

# South East Lincolnshire Local Plan 2011-2036 Draft for Consultation July 2016

## Post\_title: Appendix 2: Glossary

ID1:	530	comment_author:	Ian Trevor		
comment_content:	The revised Local Plan, published for consultation during July 2016, does not take into consideration the "Flood risk assessments: climate change allowances" which were published in February 2016. This identifies the additional potential risk for flooding with long term projections. Several sites that have around 50% of the proposed site area as Flood Risk 3a have been progressed to this final consultation stage where this is probably unsuitable for development. For example the site in Quadring, QA003.	Officer Comment:	Most of the Qua003 is in Flood Zone1 with the rest of the area similarly split between Flood Zones 2 and 3a. Therefore, only a minor part of the site is in Flood Zone 3a.  The emerging Local Plan is supported by an updated Strategic Flood Risk Assessment (undertaken in 2016/17). This indicates that the village of Quadring is not subject to any significant flood risk because Quadring is not located close to the coast or to main rivers. Therefore it is considered a suitable place for development.	Officer Recommendation:	No change to the approach is required.

ID1:	531	comment_author:	Tetlow King Planning		
comment_content:	We note that the Glossary contains the definition of affordable housing as set out in Annex 2 of the NPPF, verbatim, bar the inclusion of a description of Starter Homes. We anticipate the NPPF definition changing during 2016 following the Proposed Changes to National Planning Policy consultation (December 2015). As set out in Section 5 of the enclosed Statement, we recommend that the Glossary also adds a description of Rent to Buy as a further tenure, such as that below: Rent to buy homes: available to rent at a cost no greater than 80% of the local open market rent, including service charge, before being made available to purchase with a discount or gifted deposit.	Officer Comment:	Noted.  Given the timescale of the Rent to Buy programme (ends in March 2018) it is not considered that it would be necessary to add a definition for this.	Officer Recommendation:	No change required in relation to affordable housing definition. A definition of ‘starter home’ as in the Housing and Planning Act 2016 already included in glossary under affordable housing.  No change required in relation to ‘Rent to Buy’ definition.

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ID1: 532 comment\_author: Historic England

comment\_content:

The glossary for the plan does not include a definition of heritage assets and it is recommended one is included (please see SHLAA representation for comments on the use of the phrase 'historical assets' within the plan).

Officer Comment:

Noted.

Officer Recommendation:

Definition of 'heritage asset' as in the NPPF to be added to the glossary.