

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

Post_title: 1.1 Introduction

ID1: 2 comment_author: Mrs K Brierley

comment_content:

Introduction The impact of the building of 3795+ dwellings on Boston Roads is not mentioned. At present there is severe congestion and accident or other event causes gridlock. With one main bridge over the river there are serious traffic issues. Would there be guaranteed funding to build the necessary extra bridges and roads to sustain this development?

Officer Comment:

The Local Plan assesses the impacts of development proposals and provides evidence on the viability and provision of new infrastructure. The Plan and such evidence will need to show to an Inspector that the Plan is "sound"

Officer Recommendation:

No change to the preparation of the Local Plan is recommended.

ID1: 3 comment_author: Longstaffs

comment_content:

We have studied the South East Lincolnshire Local Plan 2011-2036, draft for public consultation (including site options for development), and would like to make the following comments at this stage of the Plan review. We submitted a site in 2014 " for land south of Wardentree Lane in Spalding to be considered as a site suitable for Employment, as it was adjacent to the Main Employment area on Wardentree Lane. On behalf of our client, we are very pleased to note that the site has been identified as a Proposed Main employment site, on Inset Map No 2 Pinchbeck and Spalding. The site is well served by the existing Wardentree Lane infrastructure, and is a logical alternative use for the site, in an area of predominantly Employment uses. We put forward that it should be included and confirmed as a Proposed Main Employment site.

Officer Comment:

Support for the Proposed Main Employment Site is welcome.

Officer Recommendation:

Site PI004 is one of the more suitable Potential Employment Sites in South Holland and it should be taken forward as a Preferred Option Employment Allocation.

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ID1: 4 comment_author: Longstaffs

comment content:

In respect of other policy proposals, we propose that affordable housing proportions in Boston Borough and South Holland should be the same, and request amendment to Policy 15, such that the rate be altered to at least 15% of total dwellings being affordable housing across the district, for developments of 10 or more units. If a differential rate is applied to the two sub-districts, it could lead to development being favoured in Boston district settlements, instead of South Holland district settlements, which would not be in accordance with Local Plan policies.

Officer Comment:

Boston and South Holland have different overall housing needs to be met as well as affordable housing needs. The areas (and sites) also have different infrastructure needs and viability constraints. It is too simplistic to conclude that a lower percentage rate for affordable housing in one area makes it more attractive for development.

Officer Recommendation:

No change to the Local Plan is proposed.

ID1: 5 comment_author: Chris Atkinson

comment content:

Introduction Reference is also made, where relevant, to the more recently published National Planning Practice Guidance (PPG) which provides further explanation to the policies within the Framework. This document responds to, and addresses specific elements of the Issues and Options along with making recommendations and suggested amendments. We trust that the comments provided are useful and look forward to ongoing engagement in the emerging Local Plan process. These representations set out our Clients comments that will assist the Council in preparing a sound Local Plan. Our Client trusts that the comments provided herein are useful and looks forward to ongoing engagement in the preparation of the emerging Local Plan. 23800/A5/LPReps/CA 2 February 2016

Officer Comment:

Comments noted

Officer Recommendation:

No change to the Local Plan is recommended.

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ID1:

6

comment_author:

Spalding and District Civic Society

comment content:

Overall, despite the Plan's many excellences (e.g. the emphasis on good design), we are disappointed that it does not do more to counter the unhelpful vagueness and generality of the NPPF. This had been one of our hopes. More particularly, the Plan seems to us to be inconsistent in the degree of its specifications for example, being very exact on the requirements for a domestic garage to qualify as a parking space, yet scarcely mentioning the important matter of advertising.

Officer Comment:

The Local Plan provides local context to policy matters in the NPPF. Advertising, particularly the impact it can have visually, can be considered through a number of policies in the Local Plan, where consent is required.

Officer Recommendation:

No change to the Local Plan is recommended.

Post_title:

1.3. What is being published for comment?

ID1:

7

comment_author:

Mr John Stuart Birkett

comment content:

Inevitably I have drawn attention to parts of the plan where I have reservations, but in general the plan is well thought out, expressed and presented.

Officer Comment:

Comments noted

Officer Recommendation:

No change to the Local Plan is recommended

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ID1: 8 comment_author: Natural England

comment content:

Habitat Regulations Assessment:- We welcome the opportunity to comment on the Habitat Regulations Assessment (HRA) Screening Report. We suggest that whilst the Screening Report at this early stage of the local plan process includes a great deal of useful information it currently lacks clarity and requires further investigation in some aspects. HRA is an iterative process and we therefore advise that the following steps should be taken in the next stage of the assessment: 1. Clarification of the next stage of the HRA The purpose of the Screening Report is to show, on the basis of objective information, that there would be no significant effect resulting from the Local Plan policies. If the screening report shows that the effect may be significant or if the effect is not known, that would trigger the need for Appropriate Assessment. This is the detailed consideration of the impact on the integrity of European sites of the plan either alone or in combination with other projects or plans. This stage also includes the development of mitigation measures to avoid or reduce any possible impacts. So far the screening report has screened out many of the policies as set out in the table at Appendix 3 and these will not require further assessment, though this is not fully explained in the text. The seven policies which have not been screened out require further assessment because of their potential recreational impact on European sites. We support your assessment that recreational pressure will require further research and we are pleased to note that you have commissioned further research on visitor numbers, recreational activity, frequency of visits and residential proximity to the Wash. We look forward to seeing the results of this

Officer Comment:

A HRA has been completed, Local Plan amendments have been proposed and the views of Natural England incorporated

Officer Recommendation:

Consider amendments to the Local Plan as recommended by the HRA and process

research so that the evidence base of the HRA can be strengthened and a zone of influence can be established to quantify what impact the proposed housing would have on the Wash and possibly the other European sites that you have listed in section 4.3 of the report. Then steps can be taken that would ensure that a workable solution can be established to address recreational pressure. We suggest that one of the ways to ensure that visitor pressure is reduced from European sites is to have a strong Green Infrastructure policy though there may be other measures that could be taken to reduce this impact. 2. In combination effects We acknowledge that in combination effects have been considered throughout the screening report but we suggest that this could be clearer if there was a separate section on this issue with a direct reference to the table at Appendix 4. 3. Functionally Linked land We generally agree with the Screening Report that there would be no significant effect with regard to the impact of direct land take on European sites. However section 3.2 of the report, which discusses land take, does not seem to have fully considered the loss of habitat functionality linked to but outside of a European designated site which is used by species that are qualifying interest features of that designated sites. According to information from our Impact Risk Zones (IRZ) a number of proposed land allocations are within land which could potentially constitute functionally linked land used by the Pink Footed Goose, which are qualifying a species associated with the Wash. We note that section 2.2 explains that land that may be allocated for development is agricultural land and is not intensively used by birds for feeding however it is not clear if this has been given full consideration. Pink Footed Geese can forage of agricultural land depending on the crop that is growing

and we would suggest that this issue requires further clarification. The sites that could potentially be affected area as follows: FIS038, FIS025, FIS023 on the eastern side of Boston; FIS022, FIS041 and FIS046 around Fishtoft; FRA024 and FRA005 to the north of Kirton

Therefore the next stage of the HRA should give further consideration of the functionally linked land and whether the proposed developments would result in a Likely Significant Effect. This may only involve desk studies of proposed allocations which are on or adjacent to agricultural fields which may be used by the Pink Footed Goose for foraging. We suggest that survey information for these areas should be available from the Lincolnshire Environmental Records Centre <http://www.glnp.org.uk/partnership/lerc/> and from local Bird groups. If there is evidence that pink footed geese are using these areas consideration should be given to possible mitigation or avoidance measures however if there is no evidence then this issue can be screened out. We would be happy to discuss the HRA in further detail if this would be of assistance to you.

Sustainability Appraisal:- Natural England considers that the Sustainability Appraisal has been carried out thoroughly and has covered our interests in the natural environment. It has analysed the potential impacts of alternative site options and policies. We are therefore satisfied with the progress of the appraisal and have no further comments at this stage.

ID1:

9

comment_author: Historic England

comment content:

Sustainability Appraisal. Although it is noted that some changes have been made, strong concern remains regarding the Sustainability Appraisal and in particular the site assessment criteria. As described within the site allocations sections, there are significant concerns in relation to the site assessments, which have little reference to heritage assets. Please refer to our previous response of 30 June 2015. We consider that this would not meet the requirements of the SEA directive, nor would it ensure that site allocations are sound. Conclusion We consider that as proposed, there is no justification for some of the sites, as highlighted above, and we are concerned with the background and reasoning for proposals in relation to the assumptions made for heritage assets as presented both in the Plan and within the accompanying Sustainability Appraisal. On this basis we question whether the proposed sites are the most appropriate and sustainable strategy for the delivery of additional housing in the Borough. We do not consider that the Council is in a position to conclude that the additional sites put forward present the most sustainable options to address the housing need and that further evidence is required to be produced.

Officer Comment:

Noted. Discussions have since taken place with Historic England regarding their concerns.

Due to resource constraints, specialist Conservation Officer advice has unfortunately not been secured to date but will be rectified.

Officer Recommendation:

Seek advice from BBC's Consultant Architect and SHDC's Conservation Officer, and undertake a refresh of the site assessments using the criteria agreed with Historic England.

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ID1: 10 comment_author: Anglian Water Services Ltd

comment content:

Reference is made to the Councils Interim Infrastructure Delivery Plan which is intended to identify the physical infrastructure required to support the delivery of the Local Plan. This document includes reference to water and water recycling infrastructure provided by Anglian Water. However this document does not identify whether there is expected to be a need for improvements to be made to the water supply network, foul sewerage network and sewage treatment to accommodate the proposed allocation sites identified in the Draft Local Plan. We would welcome further discussions with the Local Plan Team regarding the expected phasing of the allocation sites identified in the Draft Local Plan to inform Anglian Water's long term forecasting and our business planning process.

Officer Comment:

The Infrastructure Delivery Plan work has now been completed and has included consultation with Anglian Water. There are ongoing site specific consultations with Anglian Water.

Officer Recommendation:

Infrastructure delivery should be incorporated in the preparation of the Local Plan

ID1: 11 comment_author: Mike Harrison

comment content:

Re: Local Plan document - This report is very comprehensive but it does not possess any foresight and there are many situations noted in the plan that are outside the "visions", "likely", "indicative", "presumption", "broadly stable", "scenarios", "dry/wet". All these are indicators that, like any plan, it is not foolproof or will be as planned.

Officer Comment:

Comments noted. The Local Plan attempts to meet the development related challenges of the plan period. Many delivery issues require actions by third parties and are subject to factors outside the control of any single authority.

Officer Recommendation:

No change to the plan is recommended

Post_title: 1.5. The relationship of the South East Lincolnshire Local Plan with other planning documents

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ID1: 12 comment_author: Boston Woods Trust

comment content:

We are responding to the South East Lincolnshire Local Plan 2011-36, Draft for Public Consultation on behalf of the Boston Woods Trust. The Boston Woods Trust is a local charity that was founded in 2001 to provide the people of Boston with a much needed amenity for recreational purposes. It aims to eventually develop a 7 mile roughly crescent shaped corridor of woodland and parkland, to the west of Boston. To date we have developed over 110 acres in 2 sites which have been marked on the plans. Following talks with Boston Borough Council a possible site for the development of this proposed corridor was marked on Boston Borough Councils long term planning documents. The current Lincolnshire Natural Environment Strategy 2012 18 has BWT proposed development corridor marked. The Boston Woods Trust are surprised and disappointed that this draft plan does not include a potential or safeguarding corridor for green infrastructure. It does show vast areas for Potential Housing Site", much more than will be required to meet the house building required up to 2036. It also marks a "Safeguarding Corridor" for a proposed distributor road. The Boston Woods Trust aims and objectives will help to achieve; - Strategic Policies; 1,2,5,7,25,28,30 and 31 as listed in table 2. ~ Strategic Priorities; Sustainable Development, 1 and 3 ; Economy 4 ; Environment 7,8 and 10 ; Transport 11 and 12, as listed in table 3. ~ The wishes as set out in section 7," A Distinctive, Greener, Cleaner, Healthier Environment". It is some relief that the Boston Woods trust Project is mentioned in this section, see 7.1.12. If the Boston Woods trust is to continue as a thriving local charity, contributing to the local environment, it will need the support of Boston

Officer Comment:

The Local Plan has, through its evidence base, assessed open space requirements and what the findings of the HRA might mean in providing compensatory open space. The Boston Woods are an important asset however they are one mechanism by which needs might be addressed. Should additional compensatory open space be a critical matter to be met by the Local Plan then certainty about its delivery will be an expectation.

Officer Recommendation:

That the Local Plan provides appropriate and deliverable mechanisms to meet open space needs especially if triggered by the HRA.

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Borough Council. If as in this draft plan it is not given the priority of a potential or safe guarding site, as are housing and roads, we fear that our hopes and hard work will mean little. To extend the corridor of woodland and parkland the Boston Woods Trust has to buy land, relying on donations to do this. Now that land owners understand that their land is "Potential Housing Site" it will make it prohibitively expensive and we will not be able to develop in such areas. We would like to meet and discuss these points further and elucidate how much support our project has at Boston Borough Council.

ID1:	13	comment_author:	Mr Andrew Parks
comment_content:	Since 2012 Unitary and District Councils have had to adapt previously well thought out local plans to fit in with the National Planning Policy Framework. This framework allows for tremendous flexibility and interpretation and as long as any development is deemed 'sustainable' it invariably gets the green light. Any refusals seems to be automatically followed by appears which again are almost invariably granted approval by the Planning Inspectorate. The South East Lincs Local Plan has therefore had to model itself on the NPPF and has done an incredibly good job. Hopefully, once passed by the Planning Inspectorate we will see appeals reduced in number and greater support given by that body to local council planning decisions.	Officer Comment:	Officer Recommendation:
		Comments noted	No change to the Local Plan is recommended

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ID1: 14 comment_author: Historic England

comment_content:

Reference to policy 26 as a strategic policy is welcomed and ensures compliance with policy 157 of the NPPF. Paragraphs 184 and 185 of the NPPF also go on to describe how Neighbourhood Plan policies take precedence over non-strategic policies; therefore it is of particular importance to have a strategic heritage policy for the Borough.

Officer Comment:

Comments noted

Officer Recommendation:

No change to the Local Plan is recommended

ID1: 15 comment_author: Campaign to Protect Rural Englan

comment_content:

CPRE is pleased to note the recognition in the Plan of the role of Neighbourhood Plans and relationship with the strategic objectives. CPRE fully supports the principles of neighbourhood plans and will seek to assist communities that wish to develop them in the plan area.

Officer Comment:

Comments Noted

Officer Recommendation:

No change to the Local Plan is recommended

Post_title: **1.6. Duty to co-operate**

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ID1: 16 comment_author: Peterborough City Council

comment_content:

We can also confirm, as part of our Duty to Cooperate obligations, that there is nothing in the draft South East Lincolnshire Local Plan (Jan 2016) that amounts to a Strategic Matter as defined in section 33A of the Planning and Compulsory Purchase Act (2011). Therefore, Peterborough City Council considers that there is no requirement for further joint working between Peterborough City Council and the South East Lincolnshire authorities.

Officer Comment:

Comments noted

Officer Recommendation:

No change to the Local Plan is recommended

ID1: 17 comment_author: Borough Council of King's Lynn &

comment_content:

The Borough Council of King's Lynn & West Norfolk believes that the level of cooperation has been proportionate to the significance of the cross-border issues, and has been sufficient to meet the requirements of the Duty to Cooperate.

Officer Comment:

Comments Noted

Officer Recommendation:

No change to the Local Plan is recommended

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ID1:	18	comment_author:	Market Deeping Town Council		
comment_content:	Officer Comment:		Officer Recommendation:		
I have been asked to write to thank you for keeping this council informed with your local plan. The councillors have looked at the plan and do not feel that there is anything offensive in it.	Comments noted		No changes to the Local Plan are recommended		

ID1:	19	comment_author:	Norfolk County Council		
comment_content:	Officer Comment:		Officer Recommendation:		
Thank you for consulting Norfolk County Council on the above Local Plan consultation. At this stage it is not considered that the Local Plan consultation raises any strategic cross-boundary issues with Norfolk County Council. Obviously you would consult the County Council when you review your Local Plan. I assume, under your statutory duty to co-operate (Localism Act 2011), that if you feel there are any strategic cross boundary issues arising or likely to arise that you would seek further discussion with Norfolk County Council i.e. through myself as the first point of contact. If you have any queries with the above comments please call or email me.	Comments noted		No change to the Local Plan is recommended		

ID1:

20

comment_author: Savills

comment content:

There is no evidence that the Local Planning Area has effectively co-operated with neighbouring authorities in regards to meeting their unmet housing need. The Duty-to-Cooperate is an essential component of the NPPF (paragraphs 178-182) and thus further consideration should be given to the housing needs neighbouring HMAs.

Officer Comment:

The Local Plan evidence is that it is meeting the objectively assessed housing needs. Duty to Cooperate issues in relation to unmet housing need therefore do not arise. The Two Council's preparing the Local Plan has had no requests form neighbouring Councils to help meet their unmet housing needs.

Officer Recommendation:

No change to the Local Plan is recommended

ID1:

21

comment_author: Gladman

comment content:

Duty to Cooperate of the Framework states that public bodies have a duty to cooperate on planning issues that cross administrative boundaries and 179 states that local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly coordinated . It goes on to say that joint working should enable local planning authorities to work together to meet development requirements which cannot wholly be met within their own areas " for instance, because of a lack of physical capacity and clearly reflected in individual Local Plans . 181 of the Framework further sets out that cooperation should be a continuous process of engagement from initial thinking through to implementation, resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development . PPG provides further explanation of how the policies contained within the Framework should be interpreted and applied. In terms of the Duty to Cooperate, PPG sets out that local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters before they submit their Local Plans for examination (my emphasis). South East Lincolnshire clearly needs to consider the requirements of the Duty to Cooperate. It is something that needs to be built into the entire plan-making process from the very beginning and failure to do so is not something that can be rectified retrospectively.

Officer Comment:

The Local Plan evidence is that it is meeting the objectively assessed housing needs. Duty to Cooperate issues in relation to unmet housing need therefore do not arise. The Two Council's preparing the Local Plan has had no requests from neighbouring Councils to help meet their unmet housing needs.

Other Duty to Cooperate issues are evidenced in the statement accompanying the Local Plan.

Officer Recommendation:

No change to the Local Plan is recommended

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ID1:	22	comment_author:	Central Lincolnshire Joint Planning
comment content:		Officer Comment:	Officer Recommendation:
I can confirm that, as part of our Duty to Cooperate obligations, we consider there to be nothing in the draft South East Lincolnshire Local Plan (Jan 2016), or its supporting documents, that amounts to a Strategic Matter as defined in section 33A of the Planning and Compulsory Purchase Act (2011). Therefore, CLJSPC considers that there is no requirement for joint working, as prescribed by the legislation, between Central Lincolnshire and the South East Lincolnshire. In respect of the plan proposals, we note that the South East Lincolnshire Local Plan identifies individual Objectively Assessed Need (OAN) figures for each district based on two separate Strategic Housing Market Assessments. Policy LP11 sets out that Boston Borough and South Holland will each meet their own OAN figures. I can confirm that the CLJSPC supports this approach and raises no objection to it. We have no other comments to make at this stage of plan preparation.	Comments noted	No change to the Local Plan is recommended	

ID1:	23	comment_author:	Greater Lincolnshire Nature Partn
comment content:		Officer Comment:	Officer Recommendation:
1.6.1 - Object The GLNP is another body with which the Joint Committee is required to work with under the Duty to Cooperate and we are not listed in this paragraph. This paragraph should either be complete and list all other bodies under the Duty to Cooperate or make it clear that these are only examples.	The Duty to Cooperate bodies are prescribed nationally. In the spirit and purpose of producing this Local Plan the GLNP are a consultant body invaluable in terms of helping the plan take proper account of natural habitat etc. matters. This is not however a DtC requirement.	No change to the Local Plan is recommended	
