

East Lindsey District Council
Tedder Hall
Manby Park
Louth Lincolnshire
LN11 8UP

SENT BY EMAIL ONLY TO
customerservices@e-lindsey.gov.uk

12 April 2021

Dear Sir / Madam

EAST LINDSEY LOCAL PLAN REVIEW (LPR) – ISSUES & OPTIONS CONSULTATION

Introduction

Thank you for consulting with the Home Builders Federation (HBF) on the above mentioned consultation. The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership which includes multi-national PLC's, regional developers and small local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing. The HBF submits the following responses to the Council's questionnaire.

Question A1 : Do you agree with the new plan period running to the year 2041?

The HBF agree that the new plan period should run to 2041.

Question B1 : Do you agree with the Table of Policies for review?

The HBF agree that Policies SP1 – SP29 of the adopted Local Plan should be reviewed.

Question C1 : Is there a need to have a split between coastal and inland areas?

The HBF's preference is **Option C1** comprising two distinct housing areas for the inland and coastal parts of the District. This option allows for a flexible approach taking account of the special circumstances on the coast (including the risk of flooding & increased development costs). Housing growth could be dispersed differently in inland and coastal areas.

The HBF consider that a single housing strategy and a set of policies for the whole District (**Option C2**) is inappropriate for East Lindsey.



Question D : If there is a split between coastal and inland, how will housing be distributed in the coastal areas?

The HBF's preference is **Option D2** comprising a settlement hierarchy led by the two main towns of Mablethorpe and Skegness. This approach would establish a hierarchy of sustainable settlements, whereby opportunities for development would be apportioned to the towns and larger & smaller villages according to their status and role in the hierarchy. There would be development-led regeneration and significant urban extensions on to greenfield sites in & about Mablethorpe and Skegness, minor housing development in the large villages, increased new housing development in the more sustainable villages (with sufficient services and facilities to support themselves and surrounding smaller villages) and local-needs housing essential to support the local rural economy in the less sustainable villages (without sufficient services and facilities to support themselves).

The HBF consider that alternative **Options D1** (A strong focus on the main elsewhere), **D3** (Unrestrained dispersal of development throughout all settlements in the coastal area), **D4** (Restrained housing growth to meet natural population growth needs) and **D5** (Creating a new town) are inappropriate.

Question E : If there is a split between coastal and inland, how will housing be distributed in the inland areas?

The HBF's preference is **Option E2** comprising a settlement hierarchy led by the towns. This approach would establish a hierarchy of sustainable settlements, whereby opportunities for development would be apportioned to the towns and larger & smaller villages according to their status and role in the hierarchy. There would be significant urban extensions on greenfield sites in and about Horncastle and Louth, minor urban extensions to Alford & Coningsby / Tattershall (Spilsby has an allocated urban extension), increased new housing development in the more sustainable villages (with sufficient services and facilities to support themselves and surrounding smaller villages) and local-needs housing essential to support the local rural economy in the less sustainable villages (without sufficient services and facilities to support themselves).

The HBF consider that alternative **Options E1** (A strong focus on the main urban centres of Louth, Alford, Spilsby & Horncastle and restraint on housing elsewhere), **E3** (Unrestrained dispersal of development throughout all settlements in the inland area) and **E4** (Creating a new town) are inappropriate.

Conclusion

At this time, there are no further comments that the HBF would like to make. It is hoped that these responses are of assistance to the Council in preparing the next stages of the LPR. As plan preparation progresses, the HBF look forward to submitting further representations at later consultation stages, in the

meantime, if any further information or assistance is required please contact the undersigned.

Yours faithfully
for and on behalf of **HBF**

A handwritten signature in blue ink, appearing to read "Susan E Green", written in a cursive style.

Susan E Green MRTPI
Planning Manager – Local Plans