



South East Lincolnshire  
Joint Strategic Planning Committee

# LOCAL PLAN

# HELP DECIDE YOUR FUTURE



## South East Lincolnshire

Boston Borough, South Holland District and Lincolnshire County Councils are working together to draw up a joint Local Plan for South East Lincolnshire.

### What is the South East Lincolnshire Local Plan?

The Plan will set out how Boston Borough and South Holland District will change and grow up to 2031, and will be produced in two parts. The first part is called Strategy and Policies, which will: set out the vision, priorities and policies; identify broad locations for change, growth and protection; set out how the Plan will be monitored and delivered; and provide the framework for the second part of the Plan. This second part will be called Site Allocations and will identify sites to be developed for specific uses and areas where particular policies will apply.

### How far has the Plan got?

We have come up with our first thoughts on what should be in the Strategy and Policies document, and have published a Combined Preferred Options and Sustainability Appraisal Report. The Report identifies a variety of options for what could be in the Strategy and Policies, looks at their pros and cons, and explains why some options have been rejected. **We would like to know your views.**

### What is this document?

We really want people to look at the Combined Preferred Options and Sustainability Appraisal Report, but we know that it is a long document and that everyone will not want to read it all. So this summary focuses on its most important parts and, if there is something that you find interesting, we would encourage you to have a look at the relevant part of the full Report before you let us have your views.

## Where can I find more information?

You can see the Combined Preferred Options and Sustainability Appraisal Report and a summary of the proposed policies and proposals, at:

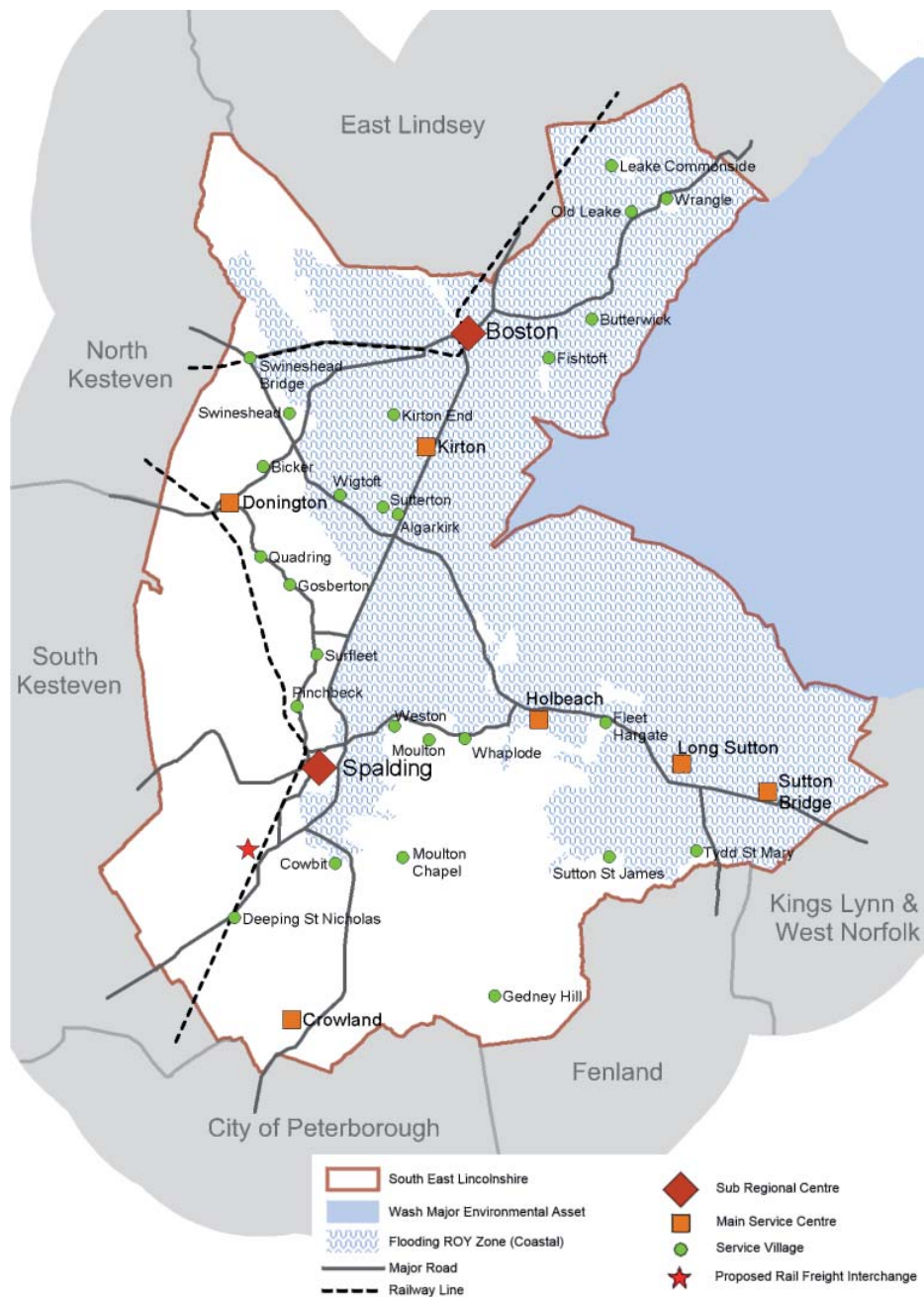
- [www.southeastlincslocalplan.org](http://www.southeastlincslocalplan.org)
- Municipal Buildings, West Street, Boston PE21 8QR
- Council Offices, Priory Road, Spalding PE11 2XE
- Boston Library, County Hall, Boston PE216DY
- Crowland Library, Hall Street, Crowland PE6 0EW
- Donington Library, 25 High Street, Donington PE11 4TA
- Holbeach Library, Church Street, Holbeach PE12 7LL
- Kirton Library, Station Road, Kirton PE20 1EF
- Long Sutton Library, Trafalgar Square, Long Sutton PE12 9HB
- Pinchbeck Library, Pinchbeck Study Centre, 48 Knight Street, Pinchbeck PE11 3RU
- Spalding Library, Victoria Street, Spalding PE11 1EA
- Boston and South Holland Mobile Library (DBH)
- East Lindsey 2 Mobile Library (DEL2)

## Where will development take place?

The Spatial Strategy identifies that there are four 'types of places' in South East Lincolnshire:

- **Sub-Regional Centres** (the main locations for new development) – Boston & Spalding
- **Main Service Centres** (locations for significant housing, employment & commercial development) – Crowland, Donington, Holbeach, Kirton, Long Sutton & Sutton Bridge
- **Service Villages** (locations for limited new development to support their service role) – Algarkirk, Bicker, Butterwick, Cowbit, Deeping St Nicholas, Fishtoft, Fleet Hargate, Gedney Hill, Gosberton, Kirton End, Leake Commonside, Moulton, Moulton Chapel, Old Leake, Pinchbeck, Quadring, Sutterton, Sutton St James, Surfleet, Tydd St Mary, Swineshead, Swineshead Bridge, Weston, Whaplode, Wigtoft & Wrangle.
- **Countryside** (the location for only a restricted range of developments) – everywhere else.

# Key diagram



## What is being proposed for housing?

The Plan identifies that nearly 14,000 new homes may need to be built across South East Lincolnshire up to 2031, which would be split as follows:

	Per year	2011 to 2031	Maximum in flood hazard areas
Boston Borough	226	4,520	3,600
South Holland District	470	9,400	1,200
South East Lincolnshire	696	13,920	4,800

Most of the new homes would be built at the Sub-Regional Centres – approximately 3,500 in Boston and 7,100 in Spalding. In the Main Service Centres, the following numbers would be built: Crowland – 390; Donington – 400; Holbeach – 1,300; Kirton – 420; Long Sutton – 330; and Sutton Bridge – 180. 1,200 homes would be built in Boston Borough’s Service Villages (including 400 at Swineshead), and 350 homes in South Holland’s Service Villages. In all other settlements, no new homes would be built (over and above those already committed in planning permissions).

Affordable housing would be provided as part of the development of all sites of 3 or more homes. In Boston Borough, the requirement will be for 20% of homes to be affordable, and in South Holland it will be for 33%.

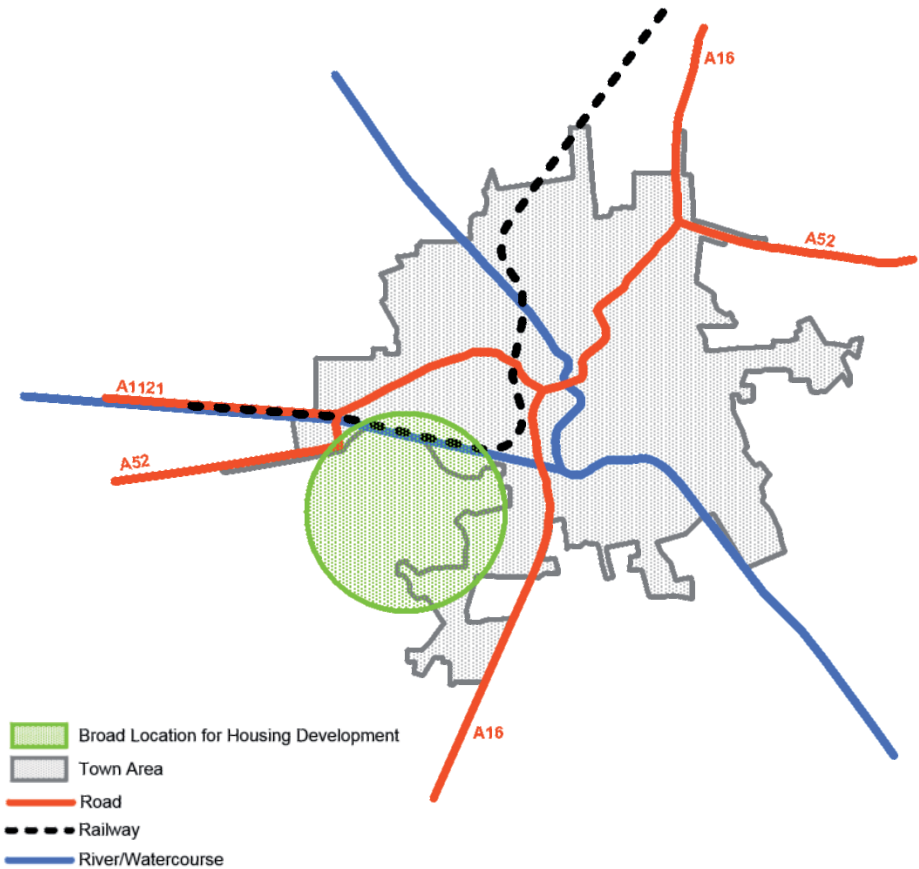
## What is being proposed for jobs?

The Plan suggests that no new employment land is needed to meet needs up to 2031, except for an area of approximately 60 hectares between Spalding and Deeping St Nicholas which is

allocated for development as a Rail Freight Interchange.

## What is being proposed for Boston?

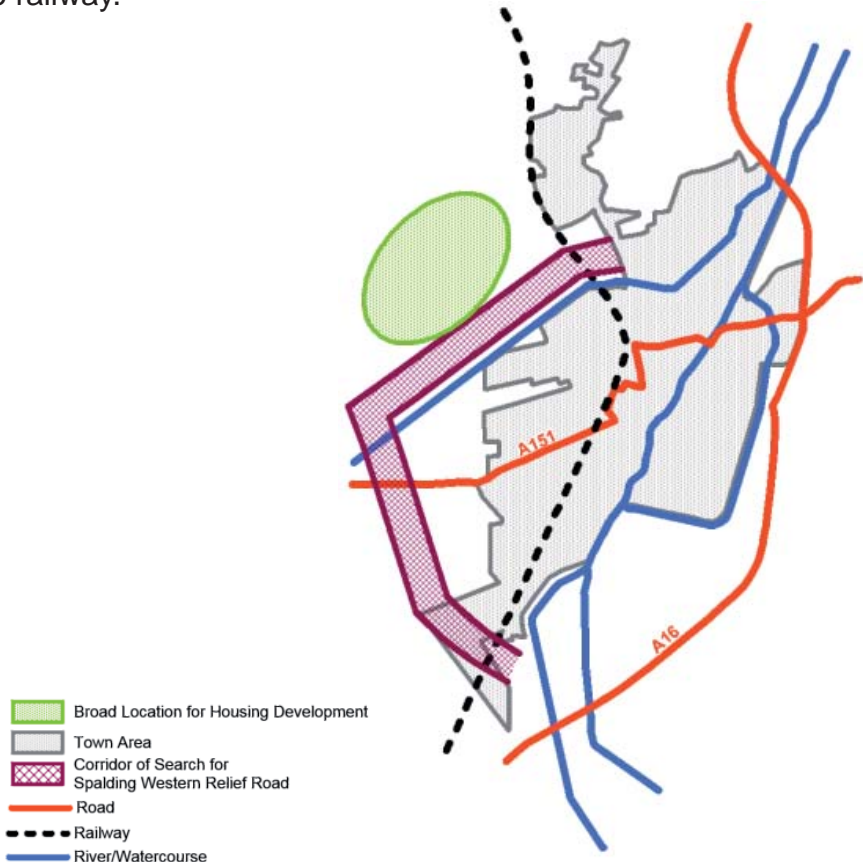
In Boston, it is intended that a total of 3,500 new homes will be built: 600 have already been built or have planning permission; a further 1,900 are intended to be built in a single major housing scheme to the south-west of the town; and the remaining 1,000 will be provided in smaller housing sites which will be identified in the Site Allocations document.



## What is being proposed for Spalding?

In Spalding, it is intended that a total of 7,100 new homes would be built: 1,100 have already been built or have planning permission; and a further 6,000 are intended to be built to the west of the town – 2,250 at Holland Park and a further 3,750 to the north of the Vernatt's Drain and situated no closer to Pinchbeck than 500 metres west of the Joint Line.

Development in this location would also enable the construction of the Spalding Western Relief Road, which will provide a link between the B1172 (Spalding Common) and the B1356 (Spalding Road). It will include a bridged link over the railway and will help to minimise the traffic impact of the upgrade to the Joint Line railway.



## How to comment?

This public consultation is a chance for everyone in South East Lincolnshire to think about how the places in which we live, work, learn and enjoy ourselves should change between now and 2031. **We would like to know whether you agree that the vision, priorities, policies and proposals set out in the Combined Preferred Options and Sustainability Appraisal Report are the right ones, and whether you feel that there are any other options that we should have considered.**

If you want to let us have your views, you can complete a response form at the following web address [www.southeastlincslocalplan.org](http://www.southeastlincslocalplan.org) or you can e-mail your comments to [selp@boston.gov.uk](mailto:selp@boston.gov.uk) or write to South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston, Lincolnshire PE21 8QR.

**Your comments must be received by Friday 28th June 2013.**

There will be permanent exhibitions at Municipal Buildings, West Street, Boston PE21 8QR and at Council Offices, Priory Road, Spalding PE11 2XE between 3rd May and 28th June 2013, and travelling exhibitions and informal meetings are being held between 3pm and 7pm at:

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| ● Butterwick Village Hall            | Tuesday 7th May                    |
| ● Crowland British Legion Hall       | Friday 17th May                    |
| ● Deeping St Nicholas Primary School | Wednesday 22nd May<br>(3pm to 9pm) |
| ● Donington Ruby Hunt Centre         | Tuesday 7th May                    |
| ● Gedney Hill Memorial Hall          | Monday 20th May                    |
| ● Holbeach Community Centre          | Friday 10th May                    |
| ● Kirton Town Hall                   | Wednesday 15th May                 |
| ● Long Sutton Market House           | Friday 24th May                    |
| ● Old Leake Community Centre         | Monday 13th May                    |
| ● Pinchbeck Baptist Church Hall      | Monday 13th May                    |



- Sutterton Village Hall Monday 20th May
- Sutton Bridge Curlew Centre Wednesday 15th May
- Swineshead St Mary's Church Hall Friday 17th May
- Wyberton Village Hall Friday 10th May

## **What happens next?**

All written comments made by the 28th June 2013 will be published and made available for everyone to read. These will then be reported to the Joint Strategic Planning Committee with any recommendations on how the Local Plan should be changed. Following this, an amended Local Plan will be produced which, again, will be issued for public consultation. When all comments on the amended Local Plan have been considered it is intended to 'submit' the Local Plan for Public Examination by a Planning Inspector.

## Summary of the Preferred Policies

### **SPATIAL PORTRAIT (pages 15 to 17 of the report)**

**Spatial Portrait** - describing what South East Lincolnshire is like at present.

### **VISION AND STRATEGIC PRIORITIES (pages 18 to 21 of the Report)**

**Vision** – describing what we intend South East Lincolnshire will be like at the end of the Plan period.

**Strategic Priorities** – fleshing out the Vision.

### **HOUSING GROWTH AND FLOOD RISK (pages 22 to 53 of the Report)**

**Strategic Approach to Flood Risk** – setting out how flood risk issues will be dealt with.

**Provision for Housing** – identifying how many new homes will be built in Boston Borough & South Holland District, & how many of these homes will be allowed in areas at greatest flood hazard.

### **SUSTAINABLE DEVELOPMENT AND SPATIAL STRATEGY (pages 54 to 82 of the Report)**

**The Presumption in Favour of Sustainable Development** – indicating that South East Lincolnshire welcomes growth and development.

**Spatial Strategy** – setting out a hierarchy of towns and villages & the sorts of new development they will accommodate, as well as the types of development that will take place in the countryside.

**Site Allocations in South East Lincolnshire** – setting out the considerations that potential development sites will be judged against.

**Development Management** – setting out the considerations that planning applications will be judged against.

### **HOUSING (pages 83 to 159 of the Report)**

**Distribution and Scale of Housing Development across South East Lincolnshire (2011-2031)** – identifying how many homes will be built in specific towns and villages.

**Broad Locations for Housing Development in Boston and Spalding** – identifying locations for major housing schemes in Boston and Spalding.

**Gypsy, Travellers and Travelling Showpeople** – setting out the considerations that potential gypsy and traveller sites will be judged against.

**Provision for Affordable Housing** – how many affordable homes will be required on housing sites.

**Size, Type and Density of Additional Housing** – identifying what sorts of new homes will be built.

Housing Land Supply over the Plan Period – the phasing of house-building.

### **ECONOMY (pages 160 to 185 of the Report)**

**Employment Land and Premises** – directing new employment uses to existing & allocated employment sites, & seeking to prevent the loss of existing employment land to other uses.

**Town and Other Centres** – setting out the hierarchy of town & other centres, identifying what new shops will be needed up to 2031, & directing new shop developments to centres.

**Broad Location for a Spalding Rail Freight Interchange** – identifying where a Spalding Rail Freight Interchange will be built.

### **ENVIRONMENT (pages 186 to 213 of the Report)**

**Environment** – protecting South East Lincolnshire’s natural & historic assets, & preventing pollution.

**Climate Change and Renewable & Low Carbon Energy** – ensuring that all developments are environmentally friendly, & setting out the considerations that new green-energy developments will be judged against.

**Design of New Development** – ensuring that all new developments are well-designed.

### **COMMUNITY, HEALTH AND WELL-BEING (pages 214 to 228 of the Report)**

**Community, Health and Well-Being** – ensuring that new developments will give people access to the services they need, & will encourage healthy lifestyles.

### **TRANSPORT (pages 229 to 243 of the Report)**

**Sustainable Transport and Accessibility** - identifying how new development will contribute to improving accessibility & reducing traffic problems.

**Spalding Western Relief Road (SWRR)** – proposing the construction of a link between the B1172 (Spalding Common) & the B1356 (Spalding Road).

### **DELIVERY (pages 244 to 250 of the Report)**

**Infrastructure and Viability** – setting out how necessary new infrastructure will be provided.

