

Appendix 1

**SOUTH EAST LINCOLNSHIRE
JOINT STRATEGIC PLANNING COMMITTEE**

**DRAFT
LOCAL DEVELOPMENT SCHEME**

September 2011



South East Lincolnshire
Joint Strategic Planning Committee

PREFACE

On 5th July 2011 the South East Lincolnshire Joint Strategic Planning Committee Order 2011 came into force (2011 No.1455). This Order establishes a Joint Strategic Planning Committee (Joint Committee) for the areas of the districts of Boston and South Holland (known collectively as South East Lincolnshire). The constituent authorities are Lincolnshire County Council, Boston Borough Council and South Holland District Council.

Article 3 of the Order constitutes the Joint Committee as the local planning authority for South East Lincolnshire for the purposes of Part 2 (local development) of the Planning and Compulsory Purchase Act 2004, as amended, (the 2004 Act). Together with article 4 it provides for the Joint Committee to exercise the functions of a local planning authority in relation to:

- the preparation, submission, adoption, monitoring and revision of joint local development documents identified in a joint local development scheme; and
- the preparation, submission, adoption, monitoring and revision of a joint local development scheme, in respect of those documents.

Article 4(2) modifies section 15 of the 2004 Act so as to require the Joint Committee to submit its 'local development scheme' to the Secretary of State for Communities and Local Government no later than 30th September 2011.

Contents

	Page No
Preface	
1 Introduction	4
2 Purpose and content	4
3 Extension of saved policies	5
4 The Development Plan for South East Lincolnshire	6
5 The South East Lincolnshire Local Plan	6

Appendices

Appendix 1: Schedule of saved policies and valid guidance

Appendix 2: Timetable for Production of Documents

Appendix 3: LDD Profiles

Appendix 4: Schedule of LDDs

Appendix 5: Contact details

1.0 Introduction

- 1.1 The Planning & Compulsory Purchase Act 2004, as amended, (the 2004 Act) requires that every local planning authority should prepare and maintain a scheme to be known as its Local Development Scheme (LDS). The purpose of the LDS is to provide a public statement of the South East Lincolnshire Joint Strategic Planning Committee's rolling programme (covering a minimum period of three years) for the production of local development documents (LDDs) that will comprise its South East Lincolnshire Local Plan¹ and the Statement of Community Involvement (SCI).
- 1.2 The LDS is basically a project plan with a particular focus on the next three years or so, and will be a living document that can be updated and amended annually. This LDS for South East Lincolnshire covers planned work commencing in October of this year and running through to the beginning of 2016 and sets out details of the documents whose preparation will be given priority during this period.
- 1.3 Some of the LDDs will follow full statutory processes and will form part of the development plan² for the area. These will be known as development plan documents (DPDs). These documents will be subject to the process of independent examination by an inspector appointed by the Secretary of State (for Communities and Local Government).
- 1.4 The process for preparing a SPD is similar to the process for preparing a DPD but simplified. In particular, there is no requirement for a SPD to be subject to independent examination.
- 1.5 It should be noted that this LDS has been prepared following the Government's publication of its 'Localism Bill' on 13th December 2010, its 'Draft National Planning Policy Framework' on 25th July 2011 and its 'Local planning regulations – Consultation' on 15th July. Together, these documents once finalised should require amendments to some of the current content of this LDS but not impact on its fundamental purpose (ref. para 2.1 below). The LDS will be updated annually.

2.0 Purpose and content

- 2.1 This LDS illustrates in detail how the South East Lincolnshire Joint Strategic Planning Committee (the Joint Committee) intends to progress preparation of its Local Plan over the three-year period 2011-2014. It also indicates, in general terms, what future work is proposed beyond this three-year period.

¹ In order to be consistent with the Coalition Government's current planning terminology, the term 'local development framework' has been replaced by 'local plan'.

² The 2004 Act states that the 'development plan' for an area in England outside Greater London is:

(a) the regional spatial strategy for the region in which the area is situated, and
(b) the development plan documents (taken as a whole) which have been adopted or approved in relation to that area'.

2.2 The Government's Planning Policy Statement 12 (PPS12) entitled 'creating strong safe and prosperous communities through Local Spatial Planning' indicates that the LDS should:

- 'Provide a brief description of all the development plan documents (DPDs) and supplementary planning documents (SPDs) to be prepared and the content and geographic area to which they will relate. It should include the Statement of Communities Involvement.
- Explain how the different DPDs and SPDs relate to each other, and especially how they relate to the core strategy.
- Set out which supplementary planning guidance or SPDs support saved policies.
- Set out the timetable for producing DPDs – giving the timings for the achievement of the following milestones:
 - consulting statutory bodies on the scope of the Sustainability Appraisal
 - publication of the DPD
 - submission of the DPD
 - adoption of the DPD
- Set out the timetable for producing SPDs – giving the timings for the publication of the draft SPD and the adoption of the SPD.'

3.0 Extension of saved policies

3.1 Under the Government's transitional arrangements for moving from the old to the new system of plan-making - set out in the 2004 Act - most of the saved policies in the adopted Boston Borough Local Plan (April 1999) have been 'extended' by the Secretary of State³ so as to continue to form part of the development plan for the Boston Borough element of the new area of South East Lincolnshire until replaced by one or more new DPDs.

3.2 Policies in the adopted South Holland Local Plan (July 2006), covering the period to 2021, have likewise been extended.⁴

3.3 Appendix 1 to this document lists the saved policies of both Local Plans which have been extended.

3.4 In respect of Boston Borough Council, SPG and SPDs which relate to the saved (1999) Local Plan policies are set out in Appendix 2.

³ This follows a direction from the former Government Office for the East Midlands (GOEM) under paragraph 1(3) of Schedule 8 to the 2004 Act which came into effect on 21st September 2007.

⁴ GOEM's direction became effective on 18th July 2009.

- 3.5 In respect of South Holland District Council, supplementary planning guidance (SPG) prepared under the old system cannot be saved since none of it relates to the saved (2006) Local Plan policies. Supplementary planning documents (SPDs) and other guidance prepared under the new system and which relate to the saved (2006) Local Plan policies are set out in Appendix 2.

4.0 The Development Plan

- 4.1 The development plan for South East Lincolnshire **currently** comprises:
- the Lincolnshire Minerals Local Plan (adopted February, 1991) prepared by Lincolnshire County Council ;
 - the Lincolnshire Waste Local Plan (adopted May, 2006) prepared by Lincolnshire County Council;
 - the Regional Spatial Strategy for the East Midlands (approved March 2009) prepared by the East Midlands Regional Assembly;
 - **for the South Holland District part only**, the South Holland Local Plan (adopted July, 2006) prepared by South Holland District Council; and
 - **for the Boston Borough part only**, the Boston Borough Local Plan (adopted April 1999).

5.0 The South East Lincolnshire Local Plan

- 5.1 Over time the South East Lincolnshire Local Plan (Local Plan) will replace the saved policies in the Boston Borough and South Holland Local Plans. The Local Plan should attempt to give an effective spatial expression to those elements of the relevant strategies and programmes which relate to the development and use of land in South East Lincolnshire. This should be coupled with a local interpretation of the requirements of national planning policies. NB: Given the provision to revoke regional spatial strategies in the Localism Bill, it is not expected that the LDDs making up the Local Plan will have to be prepared in general conformity with the *current* East Midlands Regional Plan.
- 5.2 The proposed form of the Local Plan has been determined having regard to:
- the current 2004 Act and the Town and Country Planning (Local Development) (England) Regulations 2004, as amended;
 - the Localism Bill;
 - the Draft National Planning Policy Framework; and
 - the Government's 2011 draft local planning regulations.
- 5.3 The Local Plan will, in essence, comprise two parts: part 1 will be entitled **Strategy and Policies DPD**; and Part 2 will be entitled: **Site Allocations DPD**. A **Community Infrastructure Levy (CIL) Charging Schedule** may also form part of the Local Plan (see paras 5.6-7) but this will not have 'development plan' status.

Strategy and Policies DPD

- 5.4 The Strategy and Policies DPD will be the principal document in the Local Plan. It will contain the Joint Committee's spatial vision and strategic objectives for South East Lincolnshire; a spatial strategy, core policies and strategic sites for delivering the vision and objectives; and a monitoring and implementation framework with clear objectives for achieving delivery. In addition, it will contain a number of generic development control policies, against which planning applications for the development and use of land and buildings will be considered. All subsequent DPDs and SPDs must be in conformity with it. On adoption it will be supported by an adopted **proposals map** which will be updated on each occasion a new or revised DPD is adopted.

Proposals Map

- 5.5 The adopted proposals map will express geographically the adopted development plan policies of the Council. It can only be changed as a result of a DPD being adopted.

Community Infrastructure Levy (CIL) Charging Schedule

- 5.6 The CIL is a new planning charge that allows local authorities to raise funds from developers. The money can be used to pay for infrastructure that is needed as a result of development. As the plan-making authority, the Joint Committee is the responsible body for preparing a CIL for South East Lincolnshire should it wish to do so; and is therefore a potential 'charging authority'. To progress work on a CIL, the Joint Committee would need to prepare a 'charging schedule' which sets out the rates of CIL which will apply to different types of development and to different zones within the South East Lincolnshire area.
- 5.7 The Government expects charging authorities to implement the CIL on the basis of the infrastructure requirements identified in an up-to-date DPD which should normally be a draft or adopted core strategy (or equivalent-type document). The preparation of the charging schedule must also involve consultation and independent examination. At the present time, the Joint Committee is exploring the potential of creating a CIL for South East Lincolnshire in association with its work on the Local Plan and progress on this matter will form part of the monitoring and review of this LDS.

Site Allocations DPD

- 5.8 The Site Allocations DPD will identify sites allocated for specific uses that will help to deliver the spatial strategy set out in the Strategy and Policies DPD. It may also set out the policies relating to the delivery of the site allocations.

Additional LDDs

- 5.9 The need to enhance the Local Plan through the preparation of additional LDDs will be considered at the annual review of this LDS.

Other related documents

- 5.10 Under current legislation, the Joint Committee must produce a **Statement of Community Involvement (SCI)** which requires public participation in its preparation. The SCI should:

- explain clearly the process and methods for community involvement for different types of local development documents and for the different stages of plan preparation. This needs to include details of how the diverse sections of the community are engaged, in particular those groups which have been underrepresented in previous consultation exercises;
- identify which umbrella organisations and community groups need be involved at different stages of the planning process, with special consideration given to those groups not normally involved;
- explain the process and appropriate methods for effective community involvement in the determination of planning applications and where appropriate refer to Planning Performance Agreements;
- include details of the LPAs approach to pre-application discussions;
- include the LPAs approach to community involvement in planning obligations (S106 agreements);
- include information on how the SCI will be monitored, evaluated and scrutinised at the local level;
- include details of where community groups can get more information on the planning process, for example, from Planning Aid and other voluntary organisations; and
- identify how landowner and developer interests will be engaged.

- 5.11 The SCI will be monitored and kept up to date via the Joint Committee's **Annual Monitoring Report (AMR)**. An AMR should:

- report progress on the timetable and milestones for the preparation of documents set out in the local development scheme including reasons where they are not being met;
- report progress on the policies and related targets in local development documents. This should also include progress against any relevant national and regional targets and highlight any unintended significant effects of the implementation of the policies on social, environmental and economic objectives. Where policies and targets are not being met or on track or are having unintended effects reasons should be provided along with any

appropriate actions to redress the matter. Policies may also need to change to reflect changes in national or regional policy;

- include progress against the core output indicators including information on net additional dwellings (required under Regulation 48(7)⁵) and an update of the housing trajectory to demonstrate how policies will deliver housing provision in their area; and
- indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of the core strategy. AMRs should be used to reprioritise any previous assumptions made regarding infrastructure delivery.

The AMR must be based upon the period 1st April - 31st March and submitted to the Secretary of State no later than the end of the following December.

In view of the fact that the Joint Committee only became established on 5th July 2011, the first AMR for the South East Lincolnshire area will be based on the period 1st April 2011 - 31st 2012.

More detailed information on some of the documents featured above is set out in Appendix 3: LDD Profiles. In addition, this information is set out in a tabular format in Appendix 4: Schedule of LDDs.

⁵ Town and Country Planning (Local Development) (England) Regulations 2004 as amended

**Appendix 1: Local Plan policies saved by a direction from the former
Government Office for the East Midlands (GOEM) under
paragraph 1(3) of Schedule 8 to the 2004 Act**

Boston Borough Local Plan

- G1: Amenity
- G2: Wildlife and Landscape Resources
- G3: Foul and Surface Water Disposal
- G4: Safe-Guarding the Water Environment
- G6: Vehicular and Pedestrian Access
- G7: Accessible Environment
- G8: Air and Soil Resources
- G10: External Lighting Schemes
- ED1: Development in Industrial/Commercial Areas
- ED2: Development of Ports
- ED3: Development of The Business Park
- ED5: Development in the Area of Mixed Use
- ED6: Small Developments within or next to Settlements
- ED7: Developments in the Countryside
- ED8: Office Development
- ED9: Expansion of Existing Firms
- ED10: Transport Depots and Lorry Parks
- ED11: Renewable Energy
- ED12: Telecommunication Developments
- RTC1: Retail Development in Town Centre
- RTC4: Chain Bridge Retail Area
- RTC5: Main Ridge East shopping area
- RTC6: Prime Shopping Frontages
- RTC7: Other Prime Shopping Frontages
- RTC8: Town Centre Land Uses
- RTC10: Village Shops
- RTC11: Shops in the Countryside
- RTC12: Sites for Redevelopment
- T1: New Accesses onto Major Roads
- T2: Roads and Footpaths in New Developments
- T3: Town Centre Car Parking
- T6: Taxi Businesses
- T7: Docks Railway Line
- H1: Allocated Housing Sites
- H2: Windfall Housing Sites
- H3: Quality of Housing Development
- H4: Open Space in Housing Estates
- H6: Housing for the Disabled
- H7: Low Cost Housing for Local Needs
- H8: Creating Extra Accommodation in Existing Premises
- H9: Housing for Elderly

- H10: Extensions and Alterations
- R1: Protection of Existing Recreational Open Space
- R2: New Recreational Open Space
- R3: New Indoor Leisure Facilities
- R4: Water-based Recreational Facilities
- R5: Witham Way Footpath and Nature Reserve
- R8: Leisure Facilities in the Countryside
- R9: Built Development for Countryside Leisure Pursuits
- R10: Allotments
- R11: Static Holiday Caravans and Chalets
- R12: Touring Caravan and Camping Sites
- C7: Development of Sites Adjacent to River Witham
- C8: Stump Views
- C13: Changes of Use in Wormgate
- C14: Changes of Use of Shops in Wormgate
- C15: Shopfronts and Advertisements in Wormgate
- C17: Sites of local Nature Conservation Interest
- C22: Coastal Zone
- C24: Protected Landscape Sites
- CF1: Proposed Community Facilities
- CF2: Existing Community Facilities
- CF3: New Community Facilities
- A1: Guidelines for Advertisements
- A2: Flag Advertisements
- A3: Advertising Boardings
- A4: Advertisements in the Countryside
- A5: Advance Signs in the Countryside
- CO1: Development in the Countryside
- CO6: Re-use of Buildings in the countryside for Employment Uses
- CO7: Re-use of Buildings in the Countryside for Residential Purposes
- CO8: Intensive Livestock Units
- CO9: Agricultural Buildings
- CO10: Kennels and Catteries
- CO11: Equestrian Facilities
- CO12: Replacement Dwellings

South Holland Local Plan

- SG1: General Sustainable Development
- SG2: Distribution of Development
- SG3: Settlement Hierarchy
- SG4: Development in the Countryside
- SG6: Community Infrastructure and Impact Assessment
- SG7: Energy Efficiency
- SG11: Sustainable Urban Drainage Systems (SUDS)
- SG12: Sewerage and Development
- SG13: Pollution and Contamination
- SG14: Design and Layout of New Development

- SG15: New Development: Facilities For Road Users, Pedestrians And Cyclists
- SG16: Parking Standards in New Development
- SG17: Protection of Residential Amenity
- SG18: Landscaping of New Development
- SG19: Protection of Open Spaces
- SG20: Extensions and Alterations to Existing Buildings
- SG21: Extension of Curtilages
- SG23: Advertisements Outside Defined Settlement Limits
- HS3: New Housing Allocations
- HS4: New Housing in Spalding and the Area Centres (Other Towns and Donington) (Non-Allocated Sites)
- HS6: New Housing in the Group Centres (Non-Allocated Sites)
- HS7: New Housing in the Open Countryside including Other Rural Settlements
- HS8: Affordable Housing
- HS9: Rural Exceptions
- HS11: Open Space In New Residential Developments
- HS14: Accommodation for Transient Agricultural Workers
- HS16: Conversion of Redundant Rural Buildings to Residential Use
- HS17: Replacement Dwellings in the Countryside
- HS18: Change Of Use Of Property To Housing In Multiple Occupation (HMO) Use
- HS19: Sites for Gypsies and Travellers
- EC1: Major Employment Areas - Sites Allocated for Employment Use
- EC3: Existing Employment Areas/Premises
- EC4: Farm Diversification Including Re-use of Redundant Rural Buildings
- EC5: Development Within Retail Town, District and Local Centres
- EC6: Development In Primary Shopping Areas
- EC7: Retail Development Outside Defined Retail Centres
- EC8: Small Scale Retail Development
- EC9: Town Centre Evening Economy
- EC10: Hot Food Take-Aways
- EC12: Garden Centres
- EC13: The Northern Expansion Area, Spalding
- EC14: Land Rear of The White Hart, Spalding
- EN1A: Development and Sites of Local Biodiversity Interest
- EN11: Security Shutters
- LT2: Safeguarding Open Space For Sport, Recreation And Leisure
- LT3; Recreational Routes, Public Rights-Of-Way, Disused Railway Lines
- LT4: The Fens Waterways Link
- LT7: Caravan Sites
- TC1: Safeguarding Road Routes
- TC2: Cycling, Cycleways
- TC4: Roadside Services

NB: The annual review of the LDS will identify which saved policies have been replaced or have become redundant.

Appendix 2: Supplementary planning guidance and SPDs supporting saved policies

Boston Borough Council

1. Open Space in New Residential Development

Adopted in October 2002 and supports Boston Borough Local Plan **Policy H4: Open Space in Housing Estates**

South Holland District Council

1. Open Space in New Residential Developments SPD

Adopted in June 2007 and supports saved South Holland Local Plan **Policy HS11 - Open Space in New Residential Developments**

2. Affordable Housing SPD

Adopted in November 2007 and supports saved South Holland Local Plan **Policy HS8 - Affordable Housing and Policy HS9 - Rural Exceptions**

3. Holland Park Development Brief

Approved by Full Council in January 2008 and supports saved Local **Plan Policy HS3 - New Housing Allocations**

Appendix 3: LDD Profiles

The following tables set out a brief description of each proposed LDD, along with its timetable for production.

Profile for Strategy and Policies DPD

Strategy and Policies DPD		
Document Details	<ul style="list-style-type: none"> • Role and Subject • Geographic Coverage • DPD/SPD • Chain of Conformity 	<p>Document setting out the vision, objectives and strategy for South East Lincolnshire to 2031, and the primary policies and strategic sites for achieving the vision (including a key diagram), together with a limited number of generic development control policies</p> <p>South East Lincolnshire</p> <p>DPD</p> <p>It must be in general conformity with the East Midlands Regional Plan. All other South East Lincolnshire DPD/SPDs to be in conformity with this DPD.</p>
Timetable	<ul style="list-style-type: none"> • Early stakeholder and community engagement • Preparation of issues/options, preferred options and sustainability appraisal report • Public participation on issues/options, preferred options and sustainability appraisal report • Consideration of representations and discussions with stakeholders • Preparation of submission DPD and accompanying sustainability appraisal report 	<ul style="list-style-type: none"> • October - December 2011 • December 2011 - April 2012 • May - June 2012 • July - August 2012 • September 2012 – February 2012

	<ul style="list-style-type: none"> • Consultation period on draft DPD and sustainability appraisal report • Submission of DPD • Examination period • Receipt of Inspector's report • Consideration by Joint Committee • Adoption of DPD, including proposals map 	<ul style="list-style-type: none"> • March - April 2013 • July 2013 • November 2013 • March 2014 • May 2014 • July/August 2014
--	--	--

Profile for Site Allocations DPD

Site Allocations DPD		
Document Details	<ul style="list-style-type: none"> • Role and Subject • Geographic Coverage • DPD/SPD • Chain of Conformity 	<p>Document will provide site specific allocations (and some policies) for housing, employment, retail and other types of development proposal</p> <p>South East Lincolnshire</p> <p>DPD</p> <p>To conform with the Strategy and Policies DPD</p>
Timetable	<ul style="list-style-type: none"> • Preparation of issues/options, preferred options and sustainability appraisal report • Public participation on issues/options, preferred options and sustainability appraisal report • Consideration of representations and discussions with stakeholders • Preparation of submission DPD and accompanying sustainability appraisal report • Consultation period on draft DPD and sustainability appraisal 	<ul style="list-style-type: none"> • September - December 2013 • January - February 2014 • March - April 2014 • May - September 2014 • October - November 2014

	<p>report</p> <ul style="list-style-type: none"> • Submission of DPD • Examination period • Receipt of Inspector's report • Consideration by Joint Committee • Adoption of DPD, including proposals map 	<ul style="list-style-type: none"> • February 2015 • June 2015 • September 2015 • November 2015 • February 2016
--	--	--

Appendix 4: Schedule of LDDs

The following schedule identifies each LDD and its role and position in the chain of conformity. It also includes details on the SCI.

Document Title	Status	Brief Description	Geographical Coverage	Chain of Conformity	Date for public participation on preferred options (DPD), and sustainability appraisal report	Date for consultation on draft DPD	Date for submission to Secretary of State	Proposed date for adoption
Statement of Community Involvement	N/A	Sets out the standards to be achieved in involving the community in the preparation, alteration and continuing review of all LDDs and planning applications.	South East Lincolnshire	N/A	N/A	N/A	N/A	January 2012
Strategy and Policies	DPD	Sets out the vision, objectives and strategy for guiding the spatial planning of South East Lincolnshire, and the strategic policies for delivering that vision It also includes generic development control policies	South East Lincolnshire	Needs to be consistent with national planning policy and in general conformity with the RSS	May 2012	March 2013	July 2013	August 2014
Site Allocations	DPD		South East Lincolnshire	Needs to conform with the Strategy and Policies DPD	January 2014	October 2014	February 2015	February 2016
Proposals Map	DPD	Identifies areas of protection; illustrates locations and identifies sites for particular land use and development proposals; and sets out where specific policies apply	South East Lincolnshire	Needs to conform with all adopted DPDs, including those relating to minerals and waste	N/A	To match progress of individual DPDs	To match progress of individual DPDs	To match progress of individual DPDs

Appendix 5: Contact details:

For more information about any of the issues raised in this LDS please contact:

the South East Lincolnshire Joint Policy Unit

**c/o Planning Policy Team
Planning Department
South Holland District Council
Priory Road
Spalding
Lincs
PE11 2XE
Telephone: 01775 761161**

or

**c/o Forward Planning Team
Planning Department
Boston Borough Council
Municipal Buildings
West Street
Boston
Lincs
PE21 8QR
Telephone: 01205 314200**