

SOUTH EAST LINCOLNSHIRE JOINT STRATEGIC PLANNING COMMITTEE

Report of: The South East Lincolnshire Joint Policy Unit Manager

To: South East Lincolnshire Joint Strategic Planning Committee –
27 September 2013

Author: Gary Alexander, Joint Policy Unit Manager

Subject: Public consultation on the Combined Preferred Options and
Sustainability Appraisal Report: consideration of representations

Purpose: To seek approval of the recommended action in response to each
representation

It is recommended that Members:

- a) consider the contents of this report and the associated Appendix A setting out the public consultation comments and the officer responses and recommendations; and
- b) agree to approve or revise each recommendation for the purpose of informing future work on the preparation of the Strategy and Policies Development Plan Document (DPD).

1.0 INTRODUCTION

- 1.1 Members will recall that, at its meeting on 5 April 2013, the South East Lincolnshire Joint Strategic Planning Committee (the Joint Committee) resolved to approve the contents of the **Combined Preferred Options and Sustainability Appraisal Report** (Committee Version [April 2013]) for the purpose of public consultation subject to making a small number of amendments. At the same meeting, the Joint Committee also approved a Consultation Strategy for guiding the public consultation exercise on the Combined Preferred Options and Sustainability Appraisal Report (the Preferred Options document).
- 1.2 The public consultation period commenced on Friday, 3 May 2013 and ran until Friday, 28 June. The nature of this public consultation exercise and a summary of the main issues arising from it and how they have been taken into account will inform the preparation of a 'Statement of Public Participation'. This will form part of the suite of documents that will eventually be submitted to the Secretary of State in relation to the independent examination of the Strategy and Policies Development Plan Document (DPD).
- 1.3 At its Annual Meeting on 2 August 2013, the Joint Committee considered an information report setting out some initial results of the public consultation exercise. In brief, this report revealed that the public consultation exercise had

resulted in 155 individuals and organisations submitting a total of 1,409 separate representations. Together, these representations covered a wide variety of matters featured in the Preferred Options document. (The minutes relating to the consideration of this item are attached to this agenda.)

1.4 The purpose of this report is to address all those representations dealing with matters in the Preferred Options document categorised under the following headings:

- Whole document;
- Introduction;
- Spatial Portrait;
- Vision and Strategic Priorities;
- Economy;
- Environment;
- Community, Health and Well-being;
- Transport;
- Delivery;
- Key Diagram;
- Glossary of Terms; and
- Appendices.

1.5 The next meeting of the Joint Committee will consider the remainder of the representations dealing with matters categorised under the following headings:

- Housing Growth and Flood Risk;
- Sustainable Development and Spatial Strategy;
- Housing; and
- Promotion of Housing Sites

2.0 CONSIDERATION OF THE REPRESENTATIONS

2.1 **Appendix A** to this report sets out in full the representations received from various individuals and organisations which have been categorised under the above-mentioned headings. These representations include comments in support of the contents of the Preferred Options document and other observations as well as objections. In total, Appendix A lists some 540 individual representations. NB: the representations set out under Economy include one petition, containing 130 names from 98 addresses, objecting to the proposed Spalding Rail-Freight Interchange.

2.2 For each representation, Appendix A includes:

- the 'Response Number' and 'Respondents Number';
- the name of the person/organisation submitting the representation;
- where applicable, the name of the person/organisation on whose behalf the representation has been submitted;
- the 'Officer Response' to the representation; and
- the 'Officer Recommendation' to the Joint Committee in respect of what

action should be taken in view of the Officer Response.

- 2.3 Members are asked to consider each representation and the accompanying Officer Response and Officer Recommendation in response to it. At the Joint Committee meeting, Members will be asked to either approve or revise each Officer Recommendation.
- 2.4 Members will note that a number of the representations contain a significant amount of content. In order to make the process of considering such cases more manageable, officers have approached the preparation of their responses with a view to addressing the 'essence' of the representation rather than necessarily focussing on every detailed point.
- 2.5 With a view to lending more consistency to the process of considering the representations and to creating flexibility in dealing with a wide variety of potentially-conflicting issues, a number of standard phrases have been used in the Officer Responses. These, in turn, have been used to aid the identification of what course of action should be recommended to the Joint Committee.
- 2.6 Subsequently, the recommendations to the Joint Committee have been categorised under the following headings:
 1. Support – no change to the approach is required;
 2. Representations beyond the remit of the Local Plan or to be addressed in the preparation of the Site Allocations DPD;
 3. Objection – further work required which could result in a change to the approach;
 4. Objection – a minor change to the approach may be required (e.g. detailed policy wording/SA scoring); and
 5. Objection – no change to the approach is required.
- 2.7 It should be noted that the word 'approach' in the above-mentioned categories has been used to describe a variety of contents in the Preferred Options document (for example, individual chapters, paragraphs, options, tables, preferred policy approaches etc.). Therefore, its meaning in respect of an individual recommendation should be interpreted in the context of the representation to which it relates.
- 2.8 Further information on the process of considering the representations will be provided by officers at the meeting.

3.0 THE NEXT STEPS

- 3.1 Following the Joint Committee's consideration of all the representations covered by the headings in paragraphs 1.4 and 1.5, officers will need to determine the 'issues' arising from:

- those representations generating either a possible minor change to the approach or further work which could result in a change to the approach (see bullet points 3 and 4 in paragraph 2.6 above);
- any new evidence (e.g. the outcomes from current work on the South East Lincolnshire Town Centre and Retail Capacity Study and the update of the Peterborough Partial Strategic Housing Market Assessment);
- key outstanding areas of work (e.g. the South East Lincolnshire Strategic Housing Land Availability Assessment and the South East Lincolnshire Whole Plan Viability); and
- a detailed examination of the emerging plan and policies with regard to the use of consistent terms, assessment that the policy objectives are both consistent and unambiguous and that outcomes are set that can be monitored.

3.2 This 'interim stage' and its consequences for the further stages of plan preparation will be explained to Members in more detail at the meeting.

4.0 VIEWS OF THE HEAD OF BUILT ENVIRONMENT AND DEVELOPMENT, BOSTON BOROUGH COUNCIL AND THE PLANNING MANAGER, BRECKLAND AND SOUTH HOLLAND COUNCILS

4.1 The Head of Built Environment and Development at Boston Borough Council has been consulted and his comments will be reported at the meeting.

4.2 The Planning Manager for Breckland and South Holland Councils has been consulted and his comments will be reported at the meeting.

5.0 VIEWS OF OTHER CONSULTEES

5.1 The Strategic Planning Manager, Lincolnshire County Council, has been consulted and any comments received will be reported at the meeting.

5.2 The Monitoring Officer representative for Boston Borough Council has been consulted and any comments received will be reported at the meeting.

5.3 The Monitoring Officer representative for Lincolnshire County Council has been consulted and any comments received will be reported at the meeting.

5.4 The Monitoring Officer for South Holland District Council has been consulted and any comments received will be reported at the meeting.

5.5 The s151 Officer for Boston Borough Council has been consulted and any comments received will be reported at the meeting.

5.6 The s151 Officer for Lincolnshire County Council has been consulted and any comments received will be reported at the meeting.

5.7 The s151 Officer for Breckland and South Holland District Councils has been consulted and any comments received will be reported at the meeting.

6.0 OPTIONS

6.1 Members can accept the officers' recommendations or require amendments to them.

7.0 REASONS FOR RECOMMENDATIONS

7.1 There is a current statutory requirement for the Joint Committee to prepare one or more development plan documents that will form the South East Lincolnshire Local Plan. The Preferred Options stage of the preparation of the Strategy and Policies DPD is identified in the Joint Committee's Local Development Scheme (LDS).

8.0 EXPECTED BENEFITS AND TIMELINES

5.1 This report deals with a particular stage in the preparation of the Strategy and Policies DPD (under the Planning and Compulsory Purchase Act 2004, as amended) which will form part of the South East Lincolnshire Local Plan. The completion of the Local Plan will enable planning decisions to be made in accordance with up-to-date planning policies and proposals. The timelines for the preparation of the Local Plan are set in the Joint Committee's LDS. This will need to be revised in the light of the considerations featured in paragraph 3.1 of this report.

9.0 IMPLICATIONS

9.1 Carbon Footprint & Environmental Issues

9.1.1 The preparation of the Local Plan will help to create sustainable development across South East Lincolnshire.

9.2 Constitution & Legal

9.2.1 See para 7.1.

9.3 Contracts

9.3.1 There are no relevant contractual implications of this report.

9.4 Crime and Disorder

9.4.1 There are no crime and disorder implications of this report.

9.5 Equality and Diversity & Human Rights

9.5.1 The Local Plan is being prepared in accordance with the Joint Committee's Statement of Community Involvement. This requires us to seek to cater for, and

engage with, all sections of the community in preparing our plans, in particular those groups which have been underrepresented in previous consultation exercises (the so-called 'hard-to-reach' groups).

9.6 Financial

9.6.1 There are no direct financial implications arising from the consideration of this report.

9.7 Risk Management

9.7.1 Without up-to-date local planning policies for South East Lincolnshire, future planning decisions would have to rely upon the provisions of the National Planning Policy Framework. This could result in decisions being made that did not properly reflect how the Government's presumption in favour of sustainable development should be applied locally.

9.8 Staffing

9.8.1 There are no staffing implications arising from the consideration of this report.

9.9 Stakeholders / Consultation

9.9.1 This report deals with the comments received in response to undertaking a full public consultation exercise on the Combined Preferred Options and Sustainability Appraisal Report.

10.0 WARDS/COMMUNITIES AFFECTED

10.1. The implications of the proposed new Local Plan documents affect all wards/communities.

Background papers:- None

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Key Decision: Yes

Exempt Decision: No

Appendices accompanying this report:

Appendix A: South East Lincolnshire Preferred Options Consultation Report 27 September 2013.