

The public and press are welcome to attend.

Tel: 01507 613421

If you would like any further information or have any special requirements in respect of this Meeting, please contact Lynda Eastwood, Democratic Services Officer on 01507 613421

Email: Lynda.eastwood@e-lindsey.gov.uk

Website: www.e-lindsey.gov.uk

Date: Tuesday, 5 December 2023

Dear Councillor,

Planning Policy Committee

You are invited to attend a Meeting of the **Planning Policy Committee** to be held at **the Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH** on **Thursday, 14th December, 2023** at **6.00 pm**, for the transaction of the business set out in the attached Agenda.

The public and the press may access the meeting via the following link <https://bit.ly/ELDCYT> where a livestream and subsequent recording of the meeting will be available or by attending the Meeting.

Yours sincerely



Robert Barlow
Chief Executive

Conservative

Councillors Tom Ashton (Chairman), Sid Dennis, Alex Hall, Daniel McNally and Paul Rickett

Independent Group

Councillors Terry Aldridge (Vice-Chairman), Travis Hesketh and Daniel Simpson

Labour

Councillors Graham Cullen and Roger Dawson

Skegness Urban District Society (SUDS)

Councillor Mark Dannatt

PLANNING POLICY COMMITTEE AGENDA
Thursday, 14 December 2023

Item	Subject	Page No.
1.	<u>APOLOGIES FOR ABSENCE:</u>	
2.	<u>DISCLOSURE OF INTERESTS (IF ANY):</u>	
3.	<u>MINUTES:</u> To confirm the Minutes of the Meeting held on 9 November 2023.	1 - 8
4.	<u>ACTIONS:</u> Actions from the last meeting.	9 - 10
5.	<u>AFFORDABLE HOUSING:</u> To receive a verbal update from Stuart Horton, Strategic Housing Manager.	Verbal Report
6.	<u>AUTHORITY MONITORING REPORT FOR 2022-2023:</u> To receive a report from the Planning Policy and Research Service Manager.	11 - 90
7.	<u>DATE OF NEXT MEETING:</u> The programmed date for the next Meeting of this Committee will be 1 February 2024.	

Minutes of a Meeting of the Planning Policy Committee held in the Council Chambers at the Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH on Thursday, 9th November, 2023 at 6.00 pm.

PRESENT

Councillor Tom Ashton (Chairman)
Councillor Terry Aldridge (Vice-Chairman)

Councillors Graham Cullen, Mark Dannatt, Roger Dawson, Sid Dennis, Daniel McNally, Paul Rickett, Daniel Simpson, Ruchira Yarsley, Sam Kemp and Neil Jones

Councillors David Hall and Neil Jones attended the Meeting as an Observer.

OFFICERS IN ATTENDANCE:

Simon Milson - Planning Policy and Research Service Manager
Lynda Eastwood - Democratic Services Officer
Laura Allen - Democratic Services Officer

19. APOLOGIES FOR ABSENCE:

It was noted that, in accordance with Regulation 13 of the Local Government (Committees and Political Groups) Regulations 1990, notice had been given that Councillor Ruchira Yarsley had been appointed to the Committee in place of Councillor Travis Hesketh and Councillor Sam Kemp had been appointed to the Committee in place of Councillor Alex Hall.

20. DISCLOSURE OF INTERESTS (IF ANY):

At this point in the meeting, Members were invited to declare any relevant interests. None were received.

21. MINUTES:

The Minutes of the Meeting held on 14 September 2023 were agreed as a correct record.

22. ACTIONS:

The actions were noted as complete.

The Planning Policy and Research Service Manager informed Members that following last month's meeting, his team had put in a great deal of work and effort into send out individual settlement scoring spreadsheets to all of the Parish Councils and Ward Members and that the responses were starting to come in.

23. AFFORDABLE HOUSING:

The Planning Policy and Research Service Manager presented a report to Members for them to consider whether the current affordable housing contribution percentages (%) and trigger were appropriate, given the evidence in the updated Economic Viability Assessment.

Currently in the Local Plan there was a trigger of 15 houses or more and the level of affordable housing varied across the district. Members were informed that there were 3 different value areas, as follows:

Coastal (low value area): 0%

Inland (medium and high value areas): 30%

Woodhall Spa (very high value area): 40%

The report contained a number of options and recommended choices. The recommendation for the 3 different value areas within East Lindsey were:

Coastal: keep this at 0% contribution.

Inland: reduce this to 25% contribution.

Woodhall Spa: maintain this at 40% contribution.

In relation to the trigger, the recommendation was to reduce to 10 units or more and 5 units in the Wolds AONB.

The Planning Policy and Research Service Manager referred Members to the Economic Viability Assessment (EVA), pages 25 to 98 of the Agenda refer, which looked at how much it cost to build houses on the ground. Members were also advised that there were contributions that the developer had to pay for NHS and education. This was to pay for the impact of more people living in a certain locality. Biodiversity net gain, carbon reduction measures and electronic vehicle charging infrastructure were also mentioned as additional costs placed on a developer. All of these elements were used to work out the residual valuation of the land and if there was no value left in the land then there would be no incentive to develop on that piece of land.

The EVA was to look at how much affordable housing could be provided on the sites once all development and additional costs were taken out.

Currently, the 0%, 30% and 40% was based on the previous EVA; there was an updated EVA and there were differences in the recommendations to now take into account biodiversity net gain and the other pressures. It looked at a different range of sites to see what the different range of viability would be depending on the size of the site. It was noted that there were differences as larger sites had to provide more significant infrastructure.

The Planning Policy and Research Service Manager reported that the updated EVA suggested that it was still 0% viability on the coast, inland

was between 20% and 30% and the suggested contribution in the high value area was 50%, which was an increase from 40%.

Following which, Members were referred to the map (figure 2) on page 18 of the Agenda which outlined the different value areas.

The recommended choices for East Lindsey of 0%, 25% and 40% would allow the policies in the Local Plan that related to affordable housing to remain aspirational, but realistic.

The Planning Policy and Research Service Manager then went on to explain the second element to affordable housing which was the trigger. Currently, 15 houses or more was the trigger for a developer to provide affordable housing.

The National Planning Policy Framework (NPPF) was setting it at 10 houses, however East Lindsey had set it slightly higher trigger of 15 units

The NPPF suggested that in designated rural areas the trigger could actually be as low as 5 houses and the Wolds Area of Outstanding Natural Beauty was one of those areas.

Members were invited to put their comments and questions forward.

A Member commented that with regards to affordable housing inland, keeping it at 30% instead of 25% would be more desirable. With regards to 5 houses in the Wolds there were other policies that discouraged building in the Wolds, therefore it was considered that reducing the number down to 5 in the AONB was not satisfactory.

The Chairman queried whether there was any evidence to show that the increase to 30% was deterring developers. The Planning Policy and Research Service Manager confirmed that there was no specific evidence. Members were further advised that discussions with landowners and developers had taken place to obtain their opinions.

A Member highlighted that if the percentage was to increase it would defeat the object and if lowered, it would make it more attractive to developers which was more desirable. A Member also queried whether the Planning Officers were allowed to be flexible with regards to negotiating.

The Planning Policy and Research Service Manager advised that Planning Officers would look at the viability assessment and negotiations would take place.

Members were advised that they would need to decide where to pitch the percentages based on the evidence they had from the EVA. With regards to the Wolds, there were other policy mechanisms in place and if Members felt it was too low, there was an option for it to be kept at 10 houses.

A Member further queried whether there was any research on other authorities to see what they were doing.

The Planning Policy and Research Service Manager responded that no other authorities had been looked at as viability differed across the country. House prices were low in East Lindsey and below national values, therefore it was difficult to find a comparable area. The Service Manager advised that national standards and benchmarks were used for valuations, thus ensuring consistency with other authorities.

A Member requested an explanation on the definition of 'affordable housing' and queried what a housing provider would do if they felt they had too many houses in one area and whether they were able to make a contribution elsewhere.

The Planning Policy and Research Service Manager advised that if a developer was not able to provide housing on certain sites, then a commuted sum would be provided to deliver affordable housing elsewhere.

Members were advised that with the housing mix, 25% out of the 30% was for first homes.

The Chairman suggested that Stuart Horton, Strategic Housing Manager be invited to a future meeting to update Members on the serious challenges the Council was facing in delivering affordable housing. The Planning Policy and Research Service Manager agreed to arrange for him to attend.

A Member also requested the presence of Invest East Lindsey at a future meeting to come and give their contribution.

The Planning Policy and Research Service Manager advised that they had attended Committee and given an update some time ago, however they could be invited again to provide a further update.

Following a query from a Member relating to the data in the table in section 2.5, page 5 of the report refers and the decrease of affordable housing that was built during the Covid period, the Planning Policy and Research Manager advised that there had been difficulty in securing accurate affordable housing figures during that time. There was a spike after Covid as they were getting signed off by building regulations and signed off as completed.

He further advised that there was a new strategic housing officer working on affordable housing monitoring, as well as his team now carrying out work on it so up to date figures should be available at the next Committee.

A Member commented that they were happy to agree with the recommendation, however considered that a trigger point in the Wolds of 10 would be more reasonable.

The Planning Policy and Research Service Manager explained to Members that the sites in rural areas were small and there were only 8 households wanting affordable housing in the Wolds as their first choice. Currently the trigger in the Wolds was 15 and the demand was low, therefore if affordable housing was not provided in the Wolds then they would have to look elsewhere.

A Member queried whether there was anything to be done for a developer obtaining planning permission year on year, for small sites of houses being built, so as not to pay contributions.

The Planning Policy and Research Service Manager explained that there was a case law to resist the planning permission if there was a clear intention by the developer to deceive and benefit from splitting down the sites and it had been discussed with the Development Management Lead Officer to see if there were any clauses that could be added to resist it more easily.

Following which it was,

RESOLVED:

That the Local Plan policy approach be amended to reflect the following:

- 1) Coastal Areas: keep the % contribution at 0% due to the very low viability;
- 2) Inland Areas: lower the % contribution slightly to 25% to reflect the lower viability;
- 3) High Value Areas: keep the % contribution at 40% which remains reasonable and achievable, but does not over-burden developers in that location by increasing to 50%;
- 4) Lower the trigger threshold from 15 to 10;
- 5) In the Wolds AONB, lower the trigger threshold from 15 to 5;
- 6) Agree the affordable housing target of 221 per year to be included in the Local Plan;

24. 5 YEAR HOUSING SUPPLY:

Simon Milson, the Planning Policy and Research Service Manager presented Members with a report on the 5-Year Housing Supply, pages 201 to 210 of the Agenda refers.

The report was intended to provide an update to Members on the current 5-Year Housing Supply position. It served as evidence as to how the Local Plan was performing in relation to housing delivery.

Members were advised that the report related to the 5-Year Housing Supply calculation that the Council, as Local Planning Authority must produce on an annual basis.

Members were invited to put their comments and questions forward.

A Member queried whether there was any liaison with neighbouring authorities as Holton Le Clay had had big developments which were affecting the facilities there.

The Planning Policy and Research Service Manager advised that there was liaison with neighbouring authorities as part of the Housing Need assessment and neighbouring authorities could take on housing need when an authority was struggling to provide within their own authority area as outlined in the strategic housing market assessment.

Following a query from a Member asking whether Planning Officers had contacted developers and landowners, the Planning Policy and Research Service Manager advised that this was part of the ongoing work updating the Position Statement. Some had been contacted but there were a lot to get through and they usually chose the bigger sites first.

A Member queried whether contributions should sway a Planning Committee when having to approve or refuse planning applications.

The Planning Policy and Research Service Manager advised there was a difference between legislative requirements and policy requirements on a site and the things that had been referred to were policy requirements, for example affordable housing, NHS and education and it was down to the planning officers and members of Planning Committee to decide whether the benefits of the development effectively outweighed the downsides of the development.

The Planning Policy and Research Service Manager commented that his team managed the funds for the contributions and payments were authorised regularly with the money going out to improve those facilities where the contributions were designated.

A Member referred to Box 2 and Box 4, on page 208 of the Agenda, and queried what the completion rate was on the coastal figures.

The Planning Policy and Research Service Manager commented that he was unsure, however thought it would be around 10% of the overall completions across the district. He advised Members that he would provide this information for the next meeting.

A Member queried whether the 5-year housing supply meant that further applications would not be considered. The Planning Policy and Research Service Manager advised that housing figures were generally not a 'ceiling' and that anything above that would be welcomed.

Following which it was,

RESOLVED:

That the report be noted.

25. DATE OF NEXT MEETING:

The date of the next Meeting was confirmed as Thursday 14 December 2023, commencing at 6.00pm.

The meeting closed at 7.31 pm.

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ACTIONS FROM THE PLANNING POLICY COMMITTEE MEETING
HELD ON THURSDAY 9 NOVEMBER 2023

MIN NO:	ITEM:	ACTIONED BY:
21.	MINUTES:	
✓	The Minutes of the Meeting held on 14 September 2023 were agreed as a correct record.	<i>NOTED</i>
22.	ACTIONS:	
✓	The actions were noted as complete or in hand.	<i>NOTED</i>
23.	AFFORDABLE HOUSING:	
✓	(a)The Planning Policy and Research Service Manager to invite Stuart Horton, Strategic Housing Manager, to a future meeting to update Members on the serious challenges the Council was facing in delivering affordable housing. Dec-23: Stuart Horton to attend December meeting	<i>SIMON MILSON</i>
*	(b)The Planning Policy and Research Service Manager to invite Invest East Lindsey to provide an update at a future meeting. Dec-23: still to be arranged	<i>SIMON MILSON</i>
✓	RESOLVED: That the Local Plan policy approach be amended to reflect the following: 1) Coastal Areas: keep the % contribution at 0% due to the very poor viability; 2) Inland Areas: lower the % contribution slightly to 25% to reflect the lower viability; 3) High Value Areas: keep the % contribution at 40% which remains reasonable and achievable, but does not over-burden developers in that location by increasing to 50%; 4) Lower the trigger threshold from 15 to 10; 5) In the Wolds AONB, lower the trigger threshold from 15 to 5; 6) Agree the affordable housing target of 221 per year to be included in the Local Plan.	<i>NOTED</i>
24.	5-YEAR HOUSING SUPPLY	
*	The Planning Policy and Research Service Manager to report back to Committee on the completion rate relating to the Coastal figures. Dec-23: we do not hold a breakdown of this so the data is being prepared to provide to Committee	<i>SIMON MILSON</i>
✓	RESOLVED: That the report be noted.	<i>NOTED</i>
25.	DATE OF NEXT MEETING:	
✓	The date and time of the next meeting was confirmed as 14 December 2023.	<i>NOTED</i>

<u>ACTIONS FROM THE PLANNING POLICY COMMITTEE MEETING HELD ON THURSDAY 14 SEPTEMBER 2023</u>		
17.	HOUSING DISTRIBUTION:	
	<u>Replacement Dwellings in the Countryside:</u>	
*	Further to the points raised in relation to this section, the Planning Policy and Research Manager to take this away and consult his team, following which this would be brought back as a separate item for a future meeting. <u>UPDATE 31/10/2023: This new policy is still being considered and the wording drafted.</u>	<i>SIMON MILSON</i>
	<u>Settlement pattern:</u>	
*	(a)The Planning Policy and Research Manager to give consideration whether a score could be applied for an individual Parish Council. <u>UPDATE 31/10/2023: This is in the context of having each Parish Council check the results of the scoring in the first instance.</u>	<i>SIMON MILSON</i>
*	RESOLVED: That the list of settlements that would determine Large, Medium and Small Villages remained the same until further consultation had been had with Parish Councils and Ward Members.	<i>SIMON MILSON</i>



East Lindsey

DISTRICT COUNCIL

REPORT TO:	Planning Policy Committee
DATE:	14 th December 2023
SUBJECT:	Authority Monitoring Report 2022-2023
KEY DECISION:	N/A
PORTFOLIO HOLDER:	<i>Councillor Tom Ashton</i>
REPORT AUTHOR:	Simon Milson
WARD(S) AFFECTED:	All (District Wide)
EXEMPT REPORT?	No

SUMMARY

The Compulsory Purchase Act 2004 requires Local Authorities to publish an Authority Monitoring Report (AMR) on an annual basis. The Local Planning Regulations 2012 sets out various items of information that should be included in an AMR.

The AMR the subject of this paper covers the period March 2022-February 2023. It contains an update of the position of the Council in relation to various national indicators, including employment, wages and house prices. It also includes a suite of monitoring indicators designed to show how the Local Plan policies are performing.

The AMR is in final draft form and subject to only design and formatting changes.

RECOMMENDATIONS

That Policy Committee Members note the contents of the AMR.

REASONS FOR RECOMMENDATIONS

The AMR is an annual report that details facts about the District. It is presented to Committee for information and discussion on the content.

OTHER OPTIONS CONSIDERED

Do nothing: there is a statutory requirement for the Council to produce an AMR. Failure to do so could result in legal challenge against the Council.

1.0 Report

- 1.1 This report relates to the annual Authority Monitoring Report for 1st March 2022 to 28th February 2023. A copy of the current draft AMR is attached to this report at Appendix A.
- 1.2 The previous reporting period (2021/22) began as the Country was leaving the 3rd and final lockdown. That lockdown ended in March 2021 with the following months classed as 'leaving lockdown'. The preceding AMR period (2020/21) was during the height of the Covid 19 Pandemic, with the first 3 national lockdowns starting from March 2020 with the third in January 2021.
- 1.3 This current AMR before Members (2022/23) is the second one post Covid. This AMR should continue to highlight what impacts there have been in terms of things such as: housing delivery, the economy, and the overall standard of living – for example housing affordability, wages and employment statistics.
- 1.4 The AMR is split into 12 key sections. Sections 1.0 – 5.0 cover the statutory requirements, including Neighbourhood Planning, Duty to Cooperate and Oversight and Scrutiny. Sections 6.0 - 8.0 give an overview of the key figures relating to housing, tourism, the economy and the coast. It includes regional and national data for comparison. The final sections 9-11 contain the monitoring indicators for significant impacts and the Local Plan Policies, with the final section 12 containing an updated Sustainability Appraisal.
- 1.5 Data comes from various sources, including internal monitoring and external websources. The AMR is reliant on the timing and availability of external datasources. Where these are used, the relevant date/period is stated. The report makes it clear where data is unavailable or not refreshed and provides the latest available (usually the figures from the previous year).
- 1.6 The requirement to produce an Authority Monitoring Report (AMR) is set out in the Planning and Compulsory Purchase Act 2004 with further requirements on content set out

in the Town and Country Planning (Local Planning) (England) Regulations 2012. The report is produced on an annual basis and is published on the Council's website.

Field survey work was delayed in 2020/21 due to Covid, however there have now been 2 monitoring periods to report on and all other external data sources are now available.

2.0 Background

2.1 Regulation 34 of the Town and Country (Local Planning) (England) Regulations 2012 is more specific and requires that the following, (summarised) elements are included:-

- the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme; to include the timetable for the Plan's preparation as set out in the local planning authority's local development scheme.
- The stage the document has reached in its preparation; and if relevant the reasons for any delay.
- Details of any local plan or supplementary planning document specified in the local development scheme that has been adopted or approved within the period of the report.
- Where any policies specified in the Plan are not being implemented the local planning authority's monitoring report must identify that policy; and include a statement setting out the reasons why; and the steps (if any) being taken to rectify the situation.
- Record the net number of additional dwellings and additional affordable dwellings specified in a local plan policy (an annual number, or a number relating to any other period in any part of the area) both for the reporting year and historically since the Plans implementation.
- The local planning authority's monitoring report must contain details of any neighbourhood development order or a neighbourhood development plan.
- Where the Council is proposing to seek contributions under the Community Infrastructure Levy Regulations the information specified in regulation 62(4) of those Regulations should be included.
- The report must give details of how it has co-operated with another local planning authority, county council, or a prescribed body, during the period covered by the report.
- Make any up-to-date information, collected for monitoring purposes, available as soon as possible after the information becomes available.

3.0 Summary of key points within the AMR

3.1 Housing (section 6 of the AMR)

In the District there were 526 homes built in the 2022/23 period, against the 558 required. This is a decrease from the previous period of 580. However as explained in the previous

report a year ago, it is likely that developers struggled to finish off properties during the restrictions and lockdowns, due to resourcing issues across the industry, including building inspectors. Therefore the 580 recorded as completed in 2021/22 may be artificially inflated by completions from the previous year. It is also possible that Covid-19 has increased the demand for more rural properties. This reduction back down towards pre-covid levels suggests that the house building market has not seen significant influence at this stage. Interest rates through the end of the period had started to rise and in March 2023 were at 4.5%, on the rise towards the high of 5.25% in August 2023. Whether this rise in rates and consequent impact on mortgage affordability affects the demand for new properties, will need to be monitored.

- 3.2 In total, 1127 homes were given permission in 2022/23, which is an increase from the 682 from the previous year. Of the 1127, 6.6% (75 homes) were granted on brownfield land. This is up slightly on last year's figure of 4% and is reflective of the low levels of brownfield land availability in East Lindsey.

Of the 1127 homes, 37% (416 plots) were granted permission on windfall sites. This is a drop from the 66% in 2021/22. The overall number of approvals is significantly higher and back to pre-covid levels. The new figures includes the 600 house allocation in Spilsby that has reduced the windfall %. In the medium and small villages, 27 homes were given permission, which is 2.4%, and is consistent with the 1.6% in 2020/21 and 2.77% in 2021/22.

- 3.3 In terms of affordable housing, there were 158 affordable units completed in the period. This is against a target of 188. This figure has been produced under the new monitoring and is considered to be robust. It shows a return to the levels pre-covid and inaccuracies, albeit still below the target.
- 3.4 The District continues to maintain a 5 year supply of housing and it currently stands at 5.57 years. This is down slightly from the 2021/22 figure of 5.8 but still provides a comfortable buffer. In the past few years the figure has remained fairly static between 5.5 and 6 years supply.
- 3.5 The National Housing Delivery Test was introduced in February 2019. The nationally identified need for East Lindsey in the current 3 year period is 1078, with actual delivery being 1467. This means the Council is currently at **136%** delivery (last year 130%). A result above 95% is a pass and above 100% shows that required delivery is being met and exceeded with additional homes being provided. This measurable is averaged over a 3 year period therefore it helps to smooth out some of the dips due to Covid 19.
- 3.6 In terms of house prices, the national affordability ratio has maintained its level of 7.5 from the previous period. Whilst this is still in the same affordability band as nearly all other Lincolnshire District, it is right at the top and almost in the next worse band above. The band above is shared with much of the midlands, south west and areas north of London

3.7 Income and Employment (section 7 of the AMR)

- 3.8 Site survey work recommenced (April-May 2022), with the latest surveys being carried out in Q1 2023,
- 3.9 Local incomes remain lower than the East Midlands and national average, with East Lindsey at £536.1 per week, which is actually a jump up from the 491 per week the previous year. This £536.1 for East Lindsey is compared with £553.7 and £642.0 for East Midlands and Great Britain respectively. It can be seen that the EL figure continues to track lower than both the regional national figures, albeit with a relatively consistent gap.

The total number of economically active has jumped up this period to 67,700 and has now exceeded the 2017/18 figure of 61,000 for the first time. This equates to 78.4% of the District being economically active in 2022/23, compared to 59.5% in the previous period. East Lindsey is now slightly above the East Midlands total of 78% but still lags behind the UK total of 78.6%.

- 3.10 The levels of unemployed have been steadily decreasing from a peak of 2,600 in 2018/19, to 2,300 in 2019/20, with a further small decrease in 2021/22 to 2,200. This period the figure has risen slightly back to 2,300 or 3.4%. This % is down from the 4.8% of the previous period (2021/22) as the overall total active has risen. It is also below the regional and national averages of 3.6% and 3.8% respectively.
- 3.11 There is very little fluctuation in the number of business premises in the last 3 years, with the total of 6465 for 2022/23 remaining virtually static against the 6,475 from 2021/22.).
- 3.12 Overall, the 6 town centres of the District are performing adequately when benchmarked against the national vacancy rate. The highest vacancy rate is Spilsby with 15.2% with the others all under the national average of 13.8%. The lowest is Louth with 6.6%. These figures have increased since the previous year and may be a sign of businesses struggling post-covid and in the face of rising inflation costs. However as stated apart from 1 they are all below the national average.
- 3.13 In terms of employment land (allocated employment sites), overall on the larger estates the % of vacancies is relatively steady, with Louth having 9.8% vacant in 2022/23 compared with the same 9.8% in 2021/22 and 10% in 2020/21. Skegness is also consistent at 11.3% this period compared with 11.9% in 2021/22 and down from 19% in 2020/21. These larger sites provide a more robust benchmark. The smaller estates can show larger % changes as these % are influenced significantly by just one or two units changing status.

3.14 Tourism and the Coast (section 8 of the AMR)

- 3.15 With regard to housing in the Coastal Zone, 105 homes were completed in 2022/23 (75 in 2021/22), which is above the 49 homes required each year to satisfy the identified need. This is an increase on the previous year and the oversupply of commitments remains strong. There is still an oversupply of 38% meaning there are now 38% more permissions in place than the requirement.

- 3.16 Looking at those employed in the coast, in 2021/22 there were 5,000 FTE jobs up from 3,974 the previous year (25.8% increase).
- 3.17 Caravan development plays a significant role in the tourism offering on the coast. In 2022/23 there were an additional 766 caravans (or lodges/pods falling under the definition) approved. This is an increase on the previous year's figure of 660 caravans.
- 3.18 The Council also commissions a STEAM report for the whole District. Which contains various statistics about tourism activity across the whole of East Lindsey.
- 3.19 It is clear across all monitoring indicators in the STEAM report that the sector was decimated during Covid-19 but bounced back strongly in 2021 and has continued to do so in this latest period. In terms of Direct Expenditure from tourism, this has risen 63.1% from £633.58m (2021) to £824.20m (2022). This figure now exceeds pre-covid levels. Looking at employment numbers, Direct Full Time Equivalent (FTE) in 2022 was 7,016, up 24.7% from 2021. This again exceeds pre-covid levels.

3.20 Section 106

- 3.21 In 2022/23 the Council negotiated 19 new Section 106 agreements totalling just over £1.2million. In the same period the Council paid out £55,254 of Section 106 monies to various external sources, such as NHS, Education and other infrastructure improvements.

4.0 CONCLUSION

- 4.1 This is the second period following Covid lock-down and housing permissions have jumped back up towards previous levels. Completions have dropped back slightly after the post-covid spike and again are at previous levels. This translates to the coast too where completions are again in excess of predicted need. There is also still a strong pipeline of commitments. The Council maintains a 5 year housing supply and the housing delivery test result has improved year on year since 2019.
- 4.2 Town centre vacancy rates have increased slightly in most cases, but all apart from 1 remain below the national average. The employment land contained within the District's main business/industrial estates has also remained relatively static in terms of vacancies, with no significant increases above normal levels on the larger sites.
- 4.3 The tourism sector clearly saw a significant negative impact during the 2020 summer season. However, the STEAM report shows that the significant rises last period have continued across the entire range of indicators in 2022, indicating a strong bounce back post-covid.
- 4.4 It is important to note that the impacts of Covid-19 will continue to be felt for years to come. Continued monitoring of all indicators will begin to show where trends continue or change, and whether they shift back towards pre-covid levels.

EXPECTED BENEFITS TO THE PARTNERSHIP

The Local Plan assists the Partnership in all of its priorities.

IMPLICATIONS

SOUTH AND EAST LINCOLNSHIRE COUNCIL'S PARTNERSHIP

No direct implications. The Monitoring informs the Local Plan review.

CORPORATE PRIORITIES

The Local Plan assists the Partnership in all of its priorities.

STAFFING

none

CONSTITUTIONAL AND LEGAL IMPLICATIONS

Planning and Compulsory Purchase Act 2004

Town and Country Planning (Local Planning) (England) Regulations 2012.

DATA PROTECTION

none

FINANCIAL

none

RISK MANAGEMENT

Any risks have been highlighted and addressed in the above report. No outstanding unmanaged risks remain.

STAKEHOLDER / CONSULTATION / TIMESCALES

None prior to Committee

REPUTATION

none

CONTRACTS

none

CRIME AND DISORDER

none

EQUALITY AND DIVERSITY/ HUMAN RIGHTS/ SAFEGUARDING

none

HEALTH AND WELL BEING

none

CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

None

ACRONYMS

none

APPENDICES <i>(If none then insert the word 'None' and delete the below text/boxes).</i> Appendices are listed below and attached to the back of the report: -	
<i>APPENDIX A</i>	<i>Final Draft Authority Monitoring Report 2022/23</i>

BACKGROUND PAPERS <i>(If none then insert the wording 'No background papers as defined in Section 100D of the Local Government Act 1972 were used in the production of this report.' Also delete the below text/boxes.)</i> Background papers used in the production of this report are listed below: -	
Document title	Where the document can be viewed
<i>No background papers as defined in Section 100D of the Local Government Act 1972 were used in the production of this report.</i>	

CHRONOLOGICAL HISTORY OF THIS REPORT	
<i>None</i>	
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REPORT APPROVAL	
Report author:	Simon Milson (ELDC)
Signed off by:	Mike Gildersleeves (ELDC)
Approved for publication:	Tom Ashton (ELDC)

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EAST LINDSEY DISTRICT COUNCIL

LOCAL PLAN MONITORING FRAMEWORK

AUTHORITY MONITORING REPORT

1st March 2022 to 28th February 2023



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LOCAL PLAN MONITORING REPORT

1.0 INTRODUCTION

- 1.1 The Local Plan sets out the spatial strategy for East Lindsey to 2031. The Local Plan also sets out the overall scale and locations of growth planned for the District and includes strategic policies to shape how this development is to take place.
- 1.2 Authority Monitoring Reports (AMRs) are a requirement of section 35 of Planning and Compulsory Purchase Act 2004, as amended by section 113 of the Localism Act 2011. This specifies that Local Planning Authorities must publish information at least annually and outlines the 'minimum' it should contain.
- 1.3 [Regulation 34 of the Town and Country \(Local Planning\) \(England\) Regulations 2012](#) is more specific and requires that the following, (summarized) elements are included:-
- the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme; to include the timetable for the Plan's preparation as set out in the local planning authority's local development scheme
 - the stage the document has reached in its preparation; and if relevant the reasons for any delay
 - details of any local plan or supplementary planning document specified in the local development scheme that has been adopted or approved within the period of the report.
 - where any policies specified in the Plan are not being implemented the local planning authority's monitoring report must identify that policy; and include a statement setting out the reasons why; and the steps (if any) being taken to rectify the situation.
 - Record the net number of additional dwellings and additional affordable dwellings specified in a local plan policy (an annual number, or a number relating to any other period in any part of the area) both for the reporting year and historically since the Plans implementation.
 - the local planning authority's monitoring report must contain details of any neighbourhood development order or a neighbourhood development plan.
 - Where the Council is proposing to seek contributions under the Community Infrastructure Levy Regulations the information specified in those Regulations should be included.

- The report must give details of how it has co-operated with another local planning authority, county council, or a prescribed body, during the period covered by the report.
 - Make any up-to-date information, collected for monitoring purposes, available as soon as possible after the information becomes available.
- 1.4 This reporting period is the second full period post Covid lockdowns. The period 2020-21 was in the midst of the Covid 19 Pandemic, which included severe restrictions and lockdowns¹. The first started in March 2020 with the final one starting in January 2021 and ending in March 2021, with the following few months to July classed as “leaving lockdown”. The period (2021-22) was the first full period post lockdown and therefore the data in that period was influenced by the sudden increase in activity post-covid. This current period (2022-23) should therefore hopefully demonstrate a start in the return to pre-covid trends. However, it may also begin to highlight any shift in trends as a result of covid.
- 1.5 It is important to bear the impacts of Covid in mind when analysing and comparing data with previous years. This current period is still likely to see impact on the statistics reported in this AMR, however it is expected that these will have lessened. The impacts of Covid may also have impacted trends indefinitely due to changes in policy, human behaviour, industry practices etc. Where there are obvious impacts still attributable to Covid these are discussed in the body of the report. As noted in the previous AMRs, the impacts of Covid did cause issues in relation to data gathering. Nearly all the data sources are now reporting again in a timely manner and are included in this report.
- 1.6 An important feature of the Local Plan is its ability to respond quickly to changing circumstances through a plan, monitor and manage approach. The Council will regularly assess the performance of individual policies and the overall progress towards delivering the strategic objectives of the Core Strategy. Regular monitoring will ensure that the Council is able to manage the effectiveness of the plan and is able to identify any policy changes or additional actions which may be required to support its successful implementation. Monitoring is also an important part of the functioning of certain policies where trigger mechanisms for policy action are required.
- 1.7 The Core Strategy is supported by a series of indicators, which provide the basis for monitoring. This Monitoring Report sets out those indicators. Indicators broadly fall within one of two categories: significant effect/contextual indicators which measure progress against the strategic objectives; and delivery indicators which assess the effectiveness of individual policies. For policies where clear outputs are required – such as annual housing delivery – specific targets have been included within the monitoring report. For policies and objectives where clear outputs are not

¹ <https://commonslibrary.parliament.uk/research-briefings/cbp-9068/>

apparent, performance trends will be established to allow the Council to identify whether the appropriate direction of travel is being met. These indicators will be reported in the Council's yearly Local Authority Monitoring Report.

- 1.8 The Council wants this Monitoring Report to be a living document in order to enable greater flexibility with its monitoring regime. This will enable additional indicators to be identified if necessary, to add to the robustness of the monitoring regime at a future date. Some indicators may be removed or amended where the relevancy has changed.
- 1.9 Regular reporting against the Monitoring Report will highlight areas where aims and objectives are not being met as anticipated or where unintended consequences are occurring. In some cases, this information will trigger additional action under a certain policy or will direct the implementation of contingency measures to ensure successful delivery. It may also assist the Council in determining whether a partial or full review of any Local Plan Document is required.

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2.0 THE EAST LINDSEY DEVELOPMENT PLAN

- 2.1 The East Lindsey Local Plan consists of two policy documents. These are the Core Strategy and the Settlement Proposals Development Plan Document.
- 2.2 There is also a single Supplementary Planning Document dealing with Single Plot Exceptions as part of the Affordable Housing policies.
- 2.3 The Local Plan was submitted to the Planning Inspectorate for its examination in April 2017. Planning Inspectors Jeremy Youle BA (HONS) MA MRTPI and Louise Phillips MA MSc MRTPI were appointed to undertake the examination with the public hearing sessions held between the 12th July and the 4th October 2017. The East Lindsey Local Plan main modification consultation ran from the 5th January to 5.30pm on the 16th February 2018.
- 2.4 The final report from the Planning Inspectorate was received on 3rd May 2018. The Local Plan was presented to full Council on 18th July 2018 where the Council resolved to adopt it. As part of the adoption, the old Local Plan (1999 Alteration and 1995 proposals maps) was revoked.
- 2.5 The Local Development Scheme (LDS) (November 2022), sets out the details and revised timetable for the preparation of the Local Plan. The LDS was amended to accommodate the changes to the timing since it was initially prepared. The full document is available on the Council website.
- 2.6 The Local Plan must be reviewed every 5 years. This would mean submission by July 2022. Strategic Policy 29 in the Core Strategy sets out that the Council aims to submit the first review slightly earlier by April 2022. Clearly this date has now passed. The Local Development Scheme is in the process of being updated to reflect the work needed to carry out the review within an appropriate timescale.
- 2.7 It should be noted that the Authority Monitoring Report reporting period runs 1st April to 31st March. However, the Local Plan was not formally adopted until part way through this reporting period (18th July). Therefore, between 1st April and the 18th July the old Local Plan still carried full weight and the new Plan was only a material consideration for applications determined in that period. This may result in some anomalous statistics in that initial year of monitoring due to the crossover of policies in the two separate plans.

2.8 Neighbourhood Plans

The Council has helped to guide a number of communities towards production of Neighbourhood Plans and it continues to offer help and assistance where required.

2.9 The current position with Neighbourhood Plans is as follows:-

- Plans completed (made) – Horncastle, Alford and Holton le Clay.
- Plans under preparation - Belchford and Fulletby, Skegness (this is pending local referendum on whether to proceed to making the plan).
- Mablethorpe and Woodhall Spa no recent progress

2.10 In addition the Council has also supported the production of a Local Development Order in Ingoldmells. More information on these activities can be found on the Council website.

2.11 Community Infrastructure Levy (CIL)

The Council resolved in September 2013 not to introduce CIL. There are no major infrastructure schemes proposed for the District at this stage. However, this position is being monitored in discussion with local partners and the need to introduce a scheme will be reviewed as part of the work of the 5 year review of the Local Plan.

2.12 Duty to Co-operate

The Council has co-operated with designated partners as a matter of course in the preparation of the Local Plan. Along with neighbouring authorities and the County Council, the Council jointly prepared its original Strategic Housing Market and Economic Viability Assessments. Work is currently under way to update these assessments, along with other parts of the evidence base where required. The Council continues to work with the County Council, particularly to resolve education and transport issues. The Council is involved in the preparation and updating of various Flood Risk management strategies, including the Humber Estuary H2100+, Shoreline Management Plan 3, Lincs 2100+ and the Saltfleet to Gibraltar Point Strategy. A copy of the Councils Duty to Co-operate Statement is available on the Councils website.

2.13 On a wider scale the Council also participates in the Greater Lincolnshire LEP (Local Economic Partnership) and various local and multi-regional strategies, including the Humber Estuary H2100+. A record of discussions with partners is maintained as part of the monitoring of the 'Duty to Co-operate' requirement. The Council has also been successful in securing significant investment in the Coastal Areas by way of Towns Fund and Levelling Up grant funding. This has resulted in the commencement of some significant infrastructure projects within Mablethorpe/Sutton on Sea and Skegness².

² <https://www.e-lindsey.gov.uk/article/23103/Levelling-Up>

2.14 Shared Information

The Council uses its website to make available the findings of any studies undertaken on its behalf. The Local Plan section of the website makes information available relating to the plan, including Development Plan Documents, Supplementary Planning Documents, evidence behind the Plan and any studies which have been undertaken to support the policies of the Plan.

3.0 DATA COLLECTION AND REVIEW

- 3.1 It is expected that data relating to the monitoring of the Local Plan will be collected on a yearly basis where feasible. There will however be exceptions to this, for instance where data is based on studies which are reviewed less frequently (e.g. once every five years). Housing data will usually be collected monthly but published yearly.
- 3.2 Where there are clear outputs required, such as for monitoring housing delivery specific targets, these have been included within this Monitoring Report. This approach will help identify whether an annual target has been met and whether a shortfall or surplus exists. Furthermore, performance in relation to such a target will inform the Council of the Local Plans overall performance and whether it needs to be reviewed or not.
- 3.3 In certain instances it would be inappropriate or unfeasible to attach a clear target to monitor against. In these cases, wherever possible a broad trend has been included to identify whether the direction of travel is being met or not. This can include either an increase or a decrease in a recorded indicator.
- 3.4 Because this is a living document, further revisions to this monitoring Report may be necessary in future years in response to possible changes in the availability of data used or in response to the revision of policies contained within the Local Plan.

4.0 OVERSIGHT AND SCRUTINY

4.1 The Planning Policy Committee will have oversight and scrutiny of the monitoring of the Local Plan. Oversight of the Corporate Annual Delivery Plan (ADP) and Economic Action Plan lies with key members of the Council's Executive Board. The results of the Monitoring will be published on the Council's website in the Authority Monitoring Report and via Committee agendas and papers.

5.0 EAST LINDSEY ECONOMIC ACTION PLAN

5.1 The Council has put in place the East Lindsey Economic Action Plan. This Action Plan forms part of the monitoring process of the Local Plan as well setting out all the projects the Council and its partners will undertake to drive positive results into the economy of the District. There are projects which will be undertaken in the 5 year review of the Local Plan which also sit within this Action Plan and will assist in informing the review process. It is also the vehicle which the Council will use to monitor, investigate and evidence the impact of its policy on the economy, demographics and society of the District, including monitoring the impact of the Plan on job creation.

5.2 There are a number of projects in the Action Plan which will help shape the 5 year review of the Local Plan. The Council will, where necessary, work with partners and lead organisations on these important projects so that policy is not only made by the Council but is also owned by those that it affects. A copy of the Action Plan is available on the Council's website along with the all the evidence that underpins the Local Plan³.

³ <https://www.e-lindsey.gov.uk/localplan2018>

5.3 Nationally Strategic Infrastructure

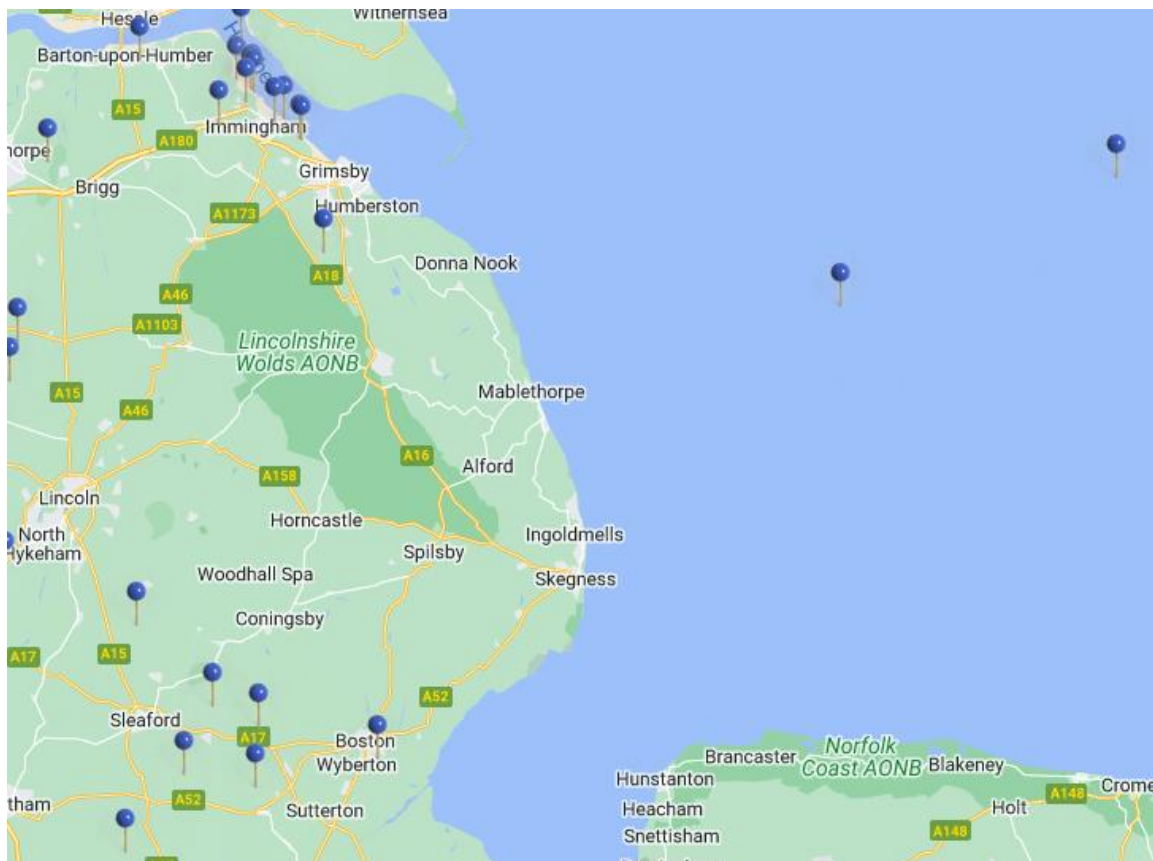


Figure 1 - NSIP projects Nov 2023
<https://infrastructure.planninginspectorate.gov.uk/projects/>

5.4 There are various projects of note surrounding the District however the Viking Link project running to the north of the District is the only one that partially cuts through East Lindsey boundaries. Offshore there are applications for both the Triton Knoll and Outer Dowsing Offshore Wind Farms. To the south Boston Alternative Energy Facility Beacon Fen and Heckington Fen Solar Farms. The Council feeds into the consideration of these but does not make the final decision.

6.0 HOUSING

6.1 Housing Growth and Supply

The Local Plan in Policy SP3 sets a Housing Requirement of 7,819 dwellings for the period 2017 - 2031. This includes a past undersupply of 1,085 dwellings. Details of how this figure was calculated is set out in the evidence documents of the Local Plan examination.

- 6.2 To deliver the houses needed, the Local Plan splits the housing requirement into two areas: the Coastal Zone and the Inland Area. On the coast the objective is to maintain but not increase current population levels and is a response to the increased risk of flooding from climate change that threatens the eastern side of the District.
- 6.3 1,257 houses will be delivered during the Plan period 2017 – 2031 in the Coastal Zone made up of existing commitments and 6,562 in the inland towns and large villages.
- 6.4 It is anticipated that a total of 2,797 homes will be delivered over the first 5 years of the Plan, at 565 dwellings in year 1 and then 558 homes per annum thereafter.
- 6.5 A new national indicator: “The National Housing Delivery Test”, was introduced in February 2019. This assesses the number of homes required against the number of homes delivered. The totals are cumulative over the last 3 financial years. The ‘pass’ rate is 95%. The Council’s delivery rate for 2021/22⁴ was 136%. As this is within an acceptable tolerance level there are no consequences. At the time of writing this report the most recent HDT figures have not been released. However, given the fact completions are still robust it is not anticipated that East Lindsey’s measurement will decrease.

Period	Need	Delivery	Measurement
2015-2018	1191	1140	96%
2016-2019	1189	1298	109%
2019-2021	1148	1494	130%
2021-2022	1078	1467	136%

Table 1: National Housing Delivery Test results for East Lindsey

- 6.6 Table 2 shows the total new dwellings delivered (completed) from 2006 to the end of the current reporting period.

Period	Delivered
2006	619
2007	732
2008	578

⁴ It should be noted that the HDT runs in arrears so the 21/22 released figure actually covers the period to 2021.

2009	681
2010	573
2011	246
2012	274
2013	276
2014	278
2015	405
2016/2017 to end of Feb	356
2017/2018	461
2018/2019	466
2019/2020	493
2020/2021	432
2021/2022	580
2022/2023	526
TOTAL	7976

Table 2 New Dwellings built since 2006

6.7 On average 438 dwellings have been built per year since 2016. As at 28th of February 2023, the Council had a five year housing supply – with the actual figure being 5.57 years including the required 5% buffer. The 5 year supply details of which can be found on the Council’s website⁵. To underpin the 5 year supply calculation, the Council produces an annual position statement for housing. This statement shows all the housing permissions in the District broken down into three sections:

1. Sites allocated in the Local Plan
2. Inland windfall sites
3. Coastal windfall sites

The statement sets out how much net housing has been granted on each site, relevant demolitions being netted off for each application prior to it being placed on the position statement. The statement sets out whether permissions are outline or full, the number of starts and the in-year completions. It also has a commentary against each site as to its deliverability, which is used to ascertain whether sites will come forward within 5 years. This commentary is obtained using various methods including from speaking to the owners/agents/developers of the sites, speaking to the planning officers, checking building control records and site visits.

6.8 During the previous period 2021/22, the number of completions increased significantly from the previous years. This resulted in the target of 558 being exceeded by 22, with 580 completions in total. However, that reporting period started as the UK began emerging from the final Covid 19 lockdown (lockdown 3 ended March 2021). Therefore, completions will have been elevated due to developers being unable to complete during

⁵ <https://www.e-lindsey.gov.uk/article/6166/Five-Year-Housing-Supply>

lockdown. In the current period (2022/23) the number of completions is 526, which shows a return towards pre-covid levels. Continued monitoring will show whether this return will be sustained.

- 6.9 When breaking down the completions further, the rate and level of commitments does vary across the District and this is very apparent in the towns as set out in table 3 below.

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Town	Built						Commitments					
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Skegness	121	70	39	96	34	78	386	318	378	352	315	236
Louth	91	135	138	41	172	126	1324	1480	1335	1417	1350	1109
Coningsby/ Tattershall	24	65	40	2	28	28	148	194	172	61	137	104
Alford	10	4	25	14	23	36	175	153	112	112	103	71
Horncastle	17	22	55	48	37	87	865	865	659	636	661	471
Mablethorp e/Sutton	5	1	13	14	10	5	238	259	104	50	41	37
Spilsby	2	1	5	0	3	5	33	39	28	41	77	69

Table 3 : Housing provision split by town. 12month window from March 2022 to March 2023. Note allocated sites are included where relevant.

6.10 The number of dwellings built in Skegness has increased this period, although approx. 2/3rds are from a single site with a long-standing permission. Coastal completions as a whole are still performing strongly against projected need, as will be shown in the below sections of this report. In Louth completions have dropped back towards pre-covid levels but still maintains a strong pipeline of sites. In Alford completions have increased, with a subsequent dip in commitments. Spilsby continues with a very low level of completions and commitments; however, the allocated site has now secured and outline permission for 600 dwellings, which could considerably alter this if/when it begins to come forwards. Growth is continuing on the coast but at a low rate and on a small number of sites. Due to this the figures can swing dramatically if completion rates change at those sites (or they are completed). The rest of the District is relatively consistent but due to many of the towns being small, it only takes one or two major developments to commence or complete to significantly alter the housing figures. Of note is the steadily decreasing number of commitments in Horncastle (which has continued year on year), which should help to reduce the permission saturation levels.

6.11 With regard to other settlements in the District, table 4 below indicates the benchmark village settlements where growth is measured. Two more settlements (Sibsey and Stickney) have been added this period to represent the position to the south of the District.

Village	Built				Commitments			
	2019/20	2020/21	2021/22	2022/23	2019/20	2020/21	2021/22	2022/23
Manby	11	12	26	6	88	105	87	81
Holton le Clay	52	0	0	0	8	16	324	257
Legbourne	11	3	2	0	37	34	33	35
Stickney	7	4	3	4	92	97	92	100
Sibsey	0	0	1	3	22	107	284	281

Table 4 : Housing provision in the top 3 villages

The Holton le Clay commitment figure is due a large application for approx. 300 dwellings on the allocated site. This is a village that is desirable for those working in Grimsby due to its close proximity to that town. This site represents significant growth and is likely to take some time to develop out. The building regulations is being handled by an approved inspector therefore notification of starts and completions is likely to be ad hoc. Legbourne and Manby are similarly service villages for Louth, with both seeing limited movement this period due to existing sites nearing completion. Sibsey and Stickney both have high levels of commitments but limited amounts coming forwards at the moment. These indicators of where growth is happening can feed into future discussions around where the Council should and could be growing the District. There is no guarantee all the commitments will be built. However, the levels do indicate that there is landowner/developer interest in securing permissions in these locations.

6.12 The District is still granting permissions for homes via windfall sites (sites which are not allocated in the Local Plan). Out of the 1127 additional homes granted permission, 416 plots were on windfall sites which is 37%, which is a significant reduction from the 66% previously. However it should be noted that the 1127 includes 600 on the allocated site in Spilsby. This shows that now the plan has now been adopted for over 4 years the allocated sites are now starting to come forwards, with a number of other allocations having late-stage applications being considered. Historically a significant amount of the Council's delivery has been through windfall. It is still expected through SP3 and SP4 windfalls will continue to be approved in towns, large, medium and small villages. This will continue to be monitored but theoretically should balance out or

decline further as the allocated sites continue to come forwards. The updated Housing Market Assessment and Standard Methodology⁶ will assist in understanding the future housing need.

6.13 With regard to permissions for homes on brownfield land, 75 homes were approved. This is around 6.6% of the 1127 total, which remains largely consistent with the previous years (4% and 5%). This low figure reflects the small amount of brownfield land in the District. This is also relatively static when compared to the 2017/18 figure of 7%. With the new local plan policies concerning brownfield land this will be monitored to see if the amount of homes given permission increases; however brownfield land is very limited in the District due to its rural nature and lack of significant levels of commerce/industry.

6.14 With regard to the medium and small villages Strategic Policy 4 manages housing in these locations. There are no allocations so new housing is provided solely on windfall sites. Out of the total 1127 dwellings granted permission, 27 were granted in the medium and small villages. This is up from the 2021/22 figure of 11 but is consistent with the 2020/21 figure of 30 and down slightly from the 2018/19 figure of 36.

6.15 Second Hand Housing Market

The second hand housing market is still much stronger in the District than the new build market looking at sales for the 12 month period to March 2023 (table 5 below). New build house sales have remained low at 2.8% of overall house sales, compared to 2.3% in 2021/22. This is compared to 10% in 2019/20 and 5.5% in 2020/21. Clearly there has been a decreasing trend in the last 3 years. The table below also sets out a comparison with our neighbouring authorities. It can be seen that there have also been significant drops in all neighbouring authority areas. The lower new build sales could still be reflective of reduced building on sites due to the Covid 19 restrictions and the continued knock on effect but it is also likely that the rising inflation and interest rates during this period, have lead to more difficulty in gaining mortgages.

	2020/21			2021/22			2022/23		
Authority	New	Resale of existing	% New build	New	Resale of existing	% New build	New	Resale of existing	% New build
East Lindsey	131	2240	5.5%	59	2500	2.3%	57	1966	2.8%
West Lindsey	111	1435	7.2%	65	1594	3.9%	106	1320	7.4%
North East Lincs	82	2162	3.7%	94	2447	3.7%	82	2173	3.64%
Boston	72	765	8.6%	16	1031	1.5%	10	803	1.23
North Kesteven	124	1916	6.1%	99	1993	4.7%	102	1576	6.08

Table 5: East Lindsey new vs second hand sales (year to March 2023)

⁶ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

- 6.16 Linking this with the high retirement population, East Lindsey has the highest in Lincolnshire. This results in one hypothesis that the turnover in the retired population through higher elderly mortality and elderly migration out of the District to later-life care, is keeping second hand sales high and effectively feeding the demand for housing, particularly in the areas of highest retirees, notably the Coast. This could be one of the factors contributing to the slow new build market or even a suppression of that market in coastal areas. This does not appear to be changing significantly year on year with resales outstripping new sales by a large margin.
- 6.17 Appendix A sets out an analysis of house prices by Ward for the District. On average the District's inland house prices are at £182,500, which is an increase from the previous year's average of £172,083, and a continued increase year on year. Inland prices are now around 2% higher than the UK lower quartile average. The District's coastal prices lower at an average of £170,494 (currently 7% below the UK average). Furthermore, Coastal prices are around 10% lower than inland prices in East Lindsey, with this gap widening from 7% the previous period. The increase in inland prices could perhaps be as a result of the Covid "move to the country" exodus of the cities buoying prices in more rural areas.

6.18 Affordable Housing

The Council transferred its Housing Stock to New Linx (now known as Platform Housing) Housing in 1999 and does not have its own house-building programme.

- 6.19 The Local Plan seeks developer contributions to deliver affordable housing; the thresholds are set at 30% on sites for more than 15 dwellings. This applies across the District with the exception of the coastal zone where it is considered contributions would make development unviable and therefore the threshold is 0%. In Woodhall Spa the rate is set at 40% to reflect the strength of the local housing market.
- 6.20 Future delivery will depend on Registered Social Landlord programmes but will mainly rely on the contribution from market housing sites through s106 Agreements. The Affordable Housing mix now includes a proportion of "First Homes" under the government initiative to improve home ownership. 25% of all affordable housing should be "First Homes".
- 6.21 The Council commissioned an update of its Strategic Housing Assessment (SHMA) and its Economic Viability Assessment (EVA) in 2016 to provide a current indication of the need for affordable homes and the capacity of market housing to contribute to need. Both of these assessments are currently being updated and the findings analysed to understand how the housing markets and viability for affordable housing is changing.
- 6.22 The 2016 SHMA indicates that over the 15 years of the Local Plan, to meet unmet and future need, an additional 2,825 affordable homes will be required, amounting to 43% of the projected housing need. This compares to the Housing Register figure of 1,834 at March 2022. It should be noted that the number on the register is significantly down from the June 2017 figure of 2,029 but is up from the previous year of 1,658. Set out in table 6 below is the number of affordable homes delivered since 2011. The target begins in 2017/2018 as set out in SP7 of the Local Plan.
- 6.23 Up-to-date data is still not available and therefore the data for 2020/21 and 2021/22 is incomplete. However, the Council has fully staffed the relevant positions and monitoring is now being undertaken in-house. The 2022/23 figure is considered to be robust, with work underway to check the previous years. The data in table 6 shows that the level of completions has returned to the levels seen in 2017/18 and 2018/19, before the incomplete data. However, the actual number of completions is still likely to be higher due to the incomplete figures for those reporting periods.
- 6.24 Using the figures available, the lower level of completions has resulted in an additional backlog of 30 for the period, which is significantly less than the previous 3 reporting periods. This gives a cumulative total backlog of 406 dwellings since the current plan monitoring began. This will need to be monitored going forwards to ascertain whether this dip was due to inaccurate monitoring or the trend of undersupply is continuing. It should be noted that a number of large open market schemes, including in Louth, Woodhall Spa and Horncastle are ongoing and completions are starting to be registered. These will deliver affordable housing in the coming years. The large 600 unit scheme in Spilsby is also likely to deliver some affordable housing within this plan period once it commences. It is important to recognise that Planning is only provides the tools and mechanisms to secure affordable housing, it doesn't have the ability to force affordable housing to be built on the ground. This is influenced by various factors largely outside of the control of the Council, such as the ability of Registered Providers to secure funding and market forces affecting viability.

Year	Target set out in the Local Plan	Affordable dwellings completed	Affordable dwellings granted permission	under/over-supply of completions	% above or below target
10/11					
11/12		51			
12/13		74			
13/14		48			
14/15		140			
15/16		102			
16/17		124			
17/18	193	170	287	23	-12%
18/19	188	152	216	36	-19%
19/20	188	97**	192	91	-48%
20/21	188	83**	8**	105	-56%
21/22	188	67 **	216**	121	-64%
22/23	188	158	102	30	-16%
Total	1133	727*	1021	406	-35%

Table 6: Affordable housing provision. Period: 12months to February 2023

*total is from 17/18 onwards

** the data sources available were incomplete/unavailable at the time so the actual figures are likely to be slightly higher than those reported here

- 6.25 The median level of affordable rents of Private Registered Providers in East Lindsey is still relatively mid-range when compared with the other Districts, as can be seen in table 7 below. Whilst some of the more inland Districts such as South Holland and South and North Kesteven command a higher price, the gap has remained relatively steady. The East Lindsey price had been drifting downwards since 2016 and continued to do so in 2020. However in the previous year it had jumped back up from £81.64 to £83.84 and on to £85.05 in 2022 reaching its highest level since 2015. It can also be seen that this is not unique to East Lindsey and as the prices across the other authority areas have also increased over this period.

	2015	2016	2017	2018	2019	2020	2021	2022
Boston	£80.37	£82.13	£81.30	£80.40	£79.45	£78.75	£80.82	£82.15
East Lindsey	£83.43	£85.26	£84.26	£83.31	£82.50	£81.64	£83.84	£85.05
Lincoln	£80.92	£82.00	£80.42	£81.12	£80.34	£79.40	£81.86	£82.69
North Kesteven	£87.31	£89.30	£88.26	£87.84	£87.35	£86.54	£88.75	£90.12
South Holland	£85.43	£87.40	£86.54	£85.66	£84.80	£83.98	£86.25	£87.62
South Kesteven	£88.16	£90.16	£89.04	£88.32	£87.57	£86.91	£88.98	£90.96
West Lindsey	£79.41	£81.67	£80.63	£79.87	£78.87	£77.67	£80.15	£81.38

Table 7: Median affordable rents per week. Source: gov.uk. Period – to 2022

- 6.26 Comparing the above to the median level of open market rents across Lincolnshire, the District is still the lowest in the County by a reasonable margin at £600 which is now £95 lower than the average for Lincolnshire, compared to £75 lower in 2021/22. This indicates East Lindsey is still significantly cheaper than the rest of the County for rental properties and that gap is increasing, in particular South Kesteven has a median rent level of £795 giving a gap of £195.

	2020/21		2021/22		2022/23	
	No. of properties	£	No. of properties	£	No. of properties	£
Lincolnshire	7810	£595	6640	£600	7150	£695
Boston	500	£600	800	£625	950	£685
East Lindsey	1350	£498	1510	£525	1730	£600
Lincoln	1500	£600	1270	£625	1450	£695
North Kesteven	1010	£625	790	£650	800	£750
South Holland	720	£613	750	£650	800	£700
South Kesteven	1530	£665	930	£625	1040	£795
West Lindsey	840	£525	600	£595	770	£665

Table 8: Median level open market rents. Period: apr 2022- mar 23. Source: gov.uk (VOA)

6.27 Brownfield Land Register

The Town and Council Planning (Brownfield Land Register) Regulations 2017 places a duty on the Council as the Local Planning Authority to prepare, maintain and publish a register of previously developed land (brownfield land) which is suitable for residential development. This came into effect on the 16th April 2017.

- 6.28 The register is maintained in 2 parts and is reviewed each year. Entry on to part 2 of the register grants permission in principle for housing. Permission in principle will settle the fundamental principles of development (use, location, amount of development) for the brownfield site giving developers/applicants more certainty.
- 6.29 It should be noted that sites in the Coastal Zone are not included on part 1 of the register due to the policy constraint at both Local and National levels in relation to flood risk.
- 6.30 Table 9 keeps a running total of sites on the register. Sites can be added and removed. Some sites are considered not appropriate to carry through to part 2. It can be seen from table 9 that the Council has given 89 plots permission in principle by including them on part 2 of the register. This has reduced slightly and equates to just under 3.5 hectares of land for housing. 102 plots (approx. 8ha) were considered inappropriate, which could be for various deliverability reasons including Planning constraints impacting on the site. It should be noted that the register is small due to the low levels of brownfield land in East Lindsey and changes to the situation are likely to be rare, hence the figures are usually similar if not the same from one year to the next. However, sites can be added and removed from the register for example if they become available or are no longer available.

	Total plots on part 2	Hectares on part 2	Hectares NOT carried forwards to part 2
2017/2018	105	3.92	7.99
2018/2019	106	4.92	8.99
2019/2020	107	5.92	9.99
2020/2021	105	3.92	7.99
2021/2022	105	3.92	7.99
2022/2023	89	3.45	8.11

Table 9: East Lindsey Brownfield Land Register 2023.

7.0 INCOME AND EMPLOYMENT

The character of the District has been fundamental to shaping the local economy and the strong rural and coastal elements and the absence of a single large urban centre have a significant impact on economic activity and the economic dynamics across the District.

- 7.1 What this means on the ground is that many employment opportunities are in low income, lower skill occupations with seasonal employment playing a key role. This seasonal employment relating to the tourism industry dominates the coastal resorts. In addition to this, significant levels of economic activity are associated with the agricultural industry spread across the entire District. Whilst the Council has secured significant levels of Towns Funding and Levelling Up Funding for Mablethorpe/Sutton on Sea and Skegness, these projects are only in the advanced stages of construction and the benefits are not being realised yet.

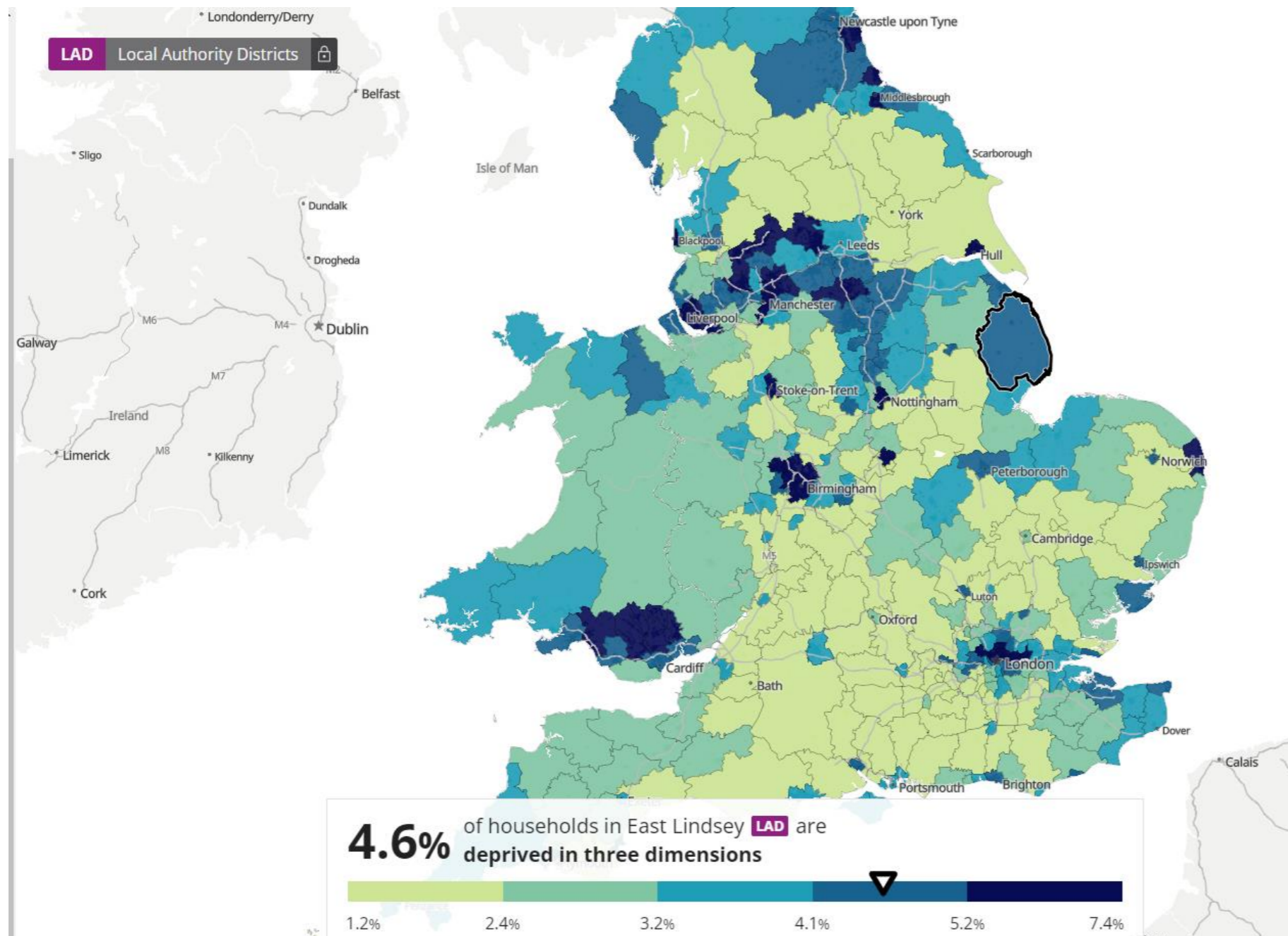


Figure 2 - Indices of Deprivation. Local Authority Level

<https://www.ons.gov.uk/census/maps/choropleth/population/household-deprivation/hh-deprivation/household-is-deprived-in-three-dimensions?lad=E07000137>

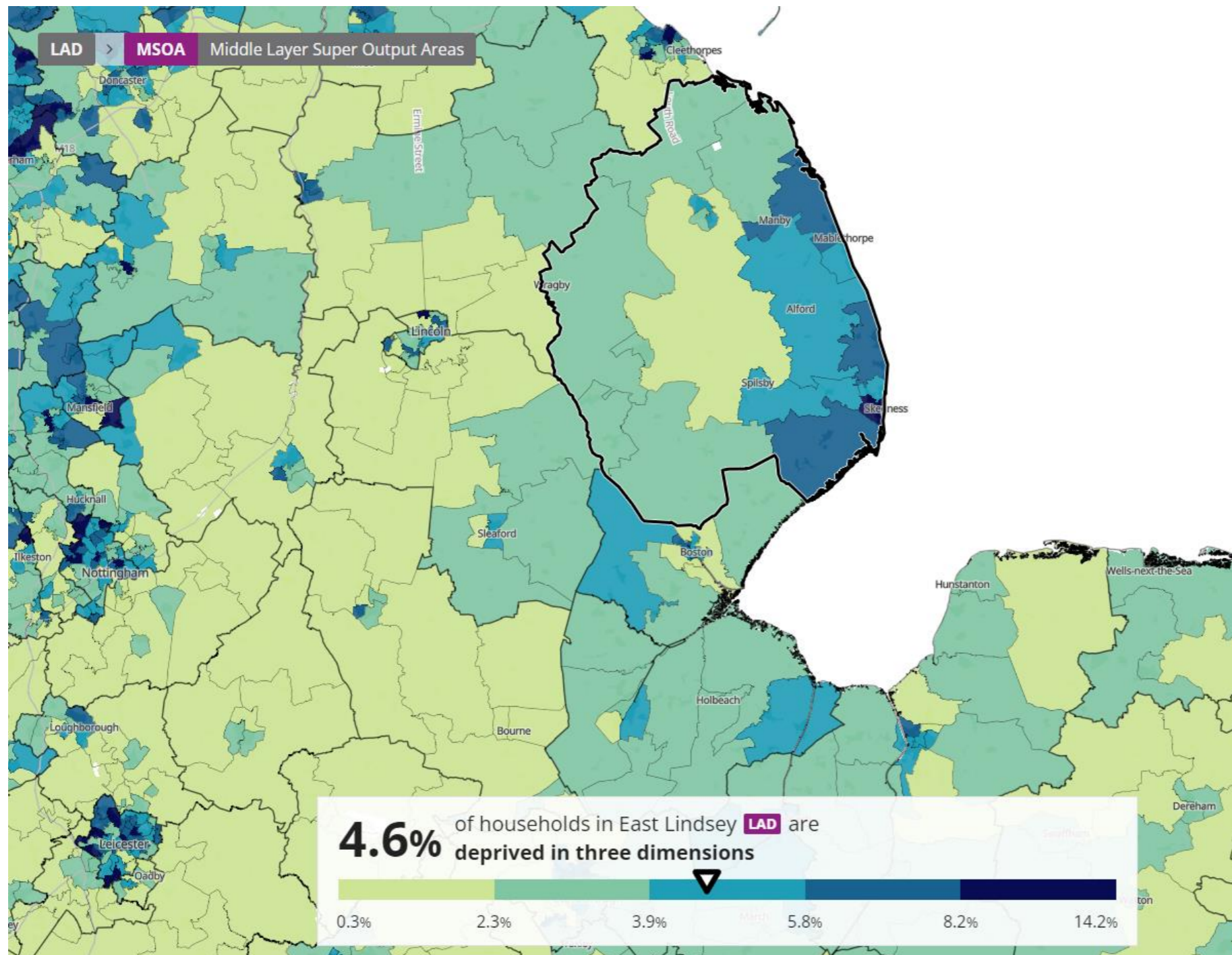


Figure 3 - Indices of Deprivation. Super Output Area Level (2021 Census Data)

<https://www.ons.gov.uk/census/maps/choropleth/population/household-deprivation/hh-deprivation/household-is-deprived-in-three-dimensions?lad=E07000137>

- 7.2 The data sources in figures 2 and 3 above show the levels of deprivation based on the recent 2021 Census data. The image in figure 2 compares East Lindsey to the other Local Authority Areas. The image in figure 3 zooms in to show the levels of deprivation within East Lindsey. These images are based on people with 3 out of 4 of the dimensions of deprivation (this is comparable to previous years maps).
- 7.3 It can be seen that East Lindsey struggles with high levels of deprivation along the coast, which is apparent in other coastal authorities. It can be seen that Skegness has significant levels with some areas within the town having as high as 14% of the population being deprived in 3 out of 4 of the dimensions.

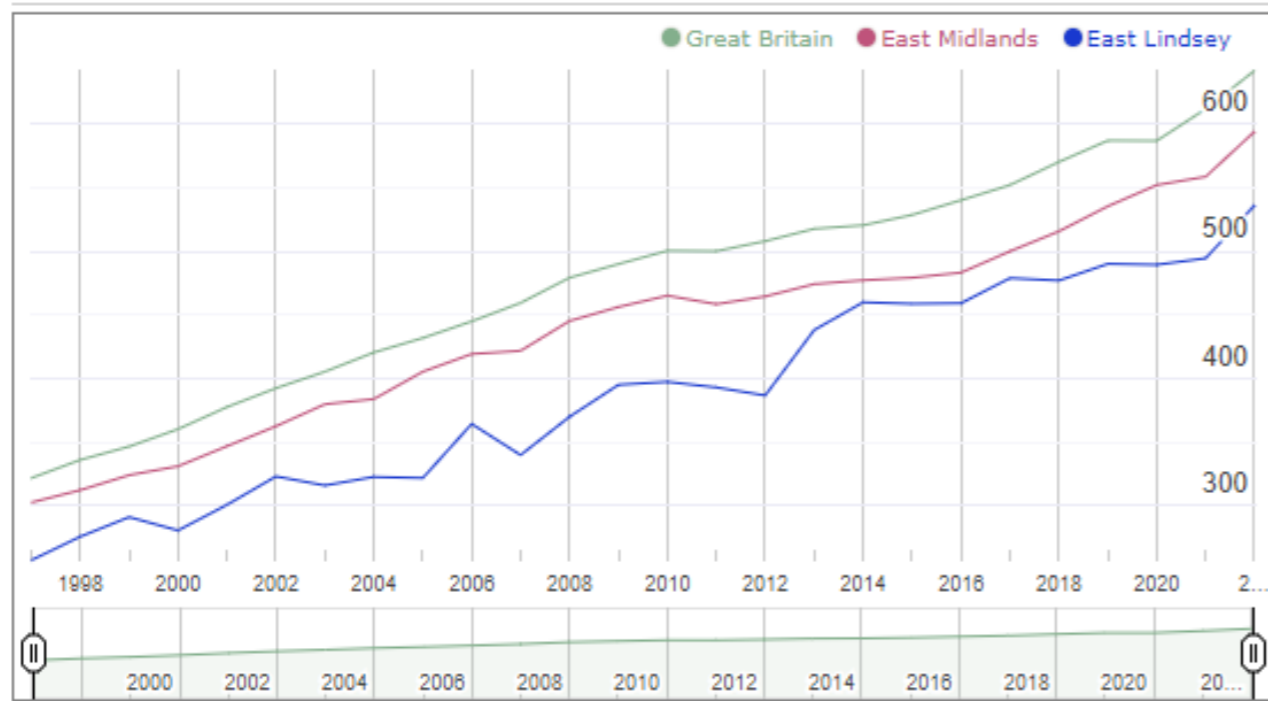


Figure 4: Median gross weekly earnings (all workers) by workplace comparison. To 2022. Source: Nomisweb.co.uk

Median Earnings by place of residence								
	East Lindsey 2016	East Lindsey 2017	East Lindsey 2018	East Lindsey 2019	East Lindsey 2021	East Lindsey 2022	East Midlands 2022	Great Britain 2022
Full-time workers	£459.3	£485.4	£483.6	£498.1	£491.0	£536.1	£594.1	£642.0
Male full-time workers	£490.5	£521.5	£511.1	£535.3	£553.2	£553.7	£633.6	£686.7
Female full-time workers	£410.1	£428.3	£422.0	£428.8	£436.7	£485.8	£527.3	£584.5

Table 10: Earnings by workplace. Source: nomisweb. Period: to June 2022

- 7.4 The lower wages shown in table 10 above, when compared to regional and national figures could be attributed to various factors. Many people are employed in a number of lower skilled occupations of a seasonal nature across the District, such as in the agricultural and tourism industries, and particularly in the Coastal Zone.
- 7.5 Moving to house prices, the income ratio indicates the ability of new households to access the housing market. Based on Housing affordability in England and Wales: 1997 to 2022⁷ from the Office of National Statistics, the affordability ratio in East Lindsey is 7.5. This means that property prices are outside the range of many households based on their earnings. This is the same ratio as the previous year a notable increase from the previous 2 years of 6.6. This shows that prices have been pushed further outside of

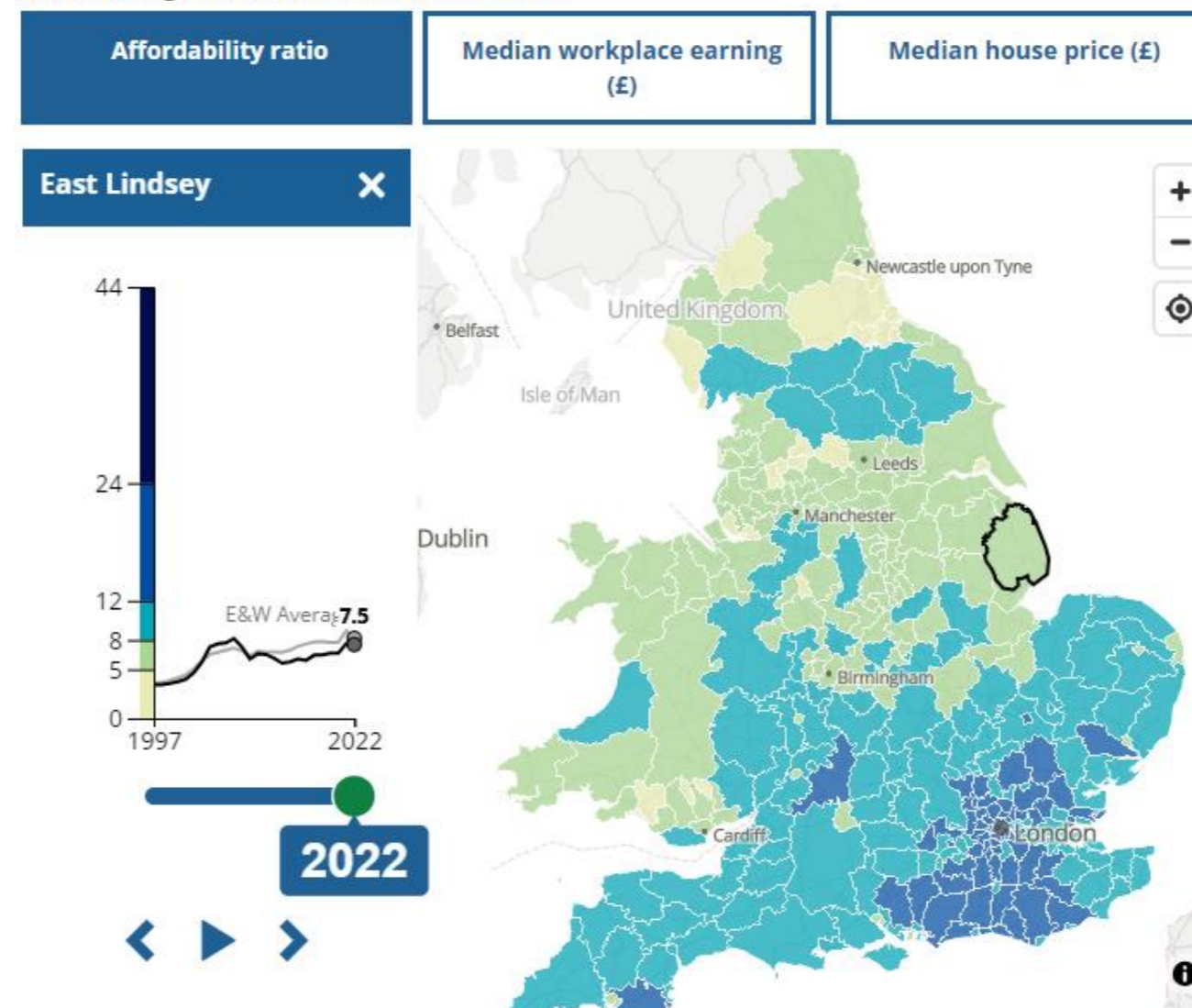
⁷ This is the latest data available

affordability levels. However, as can be seen from the heat map in figure 3 below, East Lindsey falls within the second lowest category (the light green colour) of authorities in the country with regard to affordability. This does show that based on this measurable it is still an affordable place to live in comparison with the majority of the country, albeit less so for those actually living in the District on low incomes. It should also be noted that East Lindsey is only just below the threshold for the next affordability band (coloured light blue on the map and covering 8% to 12%). Therefore it is only slightly more affordable than many Local Authority areas in the south.

Ratio of affordability (property prices vs earnings)			
	2020	2021	2022
East Lindsey Ratio	6.6	7.5	7.5

Table 11: ratio of affordability 2022. source: ONS

Housing affordability ratio, earnings, and house prices by local authority district, England and Wales, 1997 to 2022



Source: House Price Statistics for Small Areas and Annual Survey of Hours and Earnings from the Office for National Statistics

Figure 5: Property prices by Authority area across England and Wales (2022)⁸

⁸ This is the latest data available, but is included to provide a view over the long term

7.6 Economic Activity

Table 11 below sets out the breakdown of economic activity within the population of the District. In terms of economic activity, overall in the period 2022/23, The figures across the board have risen back up rapidly post-covid and have actually surpassed the highest previous levels. However, it is important to note 2 things. Firstly these are only estimates based on sampling population responses. Second, understanding that the method of sampling can produce larger inaccuracies in estimates for Local Authority Areas and smaller inaccuracies in larger areas such as regional⁹. It can be seen that the Economically Active in East Lindsey (78.4%) is slightly above the East Midlands (78.0%) and only marginally below the national level (78.6%).

Unemployment has remained relatively constant and is currently slightly below regional and national levels. The number of self employed has jumped back up, albeit not to pre-covid levels when compared to Employed population. This could account for the increase of those in employment if people have shifted from being self-employed to more secure work.

	East Lindsey							
	2017/18	2018/19	2019/20	2021/22	2022/23	East Lindsey 2022/23	East Midlands 2022/23	UK 2022/23
Economically active	61,000	58,000	52,300	47,800	67,700	78.4%	78.0%	78.6%
In employment	58,800	54,500	50,000	44,900	66,500	76.8%	75.1%	75.6%
Employees	46,600	39,400	38,000	38,400	55,200	66.4%	66.1%	66.0%
Self-Employed	11,300	14,000	11,400	6,500	10,200	9.5%	8.8%	9.3%
Unemployed	2,500	2,600	2,300	2,200	2,300	3.4%	3.6%	3.8%

Table 12 : Breakdown of economic activity (period 12 months July 2021 to June 2022 this is the data available post-covid)

⁹ <https://www.nomisweb.co.uk/reports/lmp/la/1946157149/report.aspx?#defs>

7.7 Jobs and Wages

7.8 Table 12 below, sets out a breakdown of the types of businesses in the district. There is very little difference over the period since 2017 with the figures for enterprises and local units remaining relatively consistent. There is also very little difference overall in terms of % between the District and the East Midlands, though this difference does increase as businesses become larger. It can be seen that Micro and Small businesses dominate with few Medium to Large employers.

	East Lindsey 2017-2019				East Midlands	East Lindsey		East Midlands	East Lindsey		East Midlands	East Lindsey		East Midlands	East Lindsey		East Midlands
	2017	2018	2019	2019	2019	2020	2020	2020	2021	2021	2021	2022	2022	2022	2023	2023	2023
	(numb)	(numb)	(numb)	(%)	(%)	(numb)	(%)	(%)	(numb)	(%)	(%)	(numb)	(%)	(%)	(numb)	(%)	(%)
Enterprises																	
Micro (0 to 9)	4,845	4,780	4,820	88.6	89	4,845	88.5	89.1	4,865	88.6	89.4	4,885	88.9	89.3	4,890	88.6	88.8
Small (10 to 49)	535	540	535	9.8	8.9	555	10.1	8.9	545	9.9	8.7	530	9.6	8.7	550	10.0	9.2
Medium (50 to 249)	80	75	80	1.5	1.7	70	1.3	1.6	70	1.3	1.6	70	1.3	1.5	70	1.3	1.6
Large (250+)	5	5	5	0.1	0.4	10	0.1	0.4	10	0.2	0.4	10	0.2	0.4	10	0.2	0.4
Total	5,465	5400	5440	-	-	5,480			5,490			5,495			5,520		
Local Units																	
Micro (0 to 9)	5,460	5390	5410	84.4	83.8	5,415	84.2	83.9	5,465	84.4	84.4	5,480	84.6	84.5	5455	84.4	83.8
Small (10 to 49)	865	880	870	13.6	13.0	895	13.9	13	895	13.8	12.6	870	13.4	12.5	880	13.6	13.1
Medium (50 to 249)	120	125	125	1.9	2.8	115	1.8	2.7	115	1.8	2.6	120	1.9	2.6	120	1.9	2.7
Large (250+)	5	5	10	0.2	0.4	10	0.1	0.4	5	0.1	0.4	10	0.2	0.4	10	0.2	0.4
Total	6,450	6,395	6,415	-		6,435			6,475			6475			6465		

Table 13: Source: UK Business Counts – nomisweb.co.uk). Period: 2022/23

Note: % is as a proportion of total (enterprises or local units)

7.9 As part of the evidence base of the Local Plan, demographic forecasts for the District for 2016 were produced. The Council's consultants were also asked to provide an indication of the number of additional jobs that might be generated by the different scenarios modelled.

7.10 The assumptions underpinning those models are:

- A higher rate of economic participation of older age groups
- That unemployment will decline to a long-term pre-recession average
- A constant, net outflow in commuting balance

7.11 The prediction regarding employment growth accompanying the Council's preferred housing growth option suggests that the average increase will be 149 jobs per year.

7.12 However, it is not clear whether the predicted, higher rate of participation of older age groups is valid in an area where in-migration is seen primarily as being linked to retirement.

7.13 In 2015 the Council commissioned an Economic Baseline Study to update a 2010 Study to update its evidence base. That Study also presents key data about the local economy and identifies opportunities for growth. The study is currently being refreshed and analysed. Therefore, the current version is still used below.

- 7.14 By comparison to the population-based model, the Economic Baseline Study 2015 projects that jobs growth will equate to 240 per annum. It concludes that in future years there will be a mismatch between the numbers of jobs and the size of the work force and therefore the percentage of economically active will need to increase from 66% to 81% to sustain the local jobs market. At the moment the percentage of economically active residents in the District has increased in 2022/23 to around 78.4%, up from 60% in 2021/22. The suggested 81% to sustain the local jobs market must also be viewed against the wider context. East Midlands is at 78.0% and Great Britain 78.6%. With neither of these hitting 81%, this requirement for East Lindsey would be above both regional and national levels and could therefore be seen as currently unrealistic.
- 7.15 Table 14 below shows that the percentage of the District's population in the age range 16-64 is lower than both the regional and national levels. This indicates a relatively restricted pool of residents in the working age range available for employment. This could potentially be attributed to the desirability of the coast as a retirement area, and the loss of younger populous out of the District in search of Higher Education and improved job opportunities. The figures are fairly static. The Council will continue to monitor this going forward to determine whether there is a continuing shortfall.

	2019				2020				2021			
	East Lindsey		East Mids	GB	East Lindsey		East Mids	GB	East Lindsey		East Mids	GB
	2019	%	%	%	2020	%	%	%	2021	%	%	%
Population aged 16-64	77,600	54.8%	61.9%	62.5%	77,300	54.4%	61.8%	62.4%	78,400	54.9%	62.3%	62.9%

Table 14: Population aged 16-64. Source: ONS. Period: June 2021 (this is the latest update)
Note: % is a proportion of the total population of the each output area

7.16 Employment Sites

To establish the likely future need for employment land the Council maintains a monitoring programme of the main employment sites located in the towns and large villages. That Employment Land Study assesses the actual take-up of sites compared with the national trajectory (based on average annual rate of take up) and has been used to inform the local plan proposals. Updates will be posted on the Council's website. The monitoring looks at the level of vacancies on employment sites, and the mix of uses within the site. The Economic Baseline Study and Retail Assessments are currently being updated.

7.17 Employment Land Vacancy Rates

The assessment looks at each estate. The different uses of each unit (which includes the curtilage of that unit) are recorded. This monitoring includes vacant units, and vacant plots of land that are allocated. The smaller estates can see large percentage swings on only small changes in occupancy or use, which does not give a true picture. The larger estates are a better barometer and three of these are assessed in more detail below.

- 7.18 Table 15 below shows the vacancy rates across the estates. It should be noted that a full survey work in 2021 was disrupted during Covid -19, but this resumed in 2022 and the results of the most recent 2023 survey work have now been added to the table. All of the estates have a mix of long-standing businesses and blocks of smaller units that have a higher turn-over of small-traders.

- 7.19 The inclusion of vacant allocated plots will give a true picture of how the estate is progressing. The percentage vacancy prior to the current reporting period is also shown for comparison. It can be seen that in most cases the vacancy rates have stayed largely the same, but with some seeing slight increases. There are also some notable decreases in rates. This indicates a relatively steady market and takeup of existing units. It also indicates that allocations are starting to be used up as well. Some of the smaller estates

have had increased vacancies. However the figures for smaller estates can be skewed by just a few properties becoming vacant or occupied, which shifts the percentage significantly. The larger estates of Louth and Skegness provide a more stable barometer for performance and it can be seen that vacancy rates are actually decreasing year on year in both of these. Alford is seeing a slight upward trend in vacancies although it is only modest in size and this could see a shift in the % with only a small change on the ground. Mablethorpe remains high, with the majority of its new allocation still vacant.

	Total 2019	Vacant 2019	Total 2020	Vacant 2020	2021	Total 2022	Vacant 2022	Total 2023	Vacant 2023	% of total vacant pre 2019	% of total vacant 2019	% of total vacant 2020	% of total vacant 2022	% of total vacant 2023
					COVID 19									
Alford	39	4	56	11	N/a	32	8	56	8	10%	10%	10%	11%	14%
Binbrook	6	0	6	0	N/a	9	0	6	0	20%	0%	0%	0%	0%
Conningsby	25	6	27	5	N/a	20	3	20	1	13%	24%	19%	12.5%	5%
Croft			37	5	N/a	26	3	26	2	unknown	unknown	14%	12%	7.6%
Cowbridge	17	0	17	0	N/a	16	0	16	1	0%	0%	0%	0%	6.25%
Holton le Clay	23	6	37	3	N/a	42	3	37	3	22%	26%	8%	7.1%	8.1%
Horncastle	91	10	84	5	N/a	87	6	78	4	19%	11%	6%	8.9%	5.1%
Louth	303	59	396	38	N/a	366	36	337	33	21%	19%	10%	9.8%	9.8%
Mablethorpe	51	19	50	14	N/a	53	12	48	11	37%	37%	28%	22%	23%
North Somercotes	6	3	18	4	N/a	8	2	7	1	60%	50%	22.2%	25%	14.3%
Skegness	204	58	205	38	N/a	194	23	168	19	23%	28%	19%	11.9%	11.3%
Spilsby	54	13	51	7	N/a	53	3	45	4	19%	24%	14%	5.7%	8.9%
Burgh Road (Skegness West)	9	0	14	1	N/a	15	3	14	3	0%	0%	7%	20%	21.4%
Wragby	5	2	6	2	N/a	6	2	6	2	40%	40%	33%	33%	33%
Woodhall Spa	6	2	6	2	N/a	5	0	6	2	13%	17%	33%	0%	33%

Table 15 industrial estate and business park vacancy rates (surveyed Q2 2023). Note: the vacant figures include vacant plots and vacant newly built units.

7.20 The planning use class regime has changed from the 1st September 2020. The B1 (business) use class has now been removed and has been combined into a new class E¹⁰. The B2 (General Industrial) and B8 (Storage and Distribution) use classes remain in use. For the purposes of the survey work the three B use classes have been used as these are referred to in the Local Plan and this class is used in the descriptions and conditions of many legacy permissions. All of the estates maintain a mix of uses across them but with the dominant land use being in the B classes as expected.

7.21 **Spilsby Vale Road Industrial Estate:** approval for housing was previously granted on 0.3 hectares of the land allocated as an extension to the Estate. A further 1.2 hectares has permission for a manufacturing use. This permission has now been implemented with the company Tong Engineering now operating from it. This leaves approximately 1.3 hectares of vacant land within the allocation. The limited number of vacant properties are all very small units. These tend to have a high turnover of sole/small traders. The estate appears to be functioning well with a number of large businesses having operated there for a number of years. The desirability of the estate is demonstrated by the relocation of the local large employer. There is a 600 dwelling allocation in the town, which has now secured outline planning permission. This will place additional demand on employment in the Town. It is therefore likely that additional land will need to be allocated in future. However, it is clearly going to be some time before significant numbers start to come forwards on the site.

¹⁰ https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

- 7.22 **Louth Fairfield Industrial Estate:** two areas of land were allocated in the Local Plan. Neither of these have any permissions granted on them as yet although the area to the north is now serviced and the area to the west of the A16 has been the subject of various pre-application discussions and developer public consultation exercises. There are still portions of the previous allocations that are vacant. However, recent years have seen a progression of permissions (and subsequent implementation) in both the eastern and northern areas. The eastern area in particular has seen continued activity and the number of vacant plots is now very low with only 3 vacant. The estate is clearly a desirable location as demonstrated by the high number of long-established businesses present, and the ongoing building work to allow new businesses to gain a presence. It is expected that the serviced allocated extension will begin to see interest very soon.
- 7.23 **Horncastle:** This estate appears to be fairly static in terms of uses. It has previously been reported that the large employer, Polypipe, has recently completed extensions in its operations, including a large new building and extended land area to the south. The allocations are largely still vacant with Polypipe being the only company taking up a small portion to expand its operations. However, given Polypipe is one of the largest employers in the District it is expected that it will wish to expand again in future.
- 7.24 **Mablethorpe:** the estate is relatively modest in scale compared to the others. Part of the new allocation has been taken up by a waste/aggregates processing business, covering 4 of the plots. A small area to the south, has a separate allocation to be used as a transit site for Gypsy and travellers. The rest remain vacant and as with previous years, in this period there has been no significant change to the estate overall.
- 7.25 **Alford:** this estate continues to see little significant change in recent years. It is small in size and contains almost exclusively small local businesses. No allocations for employment land were made in the Local Plan due to these allocations being made in the Alford Neighbourhood Plan. These allocations have only recently been made and are still vacant. There have been no significant changes this period with only a minor churn rate of businesses in the existing units.
- 7.26 The utilisation of industrial estate land is currently being assessed as part of the work on the updates to the Council's Economic Baseline Study and Employment Land Allocations. This will determine whether additional serviced and non-serviced land is required in the industrial/business estates to satisfy the future need. Additional allocations will be made to ensure that sufficient land supply is available.

7.27 Tourism

With regard to inland tourism, once again it is difficult to monitor through planning submissions because not all applicants fill in employment details on planning applications. However, in 2022/23 there were 59 applications approved for tourism and leisure purposes, which is more than in the previous monitoring period. However, these created very limited job numbers, 20 full time and 13 part time. This is typical due to the fact that as staged there is no mandatory requirement to fill in job figures.

- 7.28 In 2016 the Council commissioned a STEAM report for the Visitor Economy. This report will be produced yearly and it allows the Council to monitor the economic impact of tourism in that area of the District. The new STEAM report for 2022 has now been received. The key headlines from the report are in the following table. The impact of Covid-19 can clearly be seen in 2020 but 2021 has seen a significant rebound in spending back up to 2018 levels. This increase continued in the current period with figures mostly returning to pre-covid levels or exceeding them. The Total spend in 2022 reached the highest levels since 2018, exceeding the previous high in 2019 by almost £100million.

	2018	2019	2020	2021	2022	change
Tourism Visits	12.71m	13.07m	6.698m	10.80m	13.08	21.1% ^s
Stays in Local Accommodation (Million)	1.835m	1.874m	0.943m	1.532m	1.92	25.5%
Day visits (Million)	2.939m	3.034m	1.384m	2.234	2.560	14.6%
Full time jobs supported by the visitor economy (FTE Direct employment)	7,110	7,240	3,946	5,625	7,016	24.7%
Total spend (Million £)	£699.48	£733.46	£386.47	£633.58	£824.20	63.9%

Table 16: statistics from the 2022 STEAM report

7.29 Town Centres and Vacancy Rates

Full survey work of town centres has now resumed. The latest set were undertaken in Q1 2022/23 (April-June). This now gives a second set of post-covid results to help give more of an idea of how businesses have struggled and failed during and post-covid.

7.30 Town centre surveys have now resumed, with the latest set being carried out in early 2023. It can be seen from the table 17 that vacancy rates have increased slightly in most towns. However, these are all tracking below the most recent overall Great Britain rate of 13.8% (Q4 2022)¹¹. Clearly the national rate still has not recovered to pre-covid levels and in that context it can be seen that only Spilsby exceeds the national rate.

7.31 Table 17 below, sets out details of the last known vacancy rates in the Towns. These are the figures for the last quarter of the period only.

	Total properties 2022/23	2017/18 % vacant	2018/19 % vacant	2019/20 % vacant	2020/21 % vacant	2021/22 % vacant	2022/23 % vacant
Louth	318	3.09%	5.6%	5.48%	N/A	8.6%	6.6%
Mablethorpe	174	5.47%	9%	13%	N/A	14%	13.2%
Skegness	214	3.24%	2.9%	4.23	N/A	5.1%	8.4%
Horncastle	139	5.65%	6%	6.15%	N/A	8.6%	10.8%
Spilsby	79	10.96%	9.6%	11.84	N/A	8.9%	15.2%
Alford	84	6.02%	6.2%	7.5%	N/A	9.5%	13.1%
National		8.9%	9.2%	10.3%		14.1%	13.8%

Table 17: vacancy rate in the District's towns. Period – April 2023

8.0 THE COAST

8.1 Because of its role, size and importance in terms of the economy of the District and the fact that the Coast is covered by Chapter 10 in the Local Plan, it is important to monitor it separately. This will ensure that the policies in the Local Plan do not have a detrimental effect on this area of the District. The Coast is covered in policies SP17, SP18, SP19, SP20 and SP21 in the Plan.

8.2 Housing

The new build market in the Coast continues to be quite slow in terms of delivery, though there appears to be a relatively good supply of completions, as set out above in Section 6, this is mainly from a small number of large sites in Skegness, one of which is 100% affordable housing. One of these sites is now nearing completion, although it is understood that the developer wishes to discuss extending that site. There are two legacy sites with decades old extant permissions in Chapel St Leonards that have recently started coming forwards, totalling 121 plots. This has added into the commitments for the coast. In Mablethorpe the Golf Road development is still providing new housing completions with 33 still to finish. The commitments are continually assessed and sites where there is no evidence to suggest they will come forwards in the plan period are removed from the total. These sites still remain technical commitments as they have an extant permission and can be added back into the total if there is movement towards delivery.

8.3 The identified affordable housing need set out in the Local Plan was 735 homes over the plan period, that equates to 49 homes per year. Existing commitments identified in the Local Plan at the time of adoption were 1257. Completions numbered 105 in 2022/23, which is a jump up from the 75 in 2021/22. This figure is well above the 49 required per year. The table below demonstrates that the oversupply of housing to the identified need to meet the formation of new households actually increased from

¹¹ <https://brc.org.uk/news/corporate-affairs/fewer-vacant-stores-by-end-of-2022/>

34% to 40% in 2020/21 and maintained this level in 2021/22 dropping only marginally to a 38.4% oversupply. In this period 2022/23 there has been only a slight dip and there are still 36% more commitments than are needed.

Year	Completions	Commitments	Total need 14 years 49 per year	shortfall/oversupply	%oversupply
2016/2017		1257	735	522	42%
2017/2018	142	1032	686	346	34%
2018/2019	78	958	637	321	34%
2019/2020	58	819	588	231	28%
2020/2021	114	891	539	352	40%
2021/2022	75	795	490	305	38%
2022/2023	105	686	441	245	36%
2023/2024			392		
2024/2025			343		
2025/2026			294		
2026/2027			245		
2027/2028			196		
2028/2029			147		
2029/2030			98		
2030/2031			49		

Table 18: Coastal housing need. Compiled using internal figures

8.4 Coastal House Prices

One of the key indicators of impact on the housing market is how the market is performing in terms of price rises. A significant increase in prices would be an indicator of a shortage of supply in the market.

8.5 Employment/Tourism

There are a number of factors for the Coastal Zone that are monitored through the analysis of planning applications. These are listed in table 19 below.

Type of Monitoring	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
No. of hotels granted pp for change of use to something else (coast)	4	1	0	1	0	0	3
No. of hotels granted pp (coast)	2	1	0	2	0	0	1
No. of caravan sites granted permission (new)	4	5	3	4	3	24	24
No. of caravans granted permission (net)	666	1838	214	489	206	660	766
No. of holiday cottages granted permission	12	6	41	18	14	18	7

Table 19: monitoring of tourism approvals. Internal monitoring on an annual basis.

8.6 The number of caravans approved continues to increase from the previous years. However, it is not uncommon to see large annual numbers. Approval of a single large caravan site can swell this figure. The number of holiday cottages has remained relatively static over the last 3 reporting periods. The number of businesses created has decreased slightly, however this is also difficult to record as the creation of a new business does not in itself require planning permission. This figure is only ever a snapshot of businesses created by permissions and again is likely lower due to decreased economic activity whilst still emerging from Covid 19.

8.7 STEAM Report

Alongside monitoring planning applications, the Council has commissioned a STEAM¹² report for the District, which examines the visitor economy. The STEAM report for 2022 has now been received. The STEAM report is received on an annual basis covering the preceding year.

8.8 The initial STEAM report (2015-2017) gave the Council a baseline of economic impact within this sector from which to measure from. The current document covers the period 2021/22. Examining this document, it shows that overall the economy appears to be growing strongly post-covid, with this period again showing significant increases in visitor numbers, visitor days, employment and economic impact. Albeit these rises are much lower than the previous period, which covered the reopening after lockdown. Day visitors has risen 14.6% with overall visitors up 21.1%. Overall direct expenditure has risen 30.1% from £633.58m (2021) to £824.20m (2022) and is now exceeding even pre-covid levels.

8.9 The STEAM report analyses economic impact across sectors and all of them have increased significantly. These sectors are accommodation, food and drink, recreation, shopping, transport, direct revenue, direct expenditure and indirect expenditure. All the sectors saw a significant rise in economic impact, with food and drink at the top with at 32.1% increase over the previous period. This is closely followed by recreation at 31.0%. This shows a continuation of the strong rebound post-covid and a return to growth. Employment also increased significantly across the sectors, again with the accommodation sector seeing the highest increase at 26.9%. Overall, the total direct employment equated to 7,016 FTE roles, up from 5,625 the previous period.



8.10 The market share within the tourism economy is of particular interest because of the large difference between the serviced and non-serviced holiday accommodation and the link with direct supported employment. This enables a clearer picture to emerge around employment and share of the market regarding holiday accommodation.



8.11 The monitoring of the plan has continued through Covid-19, however clearly this has had a severe impact on many monitoring indicators. This reporting period shows a significant bounce back in all elements of the tourism economy to levels now exceeding pre-covid.


¹² <https://www.e-lindsey.gov.uk/VisitorEconomy>


9.0 SIGNIFICANT EFFECT/CONTEXTUAL INDICATORS

Set out below are the Local Plan monitoring indicators which cover significant or contextual effects across policies.


DISTRICT WIDE INDICATORS	Key Indicator	Baseline	Target	Source	Time To be assessed	Outcome	
POLICIES SP23, SP24, SP25 - Is the condition and quality of SSSI's being protected and enhanced?	Percentage of SSSI's regarded as in favourable condition	52.6% 2016	Increase	Natural England	Natural England assesses the condition of all SSSIs as part of a six year cycle. This will be reported on when Natural England produce new results.	<p>2023 : 51.47</p> <p>2022: 52.94</p> <p>2021 54.4% It is clear that this % is currently relatively static. This shows no deterioration in condition but no significant improvements to SSSI's being made either.</p> <p>2019/20 55.17%- 2020</p> <p>2018 - 55.22% of the District`s SSSI`s are in a favourable condition – a marginal rise from 2017.</p>	
POLICIES SP3, SP9, SP10, SP11 - Are the districts historic buildings features and archaeology being protected and enhanced?	Number of listed buildings on English Heritages, Heritage At Risk Register	Baseline - 2016 there were: 9 buildings, 10 places of worship, 23 archaeology sites and 7 conservation areas regarded as at risk	Decrease	Historic England	Yearly – if the numbers start to increase – then the Council will need to assess why and consider some remediation action - Strengthen the approach taken by development management, along with considering the need for additional guidance to support the application of the policy	<p>November 2022 – 10 listed buildings/structures; 20 places of worship; 14 archaeological sites (scheduled monuments); 0 parks and gardens; 0 battlefields; 0 wreck sites and 6 conservation areas.</p> <p>The number of conservation areas regarded at risk has increased since 2021 from 5 to 6. There is one less recorded building/structure at risk in 2022 however the number of places of worship at risk has significantly increased from 16 in 2021 to 20 in 2022.</p> <p>November 2021 - 11 listed buildings; 16 places of worship; 15 archaeological sites (scheduled monuments); 0 parks and gardens; 0 battlefields; 0 wreck sites; and 5 conservation areas.</p> <p>The number of conservation areas on the list has remained the same as in 2020 as has the number of listed buildings. However the number of places of worship has increased by 1 from 15 to 16.</p> <p>October 2020 - 11 listed buildings; 15 places of worship; 22 archaeological sites (scheduled monuments); 0 parks and gardens; 0 battlefields; 0 wreck sites; and 5 conservation areas.</p> <p>The number of conservation areas on the list has reduced by two since 2019 and the archaeological sites also by 1. However the number of listed buildings on the list has increased by 1 and the number of places of worship has increased significantly from 11 to 15.</p>	


						<p>2019 - 10 listed buildings; 11 places of worship; 23 archaeological sites; 0 parks and gardens; 0 battlefields; 0 wreck sites; and 7 conservation areas. No change from last year's figures but 2 buildings have come off the list to be replaced by 2 others.</p> <p>In 2018 there were:</p> <p>8 listed buildings, 7 conservation areas, 25 archaeology sites and 11 places of worship on the Heritage at Risk Register.</p> <p>These figures are broadly the same as the baseline figures. This indicates that whilst things are not improving, neither is there a deterioration in heritage.</p>	
<p>POLICIES SP3, SP10, SP26, and SP28 - Are measures to increase recreational opportunities helping deliver more active lifestyles across the District?</p>	<p>Levels of participation in sport and recreation</p>	<p>Baseline –</p> <p>9.2% (The baseline has been reset to reflect the introduction of the Active Lives Survey first published in December 2018).</p>	<p>Increase</p>	<p>Sport England Active Lives Survey</p>	<p>Yearly – If the number starts to decline then the Council will need to consider working with the Trust that manages its Sport and Leisure facilities to ascertain if there is a remediation required.</p>	<p>(Nov21/Nov2022) 13.9% of Adults aged 16+ are fairly active undertaking between 30-149 minutes a week of sport/recreational activities. This represents an increase in activity of 2.2% across the district in those aged 16+ compared to 2020/21.</p> <p>11.7% of Adults aged 16+ are fairly active undertaking between 30-149 minutes a week of sport/recreational activities. (2020/21) Active Lives data Nov 2020/Nov 2021. This represents a drop in activity of 0.7% across the district in those aged 16+.</p> <p>(2019/20)12.4% of Adults aged 16+ are fairly active undertaking between 30-149 minutes a week of sport/recreational activities. (2019/20) Active Lives data Nov 2019/Nov 2020.</p> <p>(2018/19) 13.1% Active Lives data November 2018/November 2019</p> <p>(2017/18) 9.2 % of Adults aged 16+ are fairly active undertaking between 30-149 minutes a week of sport/recreational activities.</p> <p>Baseline has been reset in this period so it is not possible to give commentary at this point.</p>	
<p>POLICIES SP3, IN CHAPTER 10 – COASTAL EAST LINDSEY, SP15, SP22 - Is public transport use increasing across the District?</p>	<p>Patronage at District rail stations.</p>	<p>Total number of entrances and exits in 2014/2015</p> <p>351,134 in Skegness</p> <p>58,578 in Wainfleet</p> <p>166 in Havenhouse</p> <p>284 in Thorpe Culvert</p>	<p>Maintain/increase</p>	<p>Yearly</p>	<p>Office of Rail Regulation which publishes the data yearly</p>	<p>The latest release from the Office of Rail Regulation published November 2022 shows the following number of entrances and exits between 1st April 2021 and 31st March 2022:</p> <p>Skegness 308,608 Wainfleet 32,612 Havenhouse 380 Thorpe Culvert 580</p> <p>Levels of train usage within the district appear to have returned to pre covid levels within the most recent</p>	

						<p>statistical release of entry and exits for those stations within East Lindsey.</p> <p>The latest release from the Office of Rail Regulation published November 2021 shows the following number of entrances and exits:</p> <p>Skegness 112,520 Wainfleet 10,440 Havenhouse 162 Thorpe Culvert 32</p> <p>Due to how we previously reported on this data as a result of the Covid pandemic the figures remain the same it is expected the next statistical release and AMR will show a marked increase in these figures. New data release is scheduled for November 2022.</p> <p>Between April 2020 and March 2021 the total number of entrances and exits were as follows:</p> <p>Skegness 112,520 Wainfleet 10,440 Havenhouse 162 Thorpe Culvert 32</p> <p>There has been a marked reduction in rail usage since the 2018/19 data release at all stations except from at Haven House which witnessed a small increase in usage. The reduction in rail usage may be as a direct result of the Covid 19 epidemic and the closure of all but essential services.</p> <p>Total Number of entrances and exits in 2017/2018 and 2018/19</p> <p>357,428 and 350,864 in Skegness 47,216 and 42,160 in Wainfleet 172 and 158 in Havenhouse 148 and 258 in Thorpe Culvert</p> <p>There have been marginal drops from the baseline figures in all apart from Wainfleet where there has been a significant drop. Small alterations up or down could be as a result of a single change. For example it could simply be attributed to a single person moving jobs and not using it, or single family of school age children no longer using the train.</p>	
POLICIES SP3, IN CHAPTER 10 – COASTAL EAST LINDSEY, SP15, SP22 - Is public transport use increasing across the District?	Percentage of settlements with a recognised shopper bus service	16% (Settlement Pattern Survey 2016)	Maintain/Increase	Yearly	District facilities survey	<p>2022/23 – 6% with a shopper service and 42.6% with a commuter service. Again, very little variation although there is a gradual down trend. First figure is below baseline second is above.</p>	

	Percentage of settlements with a recognised commuter bus service	40% (Settlement Pattern Survey 2016)				<p>2021/22 9.21% with a shopper service and 42.7% with a commuter service. Very little variation although there is a gradual down trend. First figure is below baseline second is above.</p> <p>2021 10% with a shopper service and 43% with a commuter service. Again there is little variation year on year</p> <p>2019/20: Across the district 14% of settlements have a shopper service and 40% a commuter service. This broadly in line with the baseline and previous years figures</p> <p>Nil loss for 2017/18</p> <p>Error in baseline figure needs correcting. Figure should have been 16% have a shopper service and 40% have a commuter service. In 2018/19 this was 13.3% with a shopper service and 42% with a commuter service.</p> <p>There is a slight decrease in shopper but an increase in commuter. The picture is static overall and hence the services appear to be maintained.</p>	
POLICIES SP13, SP14, POLICIES IN CHAPTER 10 - Are town centres seeing increased levels of vitality and viability?	Vacancy rates in town centres.	<p>Number of retail ground floor units not being used as a proportion of the total number of ground floor businesses</p> <p>March 2015</p> <p>Louth – 8.22%</p> <p>Mablethorpe – 1.48%</p> <p>Skegness – 4.23%</p> <p>Horncastle – 4.76%</p> <p>Spilsby – 14.93%</p> <p>Alford – 6.15%</p>	Decrease and to be below the national average	ELDC Economic Development team to monitor situation	Yearly – If vacancy rates increase then the Council will need to consider whether there is any remediation action required.	<p>2022/23 - National Rate: 14.8%</p> <p>Louth – 6.6%</p> <p>Mablethorpe – 13.2%</p> <p>Skegness – 8.4%</p> <p>Horncastle – 10.8%</p> <p>Spilsby – 15.2%</p> <p>Alford – 13.1%</p> <p>2021/22 - National Rate: 14.1%</p> <p>Louth – 8.6%</p> <p>Mablethorpe – 14%</p> <p>Skegness – 5.1%</p> <p>Horncastle – 8.6%</p> <p>Spilsby – 8.9%</p> <p>Alford – 9.5%</p> <p>2020/21 - Due to Covid and restrictions the surveys were not able to be undertaken in a timely manner. Furthermore the results would have been significantly skewed by temporary closure of properties due to covid. It was considered more appropriate to obtain a new post-covid benchmark in the next monitoring period.</p> <p>As at March 2020 (national rate: 10.3%)</p>	


						<p>All have risen slightly and two are now about the national average.</p> <p>Louth -5.48% Mablethorpe - 13% Skegness - 4.23% Horncastle - 6.15% Spilsby - 11.84% Alford - 7.5%</p> <p>2018/2019:</p> <p>National average: 9.9% East Lindsey average: 6.5%</p> <p>Louth -5.6% Mablethorpe - 9% Skegness - 2.9% Horncastle - 6% Spilsby - 9.6% Alford - 6.2%</p> <p>2017/18:</p> <p>Louth -3.09% Mablethorpe - 5.47% Skegness - 3.24% Horncastle - 5.65% Spilsby - 10.96% Alford - 6.02%</p> <p>See comment below</p>	
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POLICIES SP13, SP15, CHAPTER 10 - Generic District Wide Employment	Is the number of businesses across the District increasing?	Baseline 2016 Total Local Units - 6415 Micro (0-9) - 5420 Small (10-49) - 870 Medium (50-249) - 120 Large (250+) - 5	Increase	Nomis (Official Labour Market Statistics)	Yearly	2022/23 results Micro - 4885 Small - 530 Medium - 70 Large - 10 Total - 5495	
	Is the number of economically active people in	Total economically inactive people - 18,200 Want a job 6,600				<p>2021/22 results Micro - 5480 Small - 870 Medium - 120 Large - 10 Total - 6480</p> <p>2020/21 results Micro - 5465 Small - 895 Medium - 115 Large - 5 Total - 6475</p>	



	<p>the District declining?</p>	<p>Total economically active – 57,200</p>	<p>Decrease in inactivity</p> <p>increase in activity</p>			<p>2019/20 results; Micro - 5415 Small - 895 Medium - 115 Large - 10 Total - 6435</p> <p>2018/19 results; Micro – 5390 Small – 880 Medium – 120 Large – 5 Total – 6395</p> <p>There has been a significant decrease in the number of those between the ages of 16-64 regarded as inactive. Those actively wanting a job has stayed the same.</p> <p>July 2022 – Jun 2023 Total inactive – 16,400, want a job 2,300</p> <p>July 2021 – Jun 2022 Total inactive – 30,200, want a job 2,300</p> <p>July 2020 – Jun 2021 Total inactive – 19,800, want a job 8,800</p> <p>July 2019 – Jun 2020 Total inactive – 26,100, want a job 5,300</p> <p>July 2017 – Jun 2018 Total inactive – 21,900, want a job 6,600</p> <p>July 2022 – Jun 2023 Total economically active – 67,700</p> <p>July 2020 – Jun 2021 Total economically active – 63,500</p> <p>July 2019 – Jun 2020 Total economically active – 57,600</p> <p>July 2017 – Jun 2018 Total economically active – 57,200</p>	
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10.0 POLICY MONITORING INDICATORS

Set out below are the monitoring indicators for each individual policy in the emerging Local Plan.



Policy No SP1	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
A Sustainable pattern of places	Due to the nature of this policy monitoring is not possible however the policy will be amended if required during the plan review period.	N/A	N/A	Yearly through an assessment of services and facilities in the settlements.	No management action required unless there is a notable decline in services and facilities in the settlements – consideration should be considered if more growth could prevent or halt the decline.	<p>2022/23 – Across the district has been a nett loss of three services and facilities. This is an improvement on last year but continues a trend of loss.</p> <p>2021/22 – The nett change across the district overall has been a nett loss of ten services and facilities. The biggest area of loss has again been non-food shops.</p> <p>2020/21 - The nett change across the district overall has been a nett loss of 5 services and facilities. The biggest area of loss has been sports facilities. Some categories, such as food shops and other shops, have seen a lot of change but they have balanced out across the District. A number of Commuter bus services have been reintroduced.</p> <p>2019/20 The nett change across the district overall has been a nett loss of 9 services and facilities. The majority of these relate to the loss of bus services, either complete loss of a shopper or commuter service or the replacement of a commuter service with a shopper service. Other losses have been petrol filling station, post office, community space and preschool. In terms of shops, there has be no nett change in other shops and although there is one nett loss of food shops there have been some gains.</p> <p>2018/19. The nett change across the district overall has been loss of 4 services and facilities. Within the different types of services there has been a nett loss of 3 food shops, 3 public houses, 1 school, 1 petrol filling station, 2 places of worship, and 1 meeting place with a nett gain of 5 other shops, 1 vet and 1 sports club.</p>	
<p>Comment – there has been a decline in some areas, although small gains in other areas. Neither of these are large swings. However this needs monitoring and will be checked and reviewed as part of the settlement scoring.</p>							


Policy No SP2	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Sustainable Development	Is the Council working pro-actively with applicants?	Number of pre-application decisions made	Increase instances of pre application engagement. Baseline 525 (2016) - start	Yearly	Further promote pre-application engagement along with improving the effectiveness of the advice given	<p>2022 – 23 374. Again, the number continues to increase but is still below the baseline figure.</p> <p>2021/22: 355. Whilst this has increased since the previous year it is still below baseline.</p>	


		<p>Number of planning refusals where pre-application advice was given.</p> <p>This element of the monitoring will be deleted as the system does not currently allow tracking of pre-application advice through to a planning application.</p>	<p>of monitoring will be 2016/2017</p>		<p>through wider Council service involvement.</p>	<p>2020/21 323. This figures likely to be lower due to the reporting period being within the time the Covid 19 pandemic with lockdowns was occurring.</p> <p>2019/20 441 which is the lowest figure since monitoring started.</p> <p>In 2018/19 the total number is 519. This is back on target with the baseline figure.</p> <p>2017/18 – total = 467</p>	
Sustainable development	Are applications being granted contrary to the Local Plan (departures).	<p>Number of applications that are advertised as a departure being granted permission at Planning Committee. Any departure would be decided by Committee.</p>	<p>Baseline - monitoring will start – 2018/2019 when the Local Plan carries full weight.</p> <p>This figure is from July 2018 (adoption) to Feb 2019. The baseline will be updated next period with a full years results</p>	Yearly	<p>Report to be sent to Executive board yearly showing the number of instances where permission has been granted contrary to policy, why and which policies are effected.</p>	<p>2022/23 – 5 departures approved by Committee</p> <p>2021/22 – 6 departures approved by Committee</p> <p>2020/21 – 3 departures approved by Committee. This is a significant drop. However this was during the Covid Period where Committee meetings were limited at times.</p> <p>2019/20 – there were 16 applications approved by Committee as departures from the Local Plan (it should be noted that 4 of these related to the same site and includes applications that may have been recommended for approval by the Officer but subsequently refused by Committee).</p> <p>2018/19 – there were 6 applications approved by Committee where they departed from the Local Plan.</p>	
Sustainable development	Has there been an increase in services and facilities in the Medium and Small villages due to an increase in housing from Policy SP4	Increase in services and facilities in medium and small villages	Monitoring will start in 2018/19 when the Local Plan carries weight	Yearly	<p>This will assist in policy making in the review of the Local Plan as to whether the policy SP4 is creating more sustainable places</p>	<p>2022/23 – Across the district has been a nett loss of three services and facilities. This is an improvement on last year but continues a trend of loss. Across the medium and small villages, the biggest loss was in bus services.</p> <p>2021/22 - The nett change across the district overall has been a nett loss of ten services and facilities. The biggest area of loss has been non-food shops.</p> <p>2020/2021 - The nett change across the district overall has been a nett loss of 5 services and facilities. The biggest area of loss has been sports facilities. Some categories, such as food shops and other shops, have seen a lot of change but they have balanced out across the District. A number of Commuter bus services have been reintroduced.</p> <p>2019/20 - The nett change across the medium and small villages has been loss of 4 services and facilities. Within the different types of services there has been a nett loss of 1 food shop, 1 petrol filling station, 2 places of worship, and 1 meeting place with a nett gain of 1 other shop.</p>	

						<p>The nett change across the district overall has been a nett loss of 9 services and facilities.</p> <p>The majority of these relate to the loss of bus services, either complete loss of a shopper or commuter service or the replacement of a commuter service with a shopper service. Other losses have been petrol filling station, post office, community space and preschool. In terms of shops, there has be no nett change in other shops and although there is one nett loss of food shops there have been some gains.</p>
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Comment – the final indicator in this section is proposed as new in order to monitor policy SP4 in terms of its success in forming more sustainable places with regard to the medium and small villages.


Policy No SP3	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Housing Growth and the Location of Inland Growth	Is the housing trajectory being met?	Number of completions in line with those shown in any given year within the trajectory	2017/18 – 565 2018/19 - 558 2019/20 – 558 2020/21 – 558 2021/22 - 558	Half - yearly	All those with planning permission will be contacted to see when they are going bring sites forward, building control will be checked and site visits undertaken. If sites are not coming forward then consideration will be given to further site allocations to ensure supply is maintained. This will be monitored monthly with the number of completions and planning permissions added onto the Councils position statement which will be published half yearly on the Councils website. Population evidence will be gathered when ONS produce new data. A full update of the SHMA will take place in leading up to the point of the review of the Plan.	<p>2022/23 Completions: 526 This is slightly below the annual need</p> <p>2021/22 Completions: 580. This has exceeded the target (by 22) for the first time since recording began 20 2018.</p> <p>2020/21 432 – a shortfall of 126. It should be noted that covid lockdowns significantly impacted on completions early I the reporting period.</p> <p>2019/20 493 – a shortfall of 65</p> <p>2018/2019 – 466 a shortfall of 92.</p> <p>A small increase in completions and decrease in yearly shortfall. However the overall shortfall is now 196</p>	
Housing Growth and the Location of Inland Growth	Is the number of houses granted on windfall sites declining compared to allocated sites as the allocated sites come forward for delivery	No of houses granted permission on windfall sites compared to allocated sites	The amount should decrease Baseline is 2016/2017 before the examination of the Local Plan – 1051 homes on windfall land = 68% of the number of homes granted on allocated land which was 492	Yearly		<p>2022/23 Windfall sites: 480 Allocated sites: 647 Total: 1127</p> <p>43% on windfall. This is a significant decrease. This includes a 600 dwelling outline on an allocated site in Spilsby but does indicate allocations are coming forwards over windfall.</p> <p>2021/22 Windfall sites: 455 Allocated sites: 213 Total: 668</p> <p>Although the number of windfalls has decreased, the % has dropped to 68% of the total. approvals on allocated sites has increased significantly since the previous year.</p> <p>2020/21 Windfall sites: 522 Allocated sites: 50 Total: 572</p>	


						<p>The % of windfalls has risen to 91% of all new build housing permissions granted. However this could be driven by the fact a large number of allocated sites now already have permission and are coming forwards</p> <p>2019/20 - 757 plots on windfall sites which is 58.5% of permissions granted. The overall number has increased; however the % has decreased from baseline.</p> <p>2018/19 - 253 homes granted on windfall sites which is 25% of the number granted on allocated sites. This is a significant decrease from the 66% the previous year. This demonstrates that the reliance on windfall for delivery is reducing.</p>	
Housing Growth and the Location of Inland Growth	Does the Council have a 5 year supply of land. Does the Council pass the Housing Delivery Test¹³	Assessment of permissions	<p>Baseline is a 5 year supply plus a 5% buffer</p> <p>Housing Delivery Test national indicator. Baseline 2018 = 96%. Target is to remain at 95% or above.</p>	Yearly	<p>Consideration will have to be given to releasing more land for development and the presumption in favour of housing development will weigh in favour against other material considerations</p>	<p>2022/23 5 year supply: 5.57 years HDT: 136% (this is the 2021/22 figure as it has not been updated yet)</p> <p>2021/22 5 year supply: 5.8 years HDT: 136%</p> <p>2020/21 5 year supply 6.06 years Housing Delivery Test 130%</p> <p>2019/20 – 5 year supply: 5.92</p> <p>The housing delivery test is 109%</p> <p>2018/2019 – 5.42 years supply. This is still above 5 years supply.</p> <p>The 2018 Housing Delivery Test result is 96%, which is also acceptable.</p> <p>2017/2018 – 6.97 years supply</p>	
<p>Comment – Given the modifications in the local plan at examination, it is proposed to change the windfall monitoring target to the % of windfall to the total number of houses granted on allocated sites each year. Theoretically, this figure should decrease as the housing allocations are taken up.</p>							


Policy No SP4	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Housing in medium and small villages	Is the policy achieving the provision of housing in these villages on brownfield and greenfield sites?	Number of homes being brought forward. Baseline is 26 from 2016/2017	Monitoring will start – 2017/2018	Yearly	This ties in with the yearly survey of services and facilities and a report will be produced. If there is a notable decline in services and facilities in the medium and small settlements – consideration should be considered if more growth could prevent or halt the	<p>2022/23 - 27</p> <p>2021/22 - 11</p> <p>2020/21 - 30 dwellings completed</p> <p>2019/20 - 36</p> <p>2018/19 – 11</p>	


¹³ The Housing Delivery Test was introduced in 2019 and has been added into the monitoring


					decline or has there been housing development through the policy and decline is still occurring.	2017/18 - 15 This policy is designed to allow housing in a managed way rather than in the adhoc way under the previous plan.	
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Policy No SP5	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Specialised Housing for Older Persons	Is the policy bringing forward and encouraging housing for older persons	Number of homes being brought forward – Baseline is now 68 from 2016/2017 This number should increase	Monitoring will start – 2017/2018	Yearly	If the relevant development has not come forward during the first four years of the Plan then the wording of the policy will need to be reassessed to ensure it is positive enough to encourage housing for older persons, new wording can then be added into the 5 year review of the Plan.	2022/23 :0 2021/22: 1 approval for a care home with 88 spaces 2019/20: 1 application (43 units) for older persons accommodation was approved. This is not extra care facility 2018/19 - No housing for older persons was given permission. A number of new detailed applications are in the pipeline, including 70 over 55's extra care units in Louth, and a nursing home granted on Mablethorpe.	



Policy No SP6	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Neighbourhood Planning	Are communities wanting to get more involved with the planning of their area?	The take up of Neighbourhood Plans and those passing through referendum will be reported through the Authorities Monitoring Report.	N/A	Yearly	Closer working and engagement with Local communities to help them through the neighbourhood planning process.	2022/23 Holton le Clay NDP was made. Skegness passed referendum and expected to be 'made' shortly. Work continues on Belchford and Fulletby NDP. 2021/22 – Belchford and Fulletby Parish Council sought designation as a Neighbourhood Area, this was designated on 15 th July 2021. Holton le Clay passed its referendum in May 2021 and is due to be 'made' shortly. 2020/2021 – Spilsby Town Council sought designation as a Neighbourhood Area, this was designated on 23 rd September 2020. 2019/20 - Alford Neighbourhood Plan was made on 18th June 2019. Work is at an advanced stage on Holton le Clay Neighbourhood Plan and work is ongoing for Skegness. 2018/19 No new communities came forward with regard to undertaking a neighbourhood plan. Alford NP succeeded at referendum and is currently being made by the Council. Holton-le-Clay NP is currently at Examination in Public but needs modification. Skegness has commenced work on a NP. Ingoldmells LDO is progressing.	

Policy No SP7	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Affordable and Low Cost Housing	Is the need for affordable housing in the	Number of affordable	Total target in the Local Plan for the	Half yearly	Strengthen the approach taken by development management, along with	2022/23: 158. Affordable Housing monitoring within the Council is now considered to be robust and this figure accurate. It is still below the target of 188.	


	District being addressed?	homes being delivered.	plan period was 2825 or 193 for 2017/18 and then 188 per year In 2018/19 th target was 188.		considering the need for additional guidance to support the application of the policy. Review the viability implications of affordable housing provision on sites as part of the update to the Economic Viability Assessment.	2021/22: 67 homes were reported as complete. However the data itself is incomplete see section 6.22 of the above report. 2020/21 incomplete data see section 6.22 of the above report. 192 affordable homes were given permission in 2019/20 which is a decrease on last year. 97 affordable homes were completed, which is significantly below the target of 188. 264 affordable homes were given permission in 2018/2019, this is a slight decrease from the previous year but still above the target of 188. In total there were 152 actually built, this means a small undersupply of 36 homes	
Affordable and Low Cost Housing	Is the District effectively protecting the existing stock of quality affordable homes?	Developments resulting in a net loss of affordable housing.	No net loss in affordable housing	Half yearly	No management action required. Monitoring of this policy will be provided within the Authority Monitoring Report.	2022/23: no nett loss of units 2021/22: although figures are incomplete it is believed there were no nett loss of units. 2020/21: no nett loss of units 2019/20: No nett loss of units 2018/19: There was a nett loss of 7 units on a development in Wainfleet, however the replacements were of improved quality.	


Policy No SP8	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Rural exceptions	Are affordable homes being delivered in appropriate locations?	Number of schemes permitted that support the policy	No target	Half yearly	No management action required. Monitoring of this policy will be provided within the Authority Monitoring Report.	2022/23: zero 2021/22: zero 2020/21: zero 2019/20: zero 2018/19: There were no permissions granted on rural exception sites.	

Policy No SP9	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Single Plot Exceptions	Are affordable homes being delivered in appropriate locations?	Number of homes permitted through use of the policy	No target	Half yearly	No management action required. Monitoring of this policy will be provided within the Authority Monitoring Report.	2022/23: one 2021/22: zero 2020/21: zero 2019/20: zero 2018/19: There were no single plot exceptions granted.	
Single Plot Exceptions	Are applications being made under the terms of the policy?	Number of applications received	No target	Half yearly	No management action required. Monitoring of this policy will be provided within the Authority Monitoring Report.	2022/23: zero 2021/22: 1 app received 2020/21: zero 2019/20: 1 applications received but this was refused	



Policy No SP10	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Design	Is development being brought forward on brown field sites?	% of dwellings approved on brown field sites against the overall total granted.	Baseline - monitoring will start – 2017/2018. The baseline is 48 homes, which equals 7% of the total granted It should be noted that East Lindsey has a relatively low amount of brownfield land available.	Yearly	No management action required. Monitoring of this policy will be provided within the Authority Monitoring Report.	2022/23 – 75 on brownfield land = 6.66% 2021/22 – 18 on brownfield 2020/21 – 49 on brownfield 2019/20 – 71 equating to 5%. This is down on the previous period. The total number is above the baseline, although the % is not. 2018/19 - There were 134 homes granted on brownfield land across the District, equating to 6.6% of the total granted. This is 0.4% down on the previous period, which is only a marginal decrease	
Design	Is on site open space being provided on	Number of hectares provided of open space.	A new baseline 0.543ha has been used for	Yearly	Monitoring of this policy will be provided within the Authority	2022/23 2022/23 – 6 sites over 1ha completed however two of these were private residential dwellings. On the remaining sites a total of 0.57ha of green space was provided.	


	sites over 1 ha?		2018/2019 as the previous one was based on the level of green space proposed on sites granted permission and not on what has actually been delivered.		Monitoring Report. If open space is not coming forward in line with the policy then the reasons will be analysed to consider if other policy options could be brought forward.	2021/22 – 2 sites over 1ha completed between April 2021 and Marc 2022 bringing forward a total of 0.203ha of green space. 2020/21 – One site over 1ha completed between April 2020 and March 2021 bringing forward a total of 0.332ha of green space. 2019/20 - Three sites over 1ha completed between April 2019 and March 2020 bringing forward a total of 0.852ha green space. 2018/19 - Seven sites over 1ha completed in 2018-19 bringing forward a total of 0.543ha of green space. This is a new baseline established on new criteria.	
Policy No SP11	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Historic Environment	Are the historical assets of East Lindsey being afforded the necessary level of protection required?	The number of heritage assets recognised as 'at-risk'.	No net increase in the number of heritage assets on the at risk register produced by Historic England.	See above in contextual indicators	See above in contextual indicators	See above in contextual indicators	See above in contextual indicators


Policy No SP12	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Gypsies, Travellers and Showpeople	Are the needs of Gypsies, Travellers and Showpeople being met?	Meeting the requirements set within the 2016 Gypsy and Traveller Accommodation Assessment or as reviewed	Provision of 10 permanent pitches and 20 Transit pitches	Yearly	Carry out an update to the 2016 GTAA in 2020 ready for the 5 year review – if necessary review land supply and seek further sites to allocate.	2022/23 – no change since 2021/22 2021/22 all 3 of the allocated sites are still under review. However the revised GTNA has now been received, which will give a strong indication as to what the current position is on the ground and what the current need is going forwards. 2020/21 Work is still under way to bring forwards 2 of the 3 allocated sites. The 3 rd is currently on hold. A Gypsy Traveller Needs Assessment is currently being carried out to establish existing need and what additional provision is needed. 2019/20 Planning permission was granted for 18 transit pitches at a site off the Burgh By Pass in January 2018. This is currently being worked on by the Council to bring it forwards. 2018/19 11 permanent pitches on a site on Brackenborough Road and 7 transit pitches on a site on the Mablethorpe Industrial Estate have been included as allocations in the Local Plan and work has commenced to bring them forward.	


Policy No SP13	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Inland Employment	Is employment accommodation suitable to business needs?	Vacancies on industrial estates inland has decreased A new baseline is established in 2018/19. This takes into account the fully surveying including all vacant plots of land, including allocated, as well as all vacant units.	Reduction in vacancy rates for units and plots on recognised industrial estates in the main towns. Baseline Vacant Units 2017/18 Alford – 1 Coningsby/Tattershall – 4 Horncastle – 0 Mablethorpe - 5 Louth – 16 Skegness - 32 Spilsby – 3 New baseline Alford – 4 Coningsby/Tattershall – 6 Horncastle – 10 Mablethorpe - 19 Louth – 59 Skegness - 58 Spilsby – 13	Yearly	Consider the use/developme nt of Local Development Orders as a way of enhancing the viability of industrial uses.	2022/23 Alford – 8 Coningsby/Tattershall – 1 Horncastle – 4 Mablethorpe - 11 Louth - 33 Skegness - 19 Spilsby – 4 2021/22 Alford – 8 Coningsby/Tattershall – 3 Horncastle – 6 Mablethorpe - 12 Louth - 36 Skegness - 23 Spilsby – 3 2020/21: Due to Covid and restrictions the surveys were not able to be undertaken in a timely manner. Furthermore the results would have been significantly skewed by temporary closure of properties due to covid. It was considered more appropriate to obtain a new post-covid benchmark in the next monitoring period. 2019/20 Alford – 11 Coningsby/Tattershall – 5 Horncastle – 5 Mablethorpe - 14 Louth – 38 Skegness - 38 Spilsby – 7 2018/19 - Alford – 4 Coningsby/Tattershall – 6 Horncastle – 10 Mablethorpe - 19 Louth – 59 Skegness - 58 Spilsby – 13	

Policy No SP14	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
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Town/Village Centres and Shopping	Are the town shopping centres being afforded the necessary level of protection?	Vacancies within primary shopping frontages	Reduction in the number of vacancies within the primary shopping frontages	Yearly	Yearly Employment Land Review will assist in providing information and vacancy monitoring of the town centres and the yearly survey of services and facilities across the settlements.	See information in contextual monitoring	See information in contextual monitoring
Town/Village Centres and Shopping	Are community and local facilities being afforded the necessary protection required?	Number of community/local facilities recognised as having been lost	Baseline - monitoring will start – 2016/2017 with the starting figure being in the Settlement Hierarchy Points Table 2016.	Yearly	<p>Look to potentially strengthen development management resistance to proposals resulting in the loss of retail uses.</p> <p>Consider the use/development of Local Development Orders as a way of enhancing the viability of retail and industrial uses.</p>	<p>2022/23 – Across the district has been a nett loss of three services and facilities. This is an improvement on last year but continues a trend of loss.</p> <p>2021/22 - The nett change across the district overall has been a nett loss of 5 services and facilities. The biggest area of loss has again been sports facilities. Some categories, such as shops and bus services, have seen a lot of change but they have largely balanced out across the District.</p> <p>2020/2021 - The nett change across the district overall has been a nett loss of 5 services and facilities. The biggest area of loss has been sports facilities. Some categories, such as food shops and other shops, have seen a lot of change but they have balanced out across the District. A number of Commuter bus services have been reintroduced.</p> <p>2019/20 - The nett change across the district overall has been a nett loss of 9 services and facilities. The majority of these relate to the loss of bus services, either complete loss of a shopper or commuter service or the replacement of a commuter service with a shopper service. Other losses have been petrol filling station, post office, community space and preschool. In terms of shops, there has be no nett change in other shops and although there is one nett loss of food shops there have been some gains.</p> <p>2018/19 - The nett change across the district overall has been loss of 4 services and facilities. Within the different types of services there has been a nett loss of 3 food shops, 3 public houses, 1 school, 1 petrol filling station, 2 places of worship, and 1 meeting place with a nett gain of 5 other shops, 1 vet and 1 sports club.</p>	
Town/Village Centres and Shopping	Are the Coastal town centres being protected from an over dominance of tourist activities?	Number of applications approved for amusement centres outside the identified area within the Settlement Proposal DPD.	Baseline - monitoring will start – 2016/2017 This should be nil to show amusement centres are not being approved in inappropriate locations.	Yearly		<p>2022/23 – Nil</p> <p>2021/22 – Nil</p> <p>2020/21 - Nil</p> <p>2019/20 - Nil</p> <p>2018/19 - Nil</p>	


Policy No SP15	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Widening the Inland Tourism and Leisure Economy	Is the Districts Inland Tourism and Leisure Economy being widened?	Number of application approved for tourism/leisure purposes (including accommodation)	Baseline - monitoring will start – 2016/2017 – baseline 28 applications with 8 full time jobs and 3 part time	Yearly	No management action required. Monitoring of this policy will be provided within the Authority Monitoring Report.	<p>2022/23 There were 59 applications approved inland for tourism and leisure purposes with 20 full time and 13 part time jobs created. This shows an increase in the number of applications approved but limited job.</p> <p>2021/22 There were 42 applications approved for tourism and leisure purposes, with 0 full time and 8 part time jobs created. This shows an increase in the number of applications being approved, although not back to the level of 2019/20 but with a significant reduction in the jobs these generate.</p> <p>2020/21 – There were 28 applications approved for inland tourism/leisure purposes, with 4 full time and 7 part time jobs created. This is a significant reduction, however this reporting period is within the pandemic and lockdowns.</p> <p>2019/20 - There were 76 applications approved for tourism/leisure purposes with 96 full time and 16 part time jobs created.</p> <p>2018/19 - There were 33 applications approved for tourism/leisure purposes with 18 full time and 11 part time jobs created.</p>	

Policy No SP16	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
SP16 Inland Flood Risk	Is development being directed to areas of low flood risk?	Number of applications approved at Committee within flood zones 2 and 3 contrary to policy.	Baseline - monitoring will start – 2016/2017	Yearly	No management action required. Monitoring of this policy will be provided within the Authority Monitoring Report. If applications are being approved then an assessment will be carried out to see why, then consideration will be given to training for development management and Members to address the situation on national policy and flood risk.	<p>2022/23 There were no approvals.</p> <p>2021/22 – one approval</p> <p>In 2020/21 no applications were approved by committee in the inland flood zones 2 and 3. This figure is still insignificant compared to the overall numbers of windfall housing approved.</p> <p>In 2019/20 there was one application (for 2no plots) approved at Committee within Flood Zones 2 and 3.</p> <p>In 2018/19 there was one application approved within the inland flood zones contrary to policy.</p>	



Policy No SP17/18	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
SP17/18 Coastal East Lindsey/Coastal Housing	Is development being directed to areas of lowest risk along the	Number of open market houses approved within the coastal	Baseline target 1257 houses. 31 homes granted in	Yearly	Review of the reasons permission is being given out of conformity with the policy and consideration will be	<p>2022/23 – 36. 10 of these were conversions</p> <p>2021/22 – 74 market dwellings. 12 of these were conversions</p> <p>Remaining commitments: 795 Oversupply: 38%</p>	



	coast? Is the policy being adhered to?	parishes as listed in policy SP17	2016/17 out of which 10 were change of use		given to provide training to officers and Members on national policy and flood risk.	<p>2020/21 – 72 additional market dwellings approved. 2 of these were conversions</p> <p>Remaining commitments: 891 Oversupply: 40%</p> <p>2019/20 - 53 additional market dwellings approved. 13 of these were for change of use</p> <p>2018/19 - There were 66 additional dwellings granted permission in the coastal parishes as listed in SP17. 19 of the approvals were for change of use and of the remaining approvals 24 were in outline form.</p>	
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Policy No SP18	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Coastal Housing	Are the existing commitments in the coast being built out?	Number of completions in the Coastal Zone	<p>Baseline target 735* (see footnote) houses over the plan period. This equates to 49 per year</p> <p>This gives a giving a running total of 278</p>	Yearly	All those with planning permission will be contacted to see when they are going bring sites forward, building control will be checked and site visits undertaken. If sites are not coming forward then consideration will be given to further site allocations to ensure supply is maintained. This will be monitored monthly with the number of completions and planning permissions added onto the Councils position statement which will be published half yearly on the Councils website. This will feed into the work of the Coastal Housing Group.	<p>2022/23 – 105 completions which is again significantly above the target</p> <p>2021/22 – 75 completions. This is still significantly above the target of 49</p> <p>2020/21 – 114 completions. This is a jump up again and could indicate increased appetite on the coast</p> <p>2019/20 – 58 completions. Although lower than previous year it is still above the baseline.</p> <p>In 2018/19 there were 74 completions in the Coastal Zone though the vast majority of them were on two sites in Skegness, one of which is now complete.</p>	
Coastal Housing	Is housing being developed on brownfield sites in the coastal towns, large and medium villages within policy criteria?	Number of houses being given planning permission	<p>Baseline - monitoring will start – 2016/2017</p> <p>Baseline is nil for 2016/2017. Any approved above this show a good use of brownfield land.</p>	Yearly	Monitoring of this policy will be provided within the Authority Monitoring Report. The monitoring will be fed into the work of the Coastal Housing Group.	<p>2022/23 – 2</p> <p>2021/22 - zero</p> <p>2020/21 – 64 apartments (redevelopment scheme).</p> <p>2019/20 – 23 approved on brownfield land</p> <p>In 2018/2019 there were 9 homes approved on brownfield land in the coastal parishes as listed in policy SP17.</p>	
Coastal Housing	Is affordable housing being brought forward in the coast?	Number of affordable housings being granted permission	Baseline – 2016 – 348 total which equates to 23 per year	Yearly	Monitoring of this policy will be provided within the Authority Monitoring Report. The monitoring will be fed into the work of the Coastal Housing Group	<p>2022/23 - data incomplete. See section 6.22. However it is expected to be able to report on this breakdown shortly</p> <p>2021/22 - data incomplete. See section 6.22</p> <p>2020/21 – data incomplete. See section 6.22</p>	


						74 units were approved in Skegness (all affordable) in 2019/20.	
Coastal Housing	Is the housing market of the Coast growing or declining? Is demand increasing to outstrip supply?	House prices monitoring Housing register numbers monitoring Housing sales monitoring	Baseline for this indicator see Appendix A	Yearly	Monitoring of this policy will be provided within the Authority Monitoring Report. The monitoring will feed into the work of the Coastal Housing Group. A change in the housing market so that prices are rising along with sales and numbers on the register could indicate growth in the housing market, coupled with an increase in the build out rate of existing commitments. The Housing Working Group will make recommendations to the Planning Policy Committee on policy adjustments around housing allocations.	See Appendix A for the results of this indicator.	




* The baseline figure has been altered from 1257 to 735. The figure of 1257 is the total number of commitments in the coastal zone. However the housing growth target set in the Local Plan (SP3) for the coastal zone is actually only 735. This lower figure is the one that the Council needs to provide and is the correct indicator on whether the policy is meeting the require target.




Policy No SP19	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Holiday Accommodation	How many hotels and bed and breakfast accommodation permissions are being granted?	Number granted permission and number of losses granted permission	Baseline - monitoring will start – 2016/2017 Planning permission granted for 2 with a net loss of 2	Yearly	If the losses of accommodation increase then an analysis will be undertaken to see the reasons why and can policy address this. The Council used to carry out a bi annual flyover of the coast to assess the numbers of caravans being developed and in place – monitoring will take place of the use of the occupancy condition and if it is not being used appropriately then development action will be taken and training for members.	2023/23 – There were no applications for new hotel and bed and breakfast premises, although an application was approved for an extension to an existing hotel. 2021/22 - There were no new applications for hotel and bed and breakfast accommodation. 2020/21 -There were no new applications for hotel and bed and breakfast accommodation. 2019/20 - Creation of 1 bed and breakfast; rebuilding of 1 hotel 2018/19 - no overall loss. This is a good result meaning that no accommodation has been lost.	
Holiday Accommodation	How many bed losses of hotels and bed and breakfast	No of beds in serviced holiday accommodation available in the Coast	Baseline from the 2015 STEAM report for the Coast - 4594	Yearly		2022/23 – Permissions resulted in the loss of 28 bed spaces in hotels and bed and breakfast accommodation. 2021/22 – Permissions resulted in the loss of 23 bed spaces in hotels and bed and breakfast accommodation.	

	accommodation?				<p>2020/21 – No permissions were granted for the loss of hotel and bed and breakfasts.</p> <p>2019/20 - Permission granted for the loss of 1 b&b</p> <p>4356 beds</p> <p>2017/18 - 4265, this was a loss of 329 in 2015 and 86 in 2016.</p>	
Holiday Accommodation	Are the numbers of caravans increasing in the Coastal Zone?	<p>Number of caravans and caravan sites.</p> <p>Total number of caravans/chalets/touring caravans and tents</p>	<p>Baseline from the STEAM report for the Coast - 40434</p> <p>In 2016/17 - There were four new caravan sites granted planning permission. With these sites and extensions to sites the net total increase in the number of caravans was 666 units</p>	Yearly	<p>2023/23 – 24 permissions were granted for 766 caravans, pods, lodges or glamping units.</p> <p>2021/22 - 24 permissions were granted for 660 caravans, pods, lodges or glamping units.</p> <p>2020/21 – 3 permissions were granted for 206 caravans, pods, lodges or glamping units.</p> <p>2019/20 - 23 permission granted for 489 caravans. Increase on previous year showing increased demand.</p> <p>2018/19 there were 5 sites granted permission with a net increase of 136caravans. This is significantly down on the previous year. However that year included Hardy’s Farm, which represented a significant proportion of the total.</p>	
Holiday Accommodation	Is the numbers of self-contained holiday cottages increasing to provide choice in the market	<p>No of beds in non-serviced holiday accommodation available in the coast – self catering</p> <p>No of holiday cottages granted permission</p>	<p>Baseline from the STEAM report – 12276</p> <p>2016/17 - There were 12 holiday cottages granted planning permission</p>	Yearly	<p>2022/23 7 permissions were granted for 10 units which equated to 34 additional bed spaces.</p> <p>2021/22 9 permissions were granted for 18 units which equated to 44 additional bed spaces.</p> <p>2020/21 – 4 permissions were granted for 14 units – which equated to 40 additional bedspaces.</p> <p>2019/20 - 8 permissions granted for 15 units</p> <p>Self catering beds: 12,300</p> <p>2018/2019 – There were 41 holiday cottages granted planning permission</p> <p>2017/18 - The number of self-catering beds available fell slightly to 12184</p>	


Holiday Accommodation	Is the distribution between Serviced and Non Serviced accommodation changing, is the serviced accommodation increasing to provide choice in the market?	% share of each type of accommodation	Baseline from the STEAM report – Serviced accommodation = 44% Non serviced accommodation = 56% Measurable: Visitor numbers	Yearly		2021/22 Serviced: 35% Non-services: 65% 2020/21 Serviced: 22% Non-serviced: 78% This shift could be a change in desirability for non-serviced in order to maintain social distancing. 2019/20 – Serviced: 42% Non-serviced: 58% Previous years: 2017/2018: Serviced accommodation = 44% Non serviced accommodation = 56%	
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Policy No SP20	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Visitor Economy	Are the numbers of visitors increasing to the coast,	Total number of visitors to the Coast and visitor days	Baseline – STEAM report for the Coast total visitor days 2016 – 8.791m Total visitors – 2.696m	Yearly	Monitoring of this policy will be provided within the Authority Monitoring Report. The monitoring will feed into the work of the Coastal Housing Group and the Caravan Working Group of the East Lindsey Economic Action Plan.	2021/22: Visitor days: 13.08m Visitors: 4.482m This represents the highest number in both categories since monitoring began. 2020/21: Visitor days: 10.80m Visitors: 3.765 Showing significant increases post-covid and with people still not travelling abroad as frequently. 2020 – Visitor days: 6.698m Visitors: 2.327m 2019/20: Visitor days: 9.681m Visitors: 2.947m Previous years: 2017 – 9.311m visitor days and 2.796m visitors	




<p>Visitor Economy</p>	<p>Is visitor expenditure increasing whilst they are in the coast?</p>	<p>Direct visitor expenditure</p>	<p>Baseline STEAM report 2016 – total expenditure - £336.72m</p>	<p>Yearly</p>		<p>2021/22 – £461.97million This is an increase of 31% 2020/21 – £352.74 million This figure has increased 63.1% since 2020, but is still below pre-covid levels. 2020 – £216.23 2019/20 – £400.98million Expenditure in 2017 - £365.14million</p>	
<p>Visitor Economy</p>	<p>Is the numbers of people directly employed in the visitor economy increasing?</p>	<p>Direct Employment figures</p>	<p>Baseline 2016 STEAM report – 4610 Serviced – 1320 Non serviced – 2746</p>	<p>Yearly</p>		<p>2022: 7,016 Serviced: 1,799 Non-serviced: 4,110 2021: Total: 5,625 Serviced: 1,326 Non-serviced: 3,400 2020: Total: 3,946 Serviced: 918 Non-serviced: 2,410 2019: Total: 5,008 Serviced: 1,343 Non-serviced: 3065 Previous years: Total 2017 STEAM report 4790 Serviced – 1298 Non serviced – 2931</p>	 
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Policy No SP21	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Coastal Employment	How many planning applications are being granted for employment uses along the coast (excluding caravan sites) – are they being positively supported?	Number of businesses being given planning permission increases throughout the plan period	Baseline - monitoring 2016/2017 when the number of new businesses granted planning permission on the coast was 14 – these were to create 230 full time jobs and 27 part time jobs. 76 of those jobs are in connection with the Premier Inn at Skegness.	Yearly – links with the reporting of the Economic Action Plan.	Yearly	<p>2022/23: There appears to have been 4 new businesses granted permission along the coast but unfortunately no job creation figures were provided as part of the applications.</p> <p>2021/22: There appears to have been 3 new businesses granted permission along the coast but unfortunately no job creation figures were provided as part of the applications.</p> <p>2020/21 There were as far as can be seen a total of 4 new businesses granted permission on the Coast in 2020-21 no job creation figures were provided as part of the application process.</p> <p>There were as far as can be seen 10 new businesses granted permission on the coast in 2019/20</p> <p>There were 15 permissions granted planning permission for business related development. The applications forms indicate the creation of 6 jobs. However, two of the largest applications, for 7 industrial units and 3 retail units do not indicate how many jobs will be created, so the figure will be significantly above 6.</p> <p>2018/19 showing the creation of 29 full time jobs and 1 part time job.</p> <p>Overall the number of jobs has increased from last year but is significantly down on the baseline (although this was skewed by the Premier Inn).</p>	
Comment – The above indicator only shows new businesses that required planning permission and does not reflect the overall growth in new business on the coast, which it is not possible to monitor.							
Coastal Employment	Is employment accommodation suitable to business needs?	Vacancies on industrial estates inland has decreased	Reduction in vacancy rates of units and plots on recognised industrial estates in the main towns. Baseline 2018/2019 – a comprehensive survey has been undertaken to establish the baseline. These figures are updated including allocated plots to give a true record. Mablethorpe – Vacant units -19 (37%) Skegness - Vacant units – 58 (28%)	Yearly	Consider the use/development of Local Development Orders as a way of enhancing the viability of industrial uses. Mablethorpe has a project in the East Lindsey Economic Action Plan – implement the findings of that project.	<p>2022/23: Mablethorpe – Vacant units – 11 (23%)</p> <p>Skegness - Vacant units – 19 (11.3%)</p> <p>2021/22: Mablethorpe – Vacant units -12 (22.6%)</p> <p>Skegness - Vacant units – 23 (11.9%)</p> <p>2020/21: Due to Covid and restrictions the surveys were not able to be undertaken in a timely manner. Furthermore the results would have been significantly skewed by temporary closure of properties due to covid. It was considered more appropriate to obtain a new post-covid benchmark in the next monitoring period.</p> <p>For 2018/19 the vacancy rates were as follows; Mablethorpe – Vacant units -19 (37%)</p> <p>Skegness - Vacant units – 58 (28%)</p> <p>For 2019/20 the vacancy rates were as follows:</p>	 



						Mablethorpe-14 (28%)	
						Skegness- 38 (19%)	



Policy No SP22	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Transport and Accessibility	Are new developments increasing the issue of isolation?	Number of applications granted in small villages granted contrary to the policy.	Baseline - monitoring will start – 2018/2019 with the new amended policy SP4. The baseline is 119 and it would be expected that this figure will reduce as the new policy takes effect supporting only small scale (no more than 2) infill frontage development	Yearly	No management action required. Monitoring of this policy will be provided within the Authority Monitoring Report. If the number of applications granted contrary to policy is shown to be rising then training will be provided around the key issue of sustainability for all relevant officers and Members. It will also be included as a mandatory part of the yearly training for Planning and Policy Committee Members.	2022/23 No applications were granted contrary to policy in small villages. 2021/22 Again 1 application was granted contrary to the terms of SP4. 2020/21 – 1 application was granted contrary to SP4. This is still a very insignificant number compare to overall approvals under SP4 2019/20 - No applications were granted contrary to policy in the small villages, although 3 applications for the conversion of farm buildings had not carried out the required marketing exercise prior to conversion. 2018/19 - 2 applications were granted both in small villages. This shows a significant decrease in the number being granted	

Policy No SP23	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Landscape	Is the Wolds AONB being protected and enhanced?	Number of permissions for major developments within and around the AONB	No permissions granted for major development proposals within the AONB contrary to national statutory advice.	Baseline - monitoring will start – 2016/2017	Work with The Lincolnshire Area of Outstanding Natural Beauty Joint Advisory Committee	2022/23 – 2 applications were permitted, one for a cycle park and visitor centre within the AONB and one for static holiday lodges adjacent to the AONB. 2021/22 - zero 2020/21 – zero 2019/20 - zero 2018/19 - There were no major applications approved in the Wolds AONB during the period.	

Policy No SP24	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Biodiversity and Geodiversity	Is the condition and quality of natural environment being protected and enhanced?	Percentage of SSSI's regarded as in favourable condition	To see an increase from the baseline of 54.6% (2016)	Yearly	No management action required. Monitoring of this policy will be provided within the Authority Monitoring Report.	2022 - 23 - 51.47% a marginal decrease from last year and baseline 2021/22 - 52.94%. seems to be relatively static and remains within a few % +/- baseline 2020/21 - 54.4% 2019/20 - 55.17% 2018/19 - 55.22% of the District`s SSSI`s are in a favourable condition - a marginal rise from 2017.	
Biodiversity and Geodiversity		Percentage of Ancient Woodland lost to development	Target - 0% Baseline amount of woodland 1857.15 ha (2016 from GGP)	Yearly		2022/23 - zero 2021/22 - zero 2020 -21 - zero 2019/20 - zero 2018/19 - No ancient woodland was lost through the grant of planning permissions during the period	
Biodiversity and Geodiversity	Is there a decline in the number of wildlife and Geological sites through development	No of wildlife and geological sites in the District on which development is granted permission	Target - 0% 2016/17 - 0	Yearly	Consider training around the benefits of wildlife sites	2022/23 - zero 2021/22 - zero 2020/21 - zero 2019/20 - 1 application but this was a renewal of a previous application 2018/19 - 1 permission was granted affecting a Site of Nature Conservation Importance and which also affected a Local Wildlife Site. However, this was a renewal of a previous planning permission.	

Policy No SP25	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Green Infrastructure	Is on site open space being provided on sites over 1 ha?	See Monitoring for SP10 - Design	-	Yearly	Further promote pre-application advice in order to raise issue of green infrastructure provision at an early stage.	See monitoring on SP10	

Policy No SP26	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Open Space, Sport and Recreation	Are sufficient facilities being provided to support the health and wellbeing of Local People?	Provision of community and leisure facilities in line with increased population growth over the plan period.	Baseline - monitoring will start – 2016/2017	Yearly	No management action required. Monitoring of this policy will be provided within the Authority Monitoring Report. If the numbers of new facilities being provided is low then there will be a need to strengthen development management approach (Policy/guidance on protection of community facilities). Work with Parish Councils and neighbourhoods to identify areas of community value and ways of supporting their continued use.	2022/23 – There have been 4 applications approved for new community facilities – 1 sports centre, 1 bike park, 1 farm shop and 1 extension to a library. 2021/22 – There have been 5 applications approved for new community facilities - 1 for a community hub; 1 for a primary care facility; 1 for a farm shop and visitor centre; 1 for a farm shop; and 1 for a Pre-school. 2020/21 – There have been 6 applications approved for new community facilities – 2 for shops; 2 for new community halls; three for extensions to schools 2019/20 – There were 2 applications approved for new community halls; 1 application for a new school sports hall; 1 application for a new community hub and 1 application which included a community shop 2018/19 - There were two applications granted full permission for leisure/community facilities	
Policy No SP27	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	
Renewable and Low Carbon Energy	Are renewable and low carbon energy sources being exploited within the District?	Number of applications approved for renewable and low carbon energy sources of each type and scale.	Baseline - monitoring will start – 2016/2017 In 2016 There were three permissions granted for renewable energy in the period; 1 solar farm extension, 2.5k domestic turbine and small turbine and solar array.	Yearly	No management action required. Monitoring of this policy will be provided within the Authority Monitoring Report.	2022/23 Permission was granted for an additional 24 schemes totalling 11.35MW. 4 of these schemes have been implemented so far. 2021/22 Permission was granted for an addition 4 schemes totalling 284kw, none of the schemes have been implemented as yet. 2020/21 Permission was granted for an addition 2 schemes totalling 49.912 MW, neither scheme has been implemented as yet. 2019/20 there were 3 permissions granted for domestic or small scale solar arrays. This is the same as for the previous period. In 2018/19 there were 3 permissions granted for domestic or small scale solar arrays. This is the same as for the previous period .	
Comment – from 2018/19 this indicator will be monitored in more detail to assess the impact of the renewable energy policy in the Local Plan							
Policy No SP28	Key Question/ Rationale	Performance Indicator	Target	Time to be assessed	Potential Management Actions	Outcome	

Infrastructure and S106 Obligations	Is the Council effectively securing adequate contributions to support growth?	Value of financial contributions secured	No target This measures how much has been negotiated and received.	Yearly	No management action required. Monitoring of this policy will be provided within the Authority Monitoring Report. S106 contributions are published on the Councils website on a regular basis.	<p>2022/23 the Council has negotiated 19 new agreements, in total £1,220,741</p> <p>2021/22 Council has negotiated 17 new agreements, in total £1,994,166</p> <p>The Council has received £786,926</p> <p>2020/21 Council has negotiated in total £1,713,809</p> <p>The Council has received zero.</p> <p>2019/20 - There has been no S106 monitoring officer in post for this period therefore this data is unavailable.</p> <p>However the Council will be producing its Infrastructure funding monitoring report detailing all of this data.</p> <p>2018/19 - The Council has negotiated in total £1,775,243 in 2018/19</p> <p>The Council received £114,710 in 2017/18</p>	
Infrastructure and S106 Obligations	Are the received contributions supporting the objectives of the plan?	Spending of financial contributions.	Contributions being spent in line with agreed priorities set within the Infrastructure Delivery Plan.	Yearly	Increased collaboration with strategic infrastructure providers including Lincolnshire County Council.	<p>2022/23 – the Council has made payments of £55,254</p> <p>2021/22 – The Council has made payments of £26,734</p> <p>2020/21 - The Council has made payments of £90,816</p> <p>2019/20 - There has been no S106 monitoring officer in post for this period therefore this data is unavailable.</p> <p>However the Council will be producing its Infrastructure funding monitoring report detailing all of this data.</p> <p>In 2018/19 the Council used £63,241 of S106 money. This funded a variety of projects, including 5 affordable homes in Wainfleet, Tinkers Green improvements in Burgh le Marsh, and upgrading public infrastructure in Chapel St Leonards and at Chapel Point.</p>	
<p>Comment – A full list of S106 contributions is available on the Council`s website at www.e-lindsey.gov.uk In terms of health and education the Council holds the funds, but spend is organised through Lincolnshire County Council and the NHS, both organisations are made aware of the monies the Council holds.</p>							

11.0 CONTINGENCY PLANNING AND MANAGEMENT ACTIONS

11.1 It is possible that during the course of the plan period the regular monitoring against the indicators identified within this document may highlight areas where performance against the objectives of the plan are failing to be met. Given the overall strategic nature of the policies contained within the plan, potential management actions are limited and largely relate to strengthening the approach taken in subsequent revisions of the document or through the implementation of supplementary guidance documents etc.

11.2 However the Council recognises that there are certain instances of underperformance which may require the use of management actions or contingency measures to ensure the plans objectives are not undermined. These are:

- Infrastructure delivery
- Retail, employment land and economic development
- Housing land supply and delivery

11.3 Infrastructure Delivery

11.4 The Core Strategy through the Infrastructure Delivery Plan identifies a series of infrastructure areas which are required to support the proposed growth across the District. The Council will continue to monitor the provision of infrastructure delivery and work with providers to ensure the requirements and priorities are up-to-date.

11.5 However, in the event that elements of the necessary infrastructure required to support the planned growth across the District does not come forward or there is insufficient evidence to confirm the necessary investment and improvements are likely to come forward in the immediate term, the Council will work closely with partners in order to implement the following management and contingency measures:

- Undertake a review of the Infrastructure Delivery Plan in order to establish up-to-date evidence on requirements and priorities necessary to support planned growth across the District.
- Work with partner organisations and providers to explore other available funding streams which may be able to support the delivery of projects.
- Where relevant, review site allocations to ensure the availability of land does not hamper the delivery of infrastructure projects. For example it may not be commercially viable to provide improved services for limited growth even though this improvement may be necessary and therefore the release of more land may in fact be required. Any consideration of the release of more land must also be evidenced by an identified, evidenced need for growth.

11.6 Employment Land Supply and Economic Development

11.7 The effective delivery of additional land and floor space is an essential part of ensuring future economic growth within East Lindsey is supported. The monitoring report includes a number of indicators which are intended to help measure whether the supply is maintained and growth is directed to the right locations. In a situation whereby the policy is performing well and meeting targets the Council will continue to monitor performance and work with the business community to support the ongoing economic development of the District. However it is recognised that in certain instances it may be necessary to implement management actions.

11.8 Where completions, allocations and extant commitments fall significantly below the plan period requirement for additional floorspace for three consecutive years it may be necessary to implement one of the following management actions:

- Review employment land forecasts to ensure the data relating to future floorspace requirements are up-to-date.
- Review the allocations made within the plan to ensure the sites highlighted remain suitable.
- Consider the use of Local Development Orders to promote the re-use and expansion of existing employment land and buildings.

11.9 Housing Supply

11.10 Where the performance of Policy SP3 in the Local Plan is considered to meet targets, the Council will simply continue to monitor its performance along with progress any necessary works required to ensure delivery is maintained in the latter stages of the plan in line with the housing trajectory.

11.11 In such situations as a five year housing land supply plus buffer cannot be demonstrated or the supply/delivery falls significantly below that shown in the housing trajectory may be necessitate the exploration and implementation of management actions. Specific actions may include:

- Review the Strategic Housing Land Availability Assessment to assess the availability of new sites across the District.
- Review the site allocations DPD.
- Consider the release of surplus or less suitable employment sites for housing following a full review of employment land requirements.

12.0 SUSTAINABILITY APPRAISAL MONITORING 2022/23

Sustainability Objective	Key Question	Performance Indicator	Target	Time to be Assessed	Potential Management Actions	2022/2023 Outcome
1. Protect and enhance the quality and distinctiveness of the areas' biodiversity (native plants and animals) and geodiversity.	Will the proposals protect and provide opportunities for improving / enhancing sites designated for their nature conservation value / geodiversity value (local and national levels)?	Number of Local Wildlife Sites or Local Geological Sites affected by new development	Zero proposals resulting in nett loss or damage to Local Wildlife Sites or Local Geological Sites	Annually	No management action required.	0
		Percentage of SSSI's regarded as in favourable condition	Increase in from a baseline 2016 of 54.6%	Annually	See comment box	51.47%
		Percentage of ancient woodland lost to development	0% Ancient Woodland lost to development. 2016 baseline 1,857ha of Ancient Woodland in East Lindsey	Annually	No management action required.	0
Comments : There has been a decrease (by 1.47%) in SSSIs in a favourable condition over the last year. Natural England undertakes condition surveys on SSSIs on a rolling programme. Frequency of visits to a site will depend on a number of factors but takes place on average every seven years. Given the degree of protection given to these sites through legislation, it is unlikely that they will be directly impacted by planning applications. However, the assessment helps to establish the general 'health' of such sites across the district and the indirect pressures that they may be under. It also reflects if overall change is moving in a negative or positive direction. No applications were approved which impacted on a Local Wildlife Sites (LWSs) or ancient woodland.						
2. Protect and enhance the quality and distinctiveness of the area's landscapes, townscapes and historic environment	Will the proposal protect the distinctive landscapes (e.g. Conservation Areas, Lincolnshire Wolds AONB) within the district?	Number of permissions for major development within and adjacent to the AONB	No permissions granted for major development within the AONB	Annually	Continue to work as a partner in the Lincolnshire Wolds Countryside Service and Joint Advisory Committee	2 - one for a cycle park and visitor centre within the AONB and one for static holiday lodges adjacent to the AONB.
	Will it maintain and, where possible, increase the area of high-quality green infrastructure within the district?	Amount (ha) of green infrastructure delivered through new development	No target but increase in level created	Annually	Further promote pre-application advice in order to raise issue of green infrastructure provision at an early stage	6 sites over 1ha completed however two of these were private residential dwellings. On the remaining sites a total of 0.57ha of green space was provided
	Will it protect or enhance known features of historical, archaeological, or cultural interest, including their setting.	Number Heritage Assets at Risk	No nett increase in buildings on the Buildings at Risk register; No nett increase in Scheduled Monuments and other archaeological sites at risk Baseline for 2016 9 listed buildings, 10 places of worship, 23 archaeological sites, 0 Parks and Gardens, 0 Battlefields, 0 Wreck Sites, 7 conservation areas	Annually	Continue to monitor the change and assess if more proactive action is required.	2022 - 10 listed buildings; 20 places of worship; 14 archaeological sites; 0 parks and gardens; 0 battlefields; 0 wreck sites; and 6 conservation areas. 3 listed buildings have been removed from the list and 2 new ones added; 3 places of worship have been added; 1 archaeological site has been removed from the list and 1 conservation area has been added. (published November 2022)
Comments : The Council is a funding partner of the Lincolnshire Wolds Countryside Service and Joint Advisory Committee; which prepares a Management Plan, in line with legislative requirements, on behalf of Local Authority Partners. A new Management Plan was agreed by partners at the end March 2018. 2 major developments were granted permission within or adjacent to the AONB in 2022/23. Development has brought forward an additional 0.57ha of green infrastructure which is a marginal increase on last year's level and significant less than the amount of green infrastructure created in previous years. The level of heritage at risk in the District has remained at a similar level for a number of years, although individual figures have fluctuated, and sites have left and entered the register. Since 2021, 3 listed buildings have been removed from the list and 2 new ones added; 3 places of worship have been added; 1 archaeological site has been removed from the						

list and 1 conservation area has been added. In comparison to the base line figures of 2016, there has been a slight increase in the number of churches on the register but a decrease in listed buildings, archaeological sites and conservation areas. The 2022 figures were not available at the time of this monitoring report. The Council will continue to monitor this to see if action is needed to reverse the trend.

3. Protect natural resources from avoidable losses and pollution and minimise the impacts of unavoidable losses and pollution		Amount of Grade 1 and 2 agricultural land lost to development	No target set Baseline - 7,531 ha of grade 1 agricultural land; 4,937ha grade 2 agricultural land.	Annually	The Council has not monitored this figure previously, so a new approach has been introduced to monitor this figure.	Permission was granted on 0ha of Grade 1 agricultural land in 2022/23. Permission was granted on 31.7 ha of grade 2 agricultural land. Just over 5ha of this was permission for housing (of which 3ha were allocated in the Local Plan), 21.19 ha were for renewable energy and 5.4ha was a recreation facility (of which the 5.4ha represents the part on grade 2 land, the remainder of the site being on grade 3). There have also been a number of conversions of agricultural buildings to residential.
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Comments : The baseline for the amount of grade 1 and 2 agricultural land does not necessarily reflect the amount of productive land. The mapping for the agricultural land includes the majority of villages in the District and only the towns and some of the other urban uses, such as airfields, are excluded. Therefore, it does not automatically mean that the granting of permission on these areas of land has removed productive agricultural land. No development has taken place on grade 1 agricultural land. Permission was granted on 31.7 ha of grade 2 agricultural land. Just over 5ha of this was permission for housing (of which 3ha were allocated in the Local Plan), 21.19 ha were for renewable energy and 5.4ha was a recreation facility (of which the 5.4ha represents the part on grade 2 land, the remainder of the site being on grade 3). There have also been a number of conversions of agricultural buildings to residential. This is an increase in the amount of grade 2 land given permission in the previous 12 months.

4. Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided	Will it minimise flood risk to people, property, agricultural land and other assets from rivers and from drainage infrastructure e.g. resulting from intense or prolonged precipitation?	Number of applications approved inland by committee within flood zones 2 and 3	No target set	Annually	No management action required. Monitoring of this policy will be provided within the Authority Monitoring Framework. If applications are being approved then an assessment will be carried out to see why, then consideration will be given to training for development management and Members to address the situation on national policy and flood risk.	0 applications approved by committee within flood zones 2 and 3 in 2022/23.
	Will it minimise flood risk to people, property, agricultural land and other assets from coastal inundation e.g. via storm surges?	Number of open market houses with planning permission within the Coastal Hazard Zones	Total should not exceed 1308 over the plan period	Annually	Review of the reasons permission is being given out of conformity with the policy and consideration will be given to provide training to officers and Members on national policy and flood risk.	26 no. plots granted 2022/23

Comments : No applications have been granted permission by committee in the inland flood zones 2 and 3. In the coastal area, the amount of consents has increased from last year. The Council will continue to monitor the planning permissions coming forward in the inland and coastal flood areas to ascertain if action is needed or if there are material considerations which have led to the granting of consent.

5. Promote viable and diverse economic growth that supports communities within the district	Will the plan promote sustainable economic growth?	Amount (ha) of new employment land developed	Target Alford - 1ha; Coningsby/ Tattershall 1.5 - 3ha; Horncastle 5.5 - 9ha; and Louth 8.6ha over plan period	Annually	No management action required.	Existing Louth allocations almost completed but no movement on the new allocations yet. Spilsby: Tong have taken most of the new allocation with no other movement. Alford: limited space left on main estate but low level of new activity – new allocations are done through the Alford NDP. Skegness: no expansion onto the new allocation yet. Mablethorpe:
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						nothing additional on new allocation. Horncastle: Polypipe took previous allocation but nothing new.
		New business registrations	Increase in number of VAT registered businesses Baseline 2016 Local Units - Micro 5,420; Small 870; Medium 120; Large 5 : Total 6,415 NOMIS	Annually	No management action required.	- 2023 results Micro - 4885; Small - 530; Medium - 70; Large - 10; Total 5495
	Will the plan improve access to local services, facilities and places of employment?	Number of vacant retail units as percentage of total ground floor business; by town	Decrease in vacancy rates on 2016 baseline of Alford 4.62%; Coningsby Tattershall 1.61% (2008); Horncastle 2.38%; Louth 4.55%; Mablethorpe 2.13%; Skegness 2.13%; Spilsby 12.2%	Annually	Consider the use/development of Local Development Orders as a way of enhancing the viability of uses.	2021/22 Alford 9.5%; Horncastle 8.6%; Louth 8.6%; Mablethorpe 14%; Skegness 5.1% Spilsby 8.9%
	Does the plan encourage the rural economy and support farm diversification?	Number of farm diversification projects approved	No target set	Annually	No management action required.	17
	Enable tourism opportunities to be exploited?	Number of applications approved for tourism/leisure uses (including accommodation)	No target set	Annually	No management action required. Monitoring of this policy will be provided within the Authority Monitoring Framework.	There were 94 applications approved district wide for tourism and leisure purposes with 52 full time and 42 part time jobs created.
Comments : The range of indicators for this objective will enable monitoring of delivery of employment land, business creation, retail vitality and additions to the tourism offer. Progress on the allocated industrial has been limited, with some initial work underway to initialise bringing forward the extension at Louth. The number of businesses has decreased overall following on from increases in recent years and now stands below the 2016 baseline. Decreases have been seen across all sizes of business except Large, which have stayed the same. Vacancy rates are higher than last year in all but Louth and Mablethorpe, and vacancy rates across all towns are higher than the 2016 baseline. The figure for new farm diversification projects has increased slightly from last year. Applications are very much dependent on the aspirations of individual agricultural units. All of the applications, bar one, were for holiday accommodation on farms, the other was for the creation of a farm shop. In terms of overall applications for tourism uses, there has been a significant increase in the number of applications approved, very few of these indicated any jobs creation with the proposal, although more jobs have been created this year. In the majority of cases, the addition of individual holiday lets is not reflected in an increase in jobs.						
6. Prioritise appropriate re-use of previously developed land and minimise the loss of the best agricultural land and greenfield sites	Will the plan promote the efficient re-use of land and buildings?	Percentage of housing granted planning permission on previously used land	No target set. Baseline 11.89% to Feb 2016	Annually	No management action required.	139 plots granted on brownfield land across the District which is 7.69% of the total granted
	Will the plan protect the best and most versatile agricultural land?	Amount of Grade 1 and 2 Agricultural Ground lost to development	No target set Baseline 6,586 ha of grade 1 agricultural land; 62,000 ha grade 2 agricultural land (2016)	Annually	The Council has not monitored this figure previously, so a new approach has been introduced to monitor this figure.	Permission was granted on 0ha of Grade 1 agricultural land in 2022/23. Permission was granted on 31.7 ha of grade 2 agricultural land. Just over 5ha of this was permission for housing (of which 3ha were allocated in the Local Plan), 21.19 ha were for renewable energy and 5.4ha was a recreation facility (of which the 5.4ha represents the part on grade 2 land, the remainder of the site being on grade 3). There have also been a number of

						conversions of agricultural buildings to residential.
Comments : There were 139 plots granted on brownfield land (7.69%) of the total. This is a decrease from last year's total, however, the actual number of plots has not reduced significantly. Instead, this reduction is as a result of the granted of a few relatively large permissions on greenfield land, including the large allocated site at Spilsby (600), whereas brownfield sites in East Lindsey tend to be smaller. The baseline for the amount of grade 1 and 2 agricultural land does not necessarily reflect the amount of productive land. The mapping for the agricultural land includes the majority of villages in the District and only the towns and some of the other urban uses, such as airfields, are excluded. Therefore, it does not automatically mean that the granting of permission on these areas of land has removed productive agricultural land. No development has taken place on grade 1 agricultural land. Permission was granted on 31.7 ha of grade 2 agricultural land. Just over 5ha of this was permission for housing (of which 3ha were allocated in the Local Plan), 21.19 ha were for renewable energy and 5.4ha was a recreation facility (of which the 5.4ha represents the part on grade 2 land, the remainder of the site being on grade 3). There have also been a number of conversions of agricultural buildings to residential. This is an increase in the amount of grade 2 land given permission in the previous 12 months.						
7. Improve accessibility to key services, facilities amenities and green infrastructure including the promotion of sustainable modes of access	Improve access to local services, facilities, places of employment and green infrastructure for all residents throughout the district?	Number of community facilities lost/ gained	No nett change (will require a narrative monitoring) Baseline - monitoring will start 2016/2017 with the starting figure being in the Settlement Hierarchy Points Table 2016.	Annually	No management action required. Monitoring of this policy will be provided within the Authority Monitoring Framework. If the numbers of new facilities being provided is low then there will be a need to strengthen development management approach and the policy for protection of community facilities.	The nett change across the district overall has been a nett loss of 3 services and facilities. The biggest area of loss has been food shops.
	Provide improved and sustainable public modes of transport in both urban and rural areas and reduce the need to travel by car?	Percentage of settlements with a recognised shopper bus service	No decrease in level Baseline 16% (2016)	Annually	No management action required.	6%
		Percentage of settlements with a recognised commuter bus service	No decrease in level Baseline% (2016)	Annually	No management action required.	42.6%
Comment : The first of these indicators will allow the ebb and flow of services and facilities in communities to be tracked to establish any patterns. The latest assessment of services and facilities has shown a nett loss of three services and facilities. The biggest area of loss has been seen in food shops. The indicators for bus services will enable the Council to identify issues of isolation and work with partners to address this. The percentage of settlements with either a commuter or a shopper bus service has decreased slightly from last year. There have been no new services introduced.						
8. Increase reuse and recycling rates and minimise the production of waste	Is there an increase in waste recovery and recycling?	Percentage of household waste recycled	Increase Baseline 46.25% (2015 - 2016)	Annually	No management action required.	40.47%
Comment : The links between the Plan and waste production and recycling are indirect, however, the planning applications do address the need to facilitate access to bins (including those for recycling). The Council's recycling rate does fluctuated but continues to be higher than when the Sustainability Appraisal monitoring began in 2017.						
9. Support inclusive, safe and vibrant communities	Will it improve the quality of life for communities by allowing residents to become actively involved in decision making at a local level?	Number of Parishes with Parish Plan	No target set Baseline 25 in 2016	Annually	No management action required.	No new Parish Plans
		Number of Parishes with Neighbourhood Development Plan	No target set Baseline - 1 'made' Plan (Horncastle) in 2016	Annually	Closer working and engagement with Local communities to help them through the neighbourhood planning process.	Holton le Clay and Skegness NDPs were 'made'. Work is ongoing on Belchford and Fulletby NDP No new Parishes have come forwards for designation as Neighbourhood Areas.
	Does it maintain, enhance and create green infrastructure assets (e.g. green	Amount (ha) of green infrastructure created through	No target but increase in level created	Annually	Further promote pre-application advice in order to raise issue of green infrastructure provision at an early stage	6 sites over 1ha completed however two of these were private residential dwellings. On the remaining sites a total of 0.57ha of green space was provided

	space) across the district accessible to the whole community?	new development				
	Improve access to local services, facilities, places of employment and green infrastructure for all residents throughout the district?	Number of community facilities lost/gained	No nett change (will require a narrative monitoring) Baseline in 2016 tables, will monitor annual change	Annually	No management action required. Monitoring of this policy will be provided within the Authority Monitoring Framework. If the numbers of new facilities being provided is low then there will be a need to strengthen development management approach through the Plan's policies.	The nett change across the district overall has been a nett loss of three services and facilities. The biggest area of loss has been in food shops.
	Does the plan promote more diverse and cohesive communities?	Number of pitches granted permission for gypsies and travellers	Minimum of 7 pitches permanent pitches, 20 stopping places for gypsies and travellers and 6 residential plots for circus and show people	Annually	Carry out an update to the 2016 GTAA in 2019 ready for the 5 year review – if necessary review land supply and seek further sites to allocate.	Planning permission was granted for 18 transit pitches at a site off the Burgh By-Pass in January 2018 and sites have been allocated for 11 permanent pitches on a site in Louth and 7 transit pitches on a site in Mablethorpe. No change 2022/23.
	Does the plan promote and encourage design principles that positively reduce crime and antisocial behaviour?	Incidence of recorded crime	No increase in recorded crime	Annually	No management action required.	73.53 per 1,000
<p><i>Comments</i> : There is a diverse suite of indicators under this objective. The first two relate to the activity of Parish Council's, supported by the District Council. Work on Parish Plans has been quiet this year, with no new Plans being produced. In terms of Neighbourhood Plans, Holton le Clay and Skegness NDPs have been made and progress is taking place on one other Neighbourhood Plans. The next two objectives relate to community facilities that the plan seeks to provide and protect. Development has brought forward an additional 0.57ha of green infrastructure which a slight increase on last year and significantly less than that created in previous years. The latest assessment of services and facilities has again shown a nett loss of three services and facilities. The biggest area of loss has been food shops. Although work continues on bringing forward the gypsy and travellers, there has been no progress in meeting the target. The original data source for reported crime is no longer available. Government returns have been used to calculate the figure. , The crime rate has reduced slightly. The publication of up-to-date census data allows the increased population in East Lindsey to be factored in which would reduce the crime rate per 1,000 population. However, even with this data change, there has been a slight decrease.</p>						
10. Ensure that local housing needs are met	Support the provision of a range of house types and sizes, including affordable housing, to meet the identified needs of all sectors of the community?	Annual House Building rate (based on trajectory in AMR).	Housing Trajectory in AMR Baseline 2017/18 – 565 2018/19 - 558 2019/20 – 558 2020/21 – 558 2021/22 - 558	Annually	All those with planning permission will be contacted to see when they are going bring sites forward, building control will be checked and site visits undertaken. If sites are not coming forward then consideration will be given to further site allocations to ensure supply is maintained. This will be monitored monthly with the number of completions and planning permissions added onto the Councils position statement which will be published half yearly on the Councils website. Population evidence will be gathered when ONS produce new data. A full update of the SHMA will take place in leading up to the point of the review of the Plan.	2022/23 House building has fallen slightly below the trajectory, with 526 completions (by 32)
		Mix of houses based on stock breakdown by Council Tax band	No target set Baseline - 60.4% Band A and B; 32.4% Band C and D;	Annually	No management action required	45.77% Band A and B; 39.26% Band C and D; 12.93% Band E and F; 2.032% Band G and H (2022)

			6.4% Band E and F; 0.9% Band G and H (2016)			
	Enable first time buyers to purchase a home?	Affordability Ratio	No increase Baseline - 5.91 (2016)	Annually	No management action required	7.53 (2022)
	Does the plan promote more diverse and cohesive communities?	Number of pitches granted permission for gypsies and travellers	Minimum of 7 pitches permanent pitches, 20 stopping places for gypsies and travellers and 6 residential plots for circus and show people	Annually	Carry out an update to the 2016 GTAA in 2019 ready for the 5 year review – if necessary review land supply and seek further sites to allocate.	Planning permission was granted for 18 transit pitches at a site off the Burgh By Pass in January 2018 and sites have been allocated for 11 permanent pitches on a site in Louth and 7 transit pitches on a site in Mablethorpe. Work continues but there has been no change.
<p>Comments : The indicators monitor different aspects the provision of housing across the District, addressing the provision of general housing; the mix of housing; its affordability; and provision for gypsies and travellers. In terms of the house building trajectory, the number of completions, has fallen below the trajectory by 32. There have been a number of changes in the Council Tax banding figures. The percentage in the lower two categories (A and B) is reducing at an increasing pace with the percentage for larger properties increasing across the bands. Bands A and B still make up the largest amount of housing in the district, but this has fallen by over 14% in the last year. The affordability ratio has been fairly stable but has increase sharply in the last 12 months, which indicates the price of houses is increasing but local wages are not keeping up and this makes it difficult for those living and working in the District. No additional progress has been made toward the target on gypsy and travellers.</p>						
11. Increase energy efficiency and ensure appropriate sustainable design, construction and operation of new developments	Is there a reduction in household waste and increased waste recovery and recycling?	Amount of waste going to landfill	Decrease Baseline Total Household Waste 55,197 tonnes; waste to landfill 29,669 tonnes; waste recycled dry 12,456; waste recycled green 13,072 (total 25,528) (2015 - 2016)	Annually	No management action required	Total Household Waste 57,499 tonnes; waste to landfill 34,229 tonnes; waste recycled dry 10,480; waste recycled green 12,790 (2021 - 2022)
		Percentage of household waste recycled	Increase Baseline 46.25% (2015 - 2016)	Annually	No management action required	40.47% (2021 - 22)
	Does the plan lead to an increased proportion of energy needs being met from renewable sources?	Amount of kilowatt hours generated from renewable sources – granted through planning permissions	Increase Baseline 2016/17 153,890kw (153.89MW)	Annually	No management action required	Permission was granted for an additional 24 schemes totalling 11.35MW. 4 of these schemes have been implemented so far.
<p>Comments : The links between the Plan and waste production and recycling are indirect, however, the planning applications do address the need to facilitate access to bins (including those for recycling). There have been small decreases in the amount of waste generated in the last 12 months, in the amount going to landfill and in the amount of recycled household waste; along with a small increase green waste recycling. This has led to a slight increase in the overall percentage of recycled household waste. The Council has long received applications for renewable technologies, the first being in 2003. These were predominantly for wind energy but with changes in Government subsidies, the attention has switched to solar energy, with more solar applications being approved than any other type of application. Planning permission has been granted for 24 addition schemes in the last 12 months. These are largely at a domestic scale, although one commercial scale application has been approved this year. Together, these schemes have the potential to generate 11.35MW of power; \$ of the schemes have been implemented so far.</p>						
12. Encourage and provide the facilities and infrastructure for "healthy lifestyles"	Does it ensure that adequate health facilities and infrastructure is available for present and future generations?	Number of doctors and dentist surgeries in the District	Increase Baseline 2016 16 Dentists; 25 Doctor's Surgeries belonging to 22 Practices	Annually	No management action required	11 dentists; 23 doctor's surgeries belonging to 16 Practices.
	Does the plan promote healthy and active lifestyles?	Levels of participation in sport and recreation	Increase Baseline - 26.5% of the population aged 16+ take part in 30min of moderate intensity sport (Oct 2015 - September 2016)	Annually	No management action required	13.9% of Adults aged 16+ are fairly active undertaking between 30-149 minutes a week of sport/recreational activities. (2020/21)

	Will it maintain and, where possible, increase the area of high-quality green infrastructure within the district?	Amount (ha) of green infrastructure created through new development	Increase	Annually	No management action required	6 sites over 1ha completed however two of these were private residential dwellings. On the remaining sites a total of 0.57ha of green space was provided
Comments : While the Council is not a provider of health services, or directly increase participation in sport, it will continue to monitor the above facilities to see if there is any further role it can play in assisting provision through S106 contributions. The level of in the number of medical services provided across the District has decreased by 1 dental practice in the last 12 months. Participation in sport has increased by 2.2% but is above that recoded at the start of monitoring in 2016,. Development has brought forward an additional 0.57ha of green infrastructure which is a marginal increase on last year's level but significant less than the amount of green infrastructure created in previous years.						
13. Positively plan for, and minimise the effects of, climate change	Will it minimise flood risk to people, property, agricultural land and other assets from rivers and from drainage infrastructure e.g. resulting from intense or prolonged precipitation?	Number of applications approved inland by committee within flood zones 2 and 3	No target set	Annually	No management action required. Monitoring of this policy will be provided within the Authority Monitoring Framework. If applications are being approved then an assessment will be carried out to see why, then consideration will be given to training for development management and Members to address the situation on national policy and flood risk.	0 applications were approved by committee within flood zones 2 and 3 in 2022/23.
	Will it minimise flood risk to people, property, agricultural land and other assets from coastal inundation e.g. via storm surges?	Number of open market houses built within the Coastal Hazard Zones	Total should not exceed 1308 over the plan period	Annually	Review of the reasons permission is being given out of conformity with the policy and consideration will be given to appropriate training.	105.no. plots
	Does the plan lead to an increased proportion of energy needs being met from renewable sources?	Amount of kilowatt hours generated from renewable sources – granted through planning permissions	Increase Baseline 2016/17 153,890kw (153.89MW)	Annually	No management action required	Permission was granted for an additional 24 schemes totalling 11.35MW. 4 of the schemes have been implemented so far.
Comments : All these indicators are used in connection with monitoring other Sustainability Objectives, however, together they provide an overview for the key climate change issues. Other issues affected by climate change, such as biodiversity, are contained under their relevant Sustainability Objective. The Council has long received applications for renewable technologies, the first being in 2003. These were predominantly for wind energy but with changes in Government subsidies, the attention has switched to solar energy, with more solar applications being approved than any other type of application. Planning permission has been granted for 24 additional schemes in the last 12 months. These are largely at a domestic scale, although one commercial scale application has been approved this year. Together, these schemes have the potential to generate 11.35MW of power. 4 of the schemes have been implemented so far.						

APPENDIX A – HOUSE PRICES

1.0 Set out below are a series of tables, which indicate the prices paid for sold properties by Ward in the District broken down into Inland East Lindsey and the Coastal Zone. The tables cover, all dwellings, detached and semi-detached dwellings.

2.0 Both Inland and Coastal areas of the District have as an average seen increases in house prices, but it does appear to vary significantly from ward to ward, irrespective of whether it is inland or coastal. There are fundamental differences in the average prices between Inland East Lindsey Wards and the Coastal Wards. The difference between inland and coastal prices has stayed broadly the same over the 12 year period. These are set out below.

Inland/Coastal Split																		
Property Type	2016/17			2017/18			2018/20			2020/21			2021/22			2022/23		
	Inland £	Coastal £	Coastal difference	Inland £	Coastal £	Coastal difference	Inland £	Coastal £	Coastal difference	Inland £	Coastal £	Coastal difference	Inland £	Coastal £	Coastal difference	Inland £	Coastal £	Coastal difference
All Dwellings	135,110	122,716	10% lower	140,713	128,294	10% lower	151,414	132,767	14% lower	159,321	144,500	10% lower	172,083	160,488	7% lower	186,727	170,494	10% lower

2.1 The UK lower quartile average price paid for a dwelling in March 2023 was £182,500. Inland East Lindsey prices are 2% higher than the UK average, and 7% lower in the Coast.

East Lindsey Vs UK (lower quartile data)																				
	2018/20					2020/21					2021/22					2022/23				
	UK £	Inland East Lindsey	% Difference from UK	Coastal Zone	% Difference from UK	UK £	Inland East Lindsey	% Difference from UK	Coastal Zone	% Difference from UK	UK £	Inland East Lindsey	% Difference from UK	Coastal Zone	% Difference from UK	UK £	Inland East Lindsey	% Difference from UK	Coastal Zone	Coastal difference
All dwellings	162,000	151,414	7% lower	132,767	22% lower	177,500	159,321	11% Lower	144,500	23% lower	180,000	172,083	5% Lower	160,488	12% Lower	182,500	186,727	2% Higher	170,494	7% lower

2.2 At the present time there is no overall pattern of sweeping increases in prices. Inland does appear to be seeing a small increase in prices but it is not across the board and this is also reflected in parts of the Coast but to a lesser degree. Prices are still very low compared to the national average. The largest changes are more than likely anomalies caused by low numbers of sales in those particular wards.

INLAND EAST LINDSEY WARDS

LOWER QUARTILE PRICES paid JUNE 2015 TO March 2022

ALL SECOND HAND DWELLINGS

Ward	Jun-15 £	Jun-16 £	Jun-17 £	Jun-18 £	Jun-20 £	March-21 £	March-22 £	Dec-22 £	% Change March 22 to Dec 22
Alford	99,950	110,750	125,000	125,000	120,000	115,000	139,950	140,000	0.04%
Binbrook	124,750	129,950	152,000	140,000	138,500	151,000	187,500	235,000	25%
Burgh le Marsh	124,950	127,500	140,500	135,000	137,000	140,000	173,250	195,000	13%
Coningsby & Mareham	102,000	111,000	105,000	115,000	123,500	115,000	132,000	145,000	10%

Friskney	110,000	128,250	126,660	142,998	142,500	132,500	145,000	237,500	64%
Fulstow	157,000	145,000	152,500	172,000	187,995	187,995	225,000	263,750	17%
Grimoldby	115,000	125,000	132,000	123,375	160,000	138,000	151,250	180,000	19%
Hagworthingham	156,000	147,000	180,000	136,000	186,000	190,000	215,000	222,000	3%
Halton Hologate	128,000	127,000	158,000	143,000	160,000	215,000	241,500	240,000	-1%
Holton-le-Clay & North Thoresby	123,000	125,000	130,000	145,000	147,000	145,000	169,134	180,000	6%
Horncastle	115,000	125,000	128,975	132,000	137,500	150,000	142,000	136,000	-4%
Legbourne	130,000	119,950	163,500	160,000	238,000	200,000	195,000	235,000	21%
North Holme	96,000	121,000	118,000	128,000	169,000	175,000	148,000	159,998	8%
Priory & St James'	97,000	93,500	105,000	108,000	112,000	112,000	116,000	120,000	3%
Roughton	154,000	133,000	163,000	170,000	161,600	212,500	215,000	207,000	-6%
Sibsey & Stickney	124,995	129,475	135,000	150,000	150,000	155,000	161,000	194,975	21%
Spilsby	88,000	107,000	107,000	113,250	110,000	128,000	126,000	136,500	8%
St Margaret's	123,500	125,000	132,000	130,000	135,000	140,000	135,000	153,000	10%
St Mary's	147,500	112,500	139,950	135,250	134,000	169,500	182,500	210,000	15%
St Michael's	126,000	128,475	115,000	140,000	159,000	160,000	152,000	165,000	9%
Tetford & Donington	146,000	175,000	164,000	227,500	230,000	215,000	245,500	243,390	-1%
Tetney	113,000	122,000	95,500	120,000	140,000	153,000	174,000	165,000	-5%
Trinity	82,000	91,500	109,000	109,625	120,000	120,000	138,250	128,000	-7%
Wainfleet	112,000	112,000	110,500	116,000	90,000	103,000	147,000	150,000	2%
Willoughby with Sloothby	130,000	137,500	150,000	149,975	143,000	177,500	187,500	200,000	7%
Withern & Theddlethorpe	135,000	150,000	165,000	151,000	188,000	205,000	208,000	220,000	6%
Woodhall Spa	173,500	179,000	165,000	187,000	190,000	217,000	205,000	203,750	-1%
Wragby	127,500	108,000	115,000	135,000	130,000	139,000	161,000	162,500	1%
Average price change									9%
Average Price								186,727	

COASTAL ZONE

ALL DWELLINGS

Ward	Jun-15 £	Jun-16 £	Jun-17 £	Jun-18 £	Jun-20 £	Mar-21 £	Mar-22 £	Dec-22 £	% change Mar 22- Dec22
Chapel St Leonards	100,000	112,000	119,000	125,000	120,000	136,500	150,000	160,000	7%
Croft	104,000	134,500	140,000	160,000	160,000	172,000	209,950	220,000	5%
Ingoldmells	105,000	115,000	120,000	124,400	125,000	145,000	160,944	170,000	6%
Mablethorpe	92,000	93,000	107,995	108,750	118,000	125,000	145,000	158,000	9%
Marshchapel & Somercotes	120,000	125,000	125,000	137,500	142,000	160,000	177,500	210,000	18%
Scarbrough & Seacroft	105,000	106,750	118,000	116,000	125,000	135,000	148,000	150,000	1%
St Clement's	110,000	120,000	116,500	122,000	129,950	133,000	130,000	127,500	-2%

Sutton on Sea	123,000	127,000	139,950	141,000	149,950	160,000	182,500	189,950	4%
Winthorpe	107,000	75,000	118,000	120,000	125,000	134,000	140,500	149,000	6%
Average price change									6%
Average price									170,494

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