

SOUTH EAST LINCOLNSHIRE  
JOINT STRATEGIC PLANNING COMMITTEE

Revised

LOCAL DEVELOPMENT SCHEME

June 2017



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 (Secretary of State) no later than 30th September 2011.

The Joint Committee approved its first local development scheme (LDS) for submission to the Secretary of State at its first meeting held on 9th September 2011. That LDS came into effect on 31st October 2011.

That document was then superseded by:

- a first revision of the LDS approved by the Joint Committee on 13 July 2012 (which came into effect on 31 July 2012); and
- a second revision approved by the Joint Committee on 28 February 2014 (which came into effect on 14 March 2014).

This document supersedes the second revision of the LDS and came into effect on 15 June 2017.

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## 1.0 Introduction

- 1.1 Under section 15 of the Planning & Compulsory Purchase Act 2004, as amended, (the 2004 Act) every relevant local planning authority must prepare and maintain a scheme to be known as its 'local development scheme' (LDS). The purpose of the LDS is to specify the subject matter, area and the timetable for the preparation and revision of local development documents (LDDs), including the Statement of Community Involvement (SCI).
- 1.2 This LDS has been prepared by the South East Lincolnshire Joint Strategic Planning Committee (the Joint Committee) and sets out a programme for the production of LDDs.
- 1.3 In essence, it is a project plan setting out the timetable for the local plan and will be a living document that can be updated and amended as and when appropriate. It covers work to be undertaken from January 2017 to the end of 2018 and sets out details of the documents whose preparation will be given priority during this period. **It should be noted that the time period covered by this latest version of the LDS is shorter than the three-year period covered by its predecessors. This is because, following the expected adoption of the South East Lincolnshire Local Plan in 2018 (see Section 3.0), there will be a need to determine whether or not there remains support for maintaining the Joint Committee as the Local Planning Authority responsible for the preparation of LDDs across South East Lincolnshire as a whole.**
- 1.4 It should be noted that this LDS has been prepared having regard to the Localism Act 2011, the Government's National Planning Policy Framework (NPPF), published in March 2012, and the Government's Town and Country Planning (Local Planning) (England) Regulations 2012 (the 'Local Planning Regulations' [which came into force on 6 April 2012]).
- 1.5 Unlike previous related regulations, the Local Planning Regulations do not contain any specific provisions relating to the preparation of the LDS, giving councils the freedom to report the information that they think most relevant to local people, while maintaining the requirement to keep the public informed about the status of planning documents. In particular, local planning authorities are no longer required to submit the LDS to the Secretary of State.

## **2.0 Content**

- 2.1 Priority has been given to preparing an LDD which will follow the full statutory process and will form part of the 'development plan'<sup>1</sup> for the area. This is known as a 'local plan' under the Local Planning Regulations and a 'development plan document' (DPD) for the purposes of section 17 (7) (a) of the 2004 Act. The preparation of this document will be subject to the process of independent examination by an Inspector appointed by the Secretary of State (for Communities and Local Government). Accordingly, it is intended to prepare what will be known as the 'South East Lincolnshire Local Plan' (see section 3.0 below).
- 2.2 Consideration has also been given to the preparation of the other principal type of LDD, known as 'supplementary planning documents' (SPDs). SPDs are documents which add further detail to the policies in the Local Plan. 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.

## **3.0 The South East Lincolnshire Local Plan**

- 3.1 The proposed South East Lincolnshire Local Plan (the Local Plan) will, over time, 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 the vision and aspirations of South East Lincolnshire's local communities and to those elements of the relevant strategies and programmes which relate to the development and use of land in the area. This should be coupled with a local interpretation of the requirements of the national planning policies, particularly the NPPF.
- 3.2 The Local Plan will, in essence, be a single DPD.
- 3.3 The Local Plan will contain:
- an overall vision for South East Lincolnshire which sets out how the area and places within it should develop;

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<sup>1</sup> The National Planning Policy Framework states that the 'development plan' 'includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.) Section 38(6) of the 2004 Act states:

'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

- a set of strategic priorities for the area focussing on the key issues that need to be addressed;
- a set of strategic policies that address the strategic priorities; and
- a limited suite of criteria-based policies to be taken into account when considering development.

### ***Policies Map***

- 3.4 On adoption, the Local Plan will be supported by an adopted **Policies Map** (formally known as a Proposals Map) which will be updated on each occasion a new or revised Local Plan is adopted.
- 3.5 The adopted policies map will illustrate the allocations and designations required to assist the delivery of the strategic priorities for South East Lincolnshire.

## **4.0 Community Infrastructure Levy**

- 4.1 The Community Infrastructure Levy (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. Under current arrangements, the responsible body for approving a CIL is an individual local authority's Full Council (known as a 'charging authority'). Therefore, in the case of South East Lincolnshire, CILs would have to be approved separately by Boston Borough and South Holland District Councils – and not the Joint Committee.
- 4.2 However, following consideration of this matter, which was informed by the findings of the South East Lincolnshire Whole Plan Viability Study and the South East Lincolnshire Infrastructure Delivery Plan made available in 2016, it was decided that it would be more expedient - for the time being - for both Boston Borough and South Holland District Councils to rely on 'section 106' legal agreements rather than a CIL for the purpose of securing developer contributions.

## **5.0 Additional local development documents**

- 5.1 The need to enhance the Local Plan through the preparation of additional local development documents has been considered and, currently a 'Developer Contributions' SPD is in the course of preparation. The main purpose of this document is to assist in the implementation of emerging Local Plan Policies 7 (Developer Contributions), 12 (Vernatts Sustainable Urban Extension, 13 (Holbeach West Sustainable Urban Extension), 15

(Affordable Housing), 16 (Rural Exception Sites), 28 (Community, Health and Well-Being), 29 (Delivering a More Sustainable Transport Network) and 30 (Delivering the Spalding Transport Strategy).

## **6.0 Other related documents**

- 6.1 Under section 18 of the 2004 Act, the Joint Committee must produce a **Statement of Community Involvement (SCI)**. The SCI sets out the Joint Committee's policy on community involvement in the preparation of the Local Plan and the determination of planning applications.
- 6.2 The Joint Committee adopted its current SCI in April 2012.
- 6.3 The SCI will be monitored and kept up to date via the Joint Committee's **'Monitoring Report'**. Under the Localism Act, a local planning authority no longer has to make an annual monitoring report, on the implementation of its LDS, to the Secretary of State. But the duty to monitor remains, and requires a Monitoring Report to be prepared for local people, in the interests of local transparency and accountability. The new Local Planning Regulations set out the detailed requirements of the Monitoring Report, including monitoring information to be made available 'online' and in council offices as soon as it is available to the local planning authority, rather than waiting to publish it only on an annual basis.
- 6.4 In view of these requirements, relevant information is published on the Local Plan website as soon as it becomes available and consolidated in the form of an annual South East Lincolnshire Monitoring Report published in July.
- 6.5 More detailed information on the preparation of the Local Plan and the Developer Contributions SPD is set out respectively in Appendix 1: Local Plan Profile and Appendix 2: Developer Contributions SPD Profile.



<b>Timetable</b>	<p><b>discussions with stakeholders</b></p> <ul style="list-style-type: none"> <li>• <b>Further work in response to the consideration of representations, the findings of additional evidence gathering and identification of options for site allocations to inform the preparation of document titled ‘Draft for Public Consultation (including site options for development)’</b></li> <li>• <b>Six-week public consultation exercise on Draft for Public Consultation (including site options for development)</b></li> <li>• <b>Consideration of representations and discussions with stakeholders to, inter alia, inform the preparation of document titled ‘Preferred Sites for Development’</b></li> <li>• <b>Four-week public consultation exercise on Preferred Sites for Development</b></li> <li>• <b>Consideration of representations and preparation of ‘Publication Version’ of the Local Plan</b></li> <li>• <b>Statutory six-week public consultation exercise on Publication Version</b></li> </ul> <ul style="list-style-type: none"> <li>• <b>Submission of all Local Plan documentation to the Planning Inspectorate</b></li> <li>• <b>Public Examination</b></li> <li>• <b>Receipt of Inspector’s report</b></li> </ul>	<ul style="list-style-type: none"> <li>• January 2014 - December 2015</li> <li>• 8 January -19 February 2016</li> <li>• February - June 2016</li> <li>• 15 July - 12 August 2016</li> <li>• August - December 2016</li> <li>• 10 April - 22 May 2017</li> <li>• 23 June 2017</li> <li>• October 2017</li> <li>• January 2018</li> </ul>
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	<ul style="list-style-type: none"> <li>• <b>Consideration of Inspector’s report by Joint Committee</b></li> <li>• <b>Adoption of Local Plan</b></li> </ul>	<ul style="list-style-type: none"> <li>• March 2018</li> <li>• April 2018</li> </ul>
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## Appendix 2: Developer Contributions SPD Profile

The following table sets out a brief description of the SPD and a timetable for its production.

SPD		
<b>Document Details</b>	<ul style="list-style-type: none"> <li>• <b>Role and Subject</b></li> <li>• <b>Geographic Coverage</b></li> <li>• <b>DPD/SPD</b></li> <li>• <b>Chain of Conformity</b></li> </ul>	<p>The Developer Contributions Supplementary Planning Document SPD will provide further clarity and detail about several policies in the South East Lincolnshire Local Plan. It will set out the approach to negotiating developer contributions, including affordable housing and other ‘tariff-style’ contributions, how they will be calculated, and in what way developer contributions arising from new development should be delivered.</p> <p>South East Lincolnshire</p> <p>SPD</p> <p>To be consistent with the Local Plan</p>
	<ul style="list-style-type: none"> <li>• <b>Preparation of Draft SPD</b></li> <li>• <b>Approval of Draft SPD by Joint Committee for the purpose of informing the Examination of the Local Plan expected in October 2017</b></li> <li>• <b>Approval of Draft SPD by Joint Committee for the purpose of statutory public consultation, the</b></li> </ul>	<ul style="list-style-type: none"> <li>• January – September 2017</li> <li>• September 2017</li> <li>• March 2018</li> </ul>

	<p><b>preparation of which would have been informed by the Local Plan Inspector's Report</b></p> <ul style="list-style-type: none"><li>• <b>Statutory four-week public consultation exercise on Draft SPD</b></li><li>• <b>Consideration of representations by Joint Committee</b></li><li>• <b>Adoption of SPD</b></li></ul>	<ul style="list-style-type: none"><li>• April 2018</li><li>• June 2018</li><li>• June 2018</li></ul>
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Appendix 3	Year	2017												2018											
	Month	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
<b>Local Plan</b>																									
<b>Stage in plan preparation</b>																									
Submission of all Local Plan documentation to the Planning Inspectorate																									
Public Examination																									
Receipt of Inspector's report																									
Consideration of Inspector's report by Joint Committee																									
Adoption of Local Plan																									
<b>Developer Contributions SPD</b>																									
Preparation of Draft SPD																									
Approval of Draft SPD by Joint Committee for the purpose of informing the Examination of the Local Plan expected in October 2017																									
Approval of Draft SPD by Joint Committee for the purpose of statutory public consultation, the preparation of which would have been informed by the Local Plan Inspector's Report																									
Statutory four-week public consultation exercise on Draft SPD																									
Consideration of representations by Joint Committee																									
Adoption of SPD																									

**Appendix 4: Contact details:**

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

***the South East Lincolnshire Joint Policy Unit***

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