Ramsar Sites affecting East Lindsey; the Humber Estuary, the Wash, and Gibraltar Point. These sites are also covered by other designations relating to their nature conservation importance.

Regional Plan (formerly called the Regional Spatial Strategy)

Prepared by the Regional Planning Authority, this did set out the overarching strategic policies for the spatial development and use of land in the region.

Settlement

A well-defined grouping of buildings, predominantly residential but including other uses, which have a recognisable form or identity and collective function. A loose cluster of dwellings in the countryside

would not normally fall within this definition for the purposes of the Local Plan.

Site of Special Scientific Interest (SSSI)

A site of national importance for wildlife or geology, designated by Natural England (formerly English Nature) for protection.

Site of Nature Conservation Importance (SNCI)

A site of local importance because of its naturalness, size, rarity, diversity, fragility or typicalness, in East Lindsey. Sites were identified by the Lincolnshire Wildlife Trust but which have not yet been reassessed by Local Wildlife Sites criteria.

Special Area of Conservation (SAC)

Internationally designated wildlife sites, designated under the EU Habitats Directive.

Special Protection Area (SPA)

An international designation by Natural England (formerly English Nature) to protect the habitat of threatened species of wildlife.

Spatial planning

Spatial planning goes beyond traditional land use planning to bring together policies for the development and use of land with other policies and programmes that influence the nature and function of places and spaces.

Statement of Community Involvement

A document that sets out the ways the local planning authority intends to involve the community in the preparation, alteration and review of all Local Development Documents and in significant development control decisions.

Strategic Environmental Assessment

The name used internationally to describe environmental assessment of policies, plans and programmes. The European SEA Directive (2001/42/EC) requires that formal environmental assessment is carried out on some plans and programmes, including the documents in the Local Development Framework. It forms part of the Sustainability Appraisal.

Strategic Flood Risk Assessment

An assessment usually undertaken by a Local Authority at a district-wide level that considers both fluvial and tidal flood risk and examines the risks involved for developing in different locations.

Supplementary Planning Documents

Prepared by the Council, these provide guidance to supplement the policies and proposals set out in the Development Plan Documents. They will not form part of the Development Plan or be subject to independent examination.

Sustainability Appraisal

A process - required by the Planning and Compensation Act 2004 - whereby the economic, social and environmental effects of the emerging strategy and policies of the Local Development Framework (LDF) are tested against agreed sustainability objectives at different stages throughout the preparation of the LDF.

Sustainable Development

The most widely-used definition of sustainable development is that of the Brundtland Commission of 1987: - "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The Government has translated this into four aims of sustainable development, all to be achieved at the same time and to be mutually compatible. They are:-

- social progress that recognises the needs of everyone;
- effective protection of the environment;
- prudent use of natural resources; and
- maintenance of high and stable levels of economic growth and employment.

Sustainable Community

Community which uses its resources to meet current needs while ensuring that adequate resources are available for future generations

Sustainable drainage systems (SUDs)

An alternative to the traditional ways of managing and, where possible, re-using water runoff from buildings and hard surfaces. It is designed to increase absorption by permeable surfaces to reduce the risk of on and off-site flooding and to relieve pressure on rainwater drainage systems.

Windfall sites

Sites that are considered suitable for development but are not specifically identified as such in the Development Plan because of the uncertainty surrounding their availability.