

AGENDA



South East Lincolnshire
Joint Strategic Planning Committee

- Committee - **SOUTH EAST LINCOLNSHIRE JOINT STRATEGIC PLANNING COMMITTEE ANNUAL GENERAL MEETING**
- Date & Time - Thursday, 15 June 2017 at 10.00 am
- Venue - Council Offices, West Street, Boston

Membership of the South East Lincolnshire Joint Strategic Planning Committee:

South Holland District Council: Councillors B Alcock, P E Coupland and R Gamba-Jones (Substitutes: Councillors F Biggadike, M D Booth and M D Seymour)

Boston Borough Council: Councillors C Brotherton, C Rylott and S Ransome (Substitutes: Councillors D Brown, M Cooper and J Noble)

Lincolnshire County Council: Councillors A Austin, M Brookes and E Poll (Substitutes: To be confirmed)

Substitutions – Substitute members will have full voting rights for individual meetings only; and Substitute members allowed to attend all meetings of the South East Lincolnshire Joint Strategic Planning Committee to contribute but not vote.

Terms of Reference – 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.

A voting member who is unable to attend any meeting of the Joint Committee shall inform the Chair of the Joint Committee in writing as soon as practicable and in any event not later than 24 hours before the meeting is due to take place

Democratic Services
Council Offices, Priory Road
Spalding, Lincs PE11 2XE

Persons attending the meeting are
requested to turn their mobile telephones to
silent

Date: 1 June 2017

A G E N D A

1. Election of Chairman
2. Election of Vice Chairman
(To be from a different authority to that of the Chairman)
3. Apologies for Absence
4. Declaration of Interests
(Where a Councillor has a Disclosable Pecuniary Interest the Councillor must declare the interest to the meeting and leave the room without participating in any discussion or making a statement on the item, except where a Councillor is permitted to remain as a result of a grant of dispensation)
5. Minutes - To sign as a correct record the notes of the meeting of the South East Lincolnshire Joint Strategic Planning Committee meeting held on 9 March 2017 (copy enclosed) (Pages 1 - 6)
6. Draft Revised Local Development Scheme for South East Lincolnshire - To seek approval for a revised Local Development Scheme for South East Lincolnshire (report of the Joint Policy Unit Manager enclosed) (Pages 7 - 24)
7. Any other items which the Chairman decides are urgent

Note: No other business is permitted unless by reason of special circumstances, which shall be specified in the minutes, the Chairman is of the opinion that the item(s) should be considered as a matter of urgency.

Minutes of a meeting of the **SOUTH EAST LINCOLNSHIRE JOINT STRATEGIC PLANNING COMMITTEE** held in the Council Offices, Priory Road, Spalding, on Thursday, 9 March 2017 at 10.00 am.

PRESENT

P Bedford (Chairman)
R Gambba-Jones (Vice-Chairman)

B Alcock
A Austin

M Brookes
P E Coupland

S Ransome

Joint Policy Unit Manager (South Holland District Council), Deputy Joint Policy Unit Manager (Boston Borough Council), Executive Manager for Growth (South Holland District and Breckland Councils), Strategic Planning Manager (South Holland District and Breckland Councils), Corporate Director (Boston Borough Council), Senior Planning Policy Officer (South Holland District Council), Planning Policy Officer (South Holland District Council), Two Forward Planning Officers (Boston Borough Council), Strategic Planning Manager (Lincolnshire County Council), Planning Solicitor (Legal Services Lincolnshire) and Principal Planning Adviser (Environment Agency).

In Attendance: Councillors F Biggadike and M D Seymour.

There were eight members of the public.

Apologies for absence were received from or on behalf of Councillors C Brotherton, C Davie, R McAuley, C Rylott and the County Commissioner for Economy and Place.

8. **DECLARATION OF INTERESTS.**

The Corporate Director informed the meeting that 'twin-hatted members' did not need to declare an interest in respect of County Council-owned land, as they were present to discharge their role as members of the 'Joint Committee', and not as landowners. All could remain and vote on matters affecting County Council-owned land.

Councillor Brookes declared himself to be a trustee of several charities in the Swineshead area that had landowning interests in the village and that land in front of his house was the subject of proposals. He would therefore leave the Council Chamber during discussions relating to Swineshead.

Councillor Austin declared herself to be a member of the Wyberton Parochial Church Council and also a managing trustee for part of a proposed allocated site in Wyberton. Accordingly, she would leave the meeting during any discussions on matters affecting her church interests.

Councillor Alcock declared a pecuniary interest in a parcel of land in Crowland that had been promoted for development, and would therefore leave the meeting during discussions on the town.

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9. **MINUTES**

Councillor Brookes asked for the minutes of 24 June 2016 to be amended in accordance with the following:

- under the Sutterton heading on page 7, the second paragraph should read: 'Discussion took place around how housing capacity of the site would be reduced if the necessary service provision for the development were to be provided on-site....'; and
- on page 8, the first paragraph should read: 'Councillor Brooks concluded his query by stating his acknowledgement of the situation.'

AGREED

That the minutes be amended accordingly.

10. **REPORT ON PUBLIC CONSULTATION RESPONSES ON DRAFTS OF THE
SOUTH EAST LINCOLNSHIRE LOCAL PLAN**

The Deputy Joint Policy Unit Manager explained that his report concerned the need to formally consider all the public consultation representations and officer responses relating to the three previous consultation exercises, as in the last two cases, emphasis had been placed on discussing only the key issues arising from them in order to expedite the Local Plan's preparation.

He reminded members that, in addition to the electronic versions of the public consultation databases that formed appendices to his report, hard copies of the January/February 2016 and July/August 2016 databases were available in the respective Members' Rooms.

He stated that a full database relating to the first public consultation exercise conducted in May/June 2013 had been considered by meetings of the Joint Committee held in late 2013. However, as the Local Plan had evolved from the preparation of a Strategy and Policies Development Plan Document (DPD), which would be followed by one or more other DPDs, to a full Local Plan, a significant number of the officer responses and recommendations had had to be revisited to take account of this. For example, because the Strategy and Policies DPD didn't address the allocation of sites for development, some of the officer responses to site-specific comments had been 'representations to be addressed in the preparation of the Site Allocations DPD'; but now that the current emerging Local Plan included proposed allocations, such comments needed to be the subject of a considered response.

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The Deputy Joint Policy Unit Manager noted that the second round of consultation, held in early 2016, related to the document titled 'Draft for Public Consultation (including site options for development)', which included a full set of draft policies and also a large number of site options for housing and other types of development, the locations of which were influenced by the emerging spatial strategy. The outcomes from this consultation exercise were discussed at a meeting of the Joint Committee on 22 April 2016, which considered a comprehensive summary of the material comments made on the contents of the document and approved a number of key issues to guide further work on the Local Plan. This led to a series of 'Local Plan Steering Group' meetings which gave more detailed consideration to site-specific matters and concluded in the selection of a number of 'preferred sites' for housing and other types of development.

He then noted that this work led to the Joint Committee, at its meeting on 24 June 2016, approving a document titled 'Preferred Sites for Development' for the purpose of a third round of public consultation'. This took place over a period of four weeks in the summer of 2016, following which further Steering Group meetings were held to consider public comments on the settlement hierarchy and preferred sites, and, following the completion of outstanding evidence gathering (e.g. the Whole Plan Viability Study), redrafted policies.

The Deputy Joint Policy Unit Manager concluded his introduction by stating that undertaking proper assessment of the responses to three rounds of public consultation had been a considerable task, but he was confident that the material considerations arising from them had been properly taken into account in shaping the 'Publication Version' of the Local Plan.

Councillor Alcock commented that discussions on the Local Plan tended to concentrate on matters relating to residential development at the expense of other considerations such as employment and economic development. He accepted that many other issues other than housing had indeed been discussed during the preparation of the Local Plan but was of the opinion that the general public would not have perceived this to be the case.

AGREED:

That the recommendation be accepted.

11. **PUBLICATION DRAFT SOUTH EAST LINCOLNSHIRE LOCAL PLAN**

The Deputy Joint Policy Unit Manager introduced his report by listing its main headings. The first of these concerned the three 'Key Issues' that the 'Publication Draft' sought to address. He provided some background to each of the following issues: meeting objectively-assessed housing needs; meeting the arising infrastructure needs; and meeting the challenges of flood risk.

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He then summarised the contents of the Publication Draft by providing a brief background to each of the thirty-one policies.

In respect of Policy 16: Rural Exception Sites, Councillor Gambba-Jones raised concerns relating to the 'viability card' being played. He suggested that an application for housing under this policy could be submitted and approved, but then followed by a request to reduce the affordable housing element of the scheme because of an updated assessment of viability.

The Deputy Joint Policy Unit Manager responded by saying he thought such a situation would be unlikely given the detailed consideration that would have informed the original decision, but if it were to arise then he considered that the whole proposal would have to be revisited.

Councillor Alcock enquired as to whether there was any guidance on how such a matter could be progressed to a satisfactory conclusion, to which the Deputy Joint Policy Unit Manager responded by suggesting suitable local guidance could be incorporated into the preparation of a Neighbourhood Plan.

Councillor Austin expressed disappointment at the absence of a policy governing the implementation of agricultural-occupancy conditions. The Deputy Joint Policy Unit Manager responded that this matter had been addressed in the Draft for Public Consultation document but following a review it was decided to delete this policy on the basis that the issues were adequately addressed in the National Planning Policy Framework.

Councillor Alcock expressed some disappointment that the only additional retail floor space proposed in the Publication Draft was at Springfields, and wondered why additional sites had not been promoted. The Deputy Joint Policy Unit Manager responded that other sites had been investigated, including with Spalding town centre, but were deemed to be unsuitable. He reaffirmed the officer view that the Springfields proposal was currently the most appropriate way forward in the circumstances.

The Executive Manager for Growth considered that evidence to support the promotion of other sites that would aid the regeneration of Spalding should be forthcoming at some point in the future, but recognised the need to be more proactive in this regard.

Councillor Alcock mentioned that internet shopping did help to create additional commercial floor space in the long run as distribution sites would be required.

Councillor Austin enquired as to whether there was any specific policy provision concerning the development of solar panel schemes in the countryside. The Deputy Joint Policy Unit Manager accepted that such proposals could prove controversial and that whilst there was no detailed policy provision regarding this matter in the

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Publication Draft, there was Government Planning Practice Guidance on this subject to assist decision making.

The Forward Planning Officer advised that Policy 27 (section B, point 4.) provided a basis for addressing the adverse impacts of solar-panel schemes.

Councillor Austin asked why there was no Boston equivalent to the policy dealing with the Spalding Transport Strategy.

The Deputy Joint Policy Unit Manager explained that this was mainly because the Boston Transport Strategy had only recently been finalised and that there hadn't been sufficient time to consider how the emerging Local Plan should address its contents.

Councillor Brookes also expressed support for a policy relating to the Boston Transport Strategy.

The Joint Policy Unit Manager added that both policies were referenced in the reasoned justification to Policy 29: Delivering a More Sustainable Transport Network.

Councillor Gambba-Jones stated that the emerging Local Plan had not been based on transport strategies, and reiterated the concern about the recent completion of the Boston Transport Strategy. He supported the officer approach to this matter but added that it would probably be the subject of discussions at the Local Plan 'examination'.

Councillor Alcock asked if there was mention of the Fens Waterways Project in the Local Plan. The Deputy Joint Policy Unit Manager informed him that reference was made to it in the Natural Environment section, but that whilst it was still a live project there was insufficient evidence to justify a more proactive approach to it in the Local Plan. He considered the project to be a benefit to the area but of no great planning significance at the present time. If it were to gain more momentum then its profile in the Local Plan could be raised.

Council Bedford added that dredging work at Blackhole Drove had been carried out recently, which would enable boats to progress as far as Donington.

In the absence of any further comments on the Publication Draft, Councillor Gambba-Jones thanked the officers for the amount of work that had been undertaken on the Local Plan to date and commented that the preparation of the South Holland Local Plan was a pale imitation in comparison. Given the limited staff resources available, it had been an extraordinary effort by officers to interpret often vague concerns into a robust set of proposals.

The Deputy Joint Policy Unit Manager then itemised the next steps in the plan-preparation process and specified the aim of submitting the Local Plan documentation to the Planning Inspectorate in the week commencing 19 June 2017.

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He noted that, following submission, the examination process was subject to the Planning Inspectorate's timetable.

Councillor Brookes then enquired about the proposed 300 additional dwellings in Sutterton and whether there was a master plan available to guide infrastructure provision, as he had thought that individual sites were to be discussed at the meeting. The Deputy Joint Policy Unit Manager explained that this matter would need to be given consideration once the Local Plan had been adopted.

Councillor Gambba-Jones added that the message that needed to be conveyed to developers of larger sites, such as that proposed at Sutterton, was that master plans would be an integral part of the planning application documentation. He suggested that once there was certainty about housing allocations, officers and members would need to identify which sites warranted a 'master-planning approach'.

Councillor Biggadike opined that an 'army of accountants' would be required to ensure that the promised financial contributions from developers were delivered and not lost following viability concerns. The Deputy Joint Policy Unit Manager made clear that such matters would be addressed in detail during the planning application stage and contributions secured through section 106 legal agreements.

AGREED:

That the recommendations be accepted.

12. **ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT.**

There were none.

(The meeting ended at 12.02 pm)

(End of minutes)

SOUTH EAST LINCOLNSHIRE JOINT STRATEGIC PLANNING COMMITTEE

(JOINT COMMITTEE)

To: South East Lincolnshire Joint Strategic Planning Committee - Thursday, 15 June 2017

(Author: Gary Alexander, Joint Policy Unit Manager)

Subject Draft Revised Local Development Scheme for South East Lincolnshire

Purpose: To seek approval for a revised Local Development Scheme for South East Lincolnshire

Recommendation(s):

- 1) That the contents of this report and the attached Draft Revised Local Development Scheme (Draft LDS) be considered;
- 2) That the Draft LDS be approved, with or without revisions; and
- 3) That it shall take effect from 15 June 2017.

1.0 THE JOINT COMMITTEE'S LOCAL DEVELOPMENT SCHEME

- 1.1 Section 15 of the Planning & Compulsory Purchase Act 2004, as amended, requires that every local planning authority should prepare and maintain a scheme to be known as its 'local development scheme' (LDS). The provisions of the Localism Act 2011 and The Town and Country Planning (Local Planning) (England) Regulations 2012 govern the preparation of LDSs. In the case of the Joint Committee, the purpose of the LDS is to provide a public statement of its programme for the production of local development documents that will relate to South East Lincolnshire and for the production of its 'statement of community involvement' (SCI).
- 1.2 The LDS is basically a project plan and is a living document that can be updated and amended as and when appropriate. The current LDS was approved by the Joint Committee on 28 February 2014 and came into effect on 14 March 2014. This document gives priority to the preparation of the South East Lincolnshire Local Plan (the Local Plan) and sets out a clear timetable for its preparation. However, over the last three years or so, the preparation of the Local Plan has become increasingly complex and there have been delays in securing essential evidence to support this work. As a consequence, the current state of plan preparation is no longer consistent with the LDS timetable, and the LDS needs to be updated to reflect the new situation.
- 1.3 Members will be aware that the 'Publication Version' of the Local Plan has recently been subject to a statutory six-week period of public consultation, and officers are presently giving consideration to the comments received. Such work will form the last stage in plan preparation before all the relevant Local Plan documentation is submitted to the Secretary of State for examination (via the Planning Inspectorate). As previously indicated by officers, this is now scheduled to take place in late June of this year. In view of the imminent

commencement of the examination process, it is important to demonstrate that the current progress in plan preparation is supported by an up-to-date LDS, and therefore a revised document has been prepared for this purpose (see Section 2.0 below).

- 1.4 The Joint Committee approved its first LDS on 9 September 2011 which, following due process at the time, came into effect on 31 October 2011. The first revision of the LDS was approved by the Joint Committee on 13 July 2012 (and came into effect on 31 July 2012). This was then superseded by the current document.

2.0 **DRAFT REVISED LOCAL DEVELOPMENT SCHEME JUNE 2017**

- 2.1 The Draft Revised Local Development Scheme June 2017 forms **Appendix A** to this report. It covers planned work commencing in January of this year and running through to mid-2018, and sets out details of the documents whose preparation will be given priority during this period. It should be noted that such documents now include a 'Developer Contributions Supplementary Planning Document'.

- 2.2 It proposes the submission of the Publication Version of the Local Plan to the Secretary of State for independent examination on 23 June 2017.

- 2.3 Subject to favourable circumstances following submission, over which both the Joint Committee and the Joint Policy Unit have no control, it is hoped to adopt the Local Plan during the spring of 2017.

3.0 **OPTIONS**

- 3.1 Members can accept the contents of the Draft LDS or request amendments to it.

4.0 **REASONS FOR RECOMMENDATIONS**

- 4.1 There is a need to ensure that the Local Plan will be found sound at examination; and there is a current statutory requirement for the Joint Committee to revise its LDS at such time as it considers appropriate.

5.0 **EXPECTED BENEFITS**

- 5.1 There is a need to make certain that every opportunity is taken to ensure that the Local Plan will be found sound at examination; and there is a current statutory requirement for the Joint Committee to revise its LDS at such time as it considers appropriate.

6.0 **IMPLICATIONS**

- 6.1 No direct implications for the Joint Committee.

7.0 **WARDS/COMMUNITIES AFFECTED**

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

8.0 **ACRONYMS/ABBREVIATIONS**

- 8.1 Acronyms and abbreviations used in the report and its Appendix A are:

- LDS (Local Development Scheme)
- SCI (Statement of Community Involvement)
- LDD (Local Development Document)
- DPD (Development Planning Document)

- SPD (Supplementary Planning Document)
- CIL (Community Infrastructure Levy)

Background papers:- None

Lead Contact Officer

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This report refers to a Mandatory Service

Appendices attached to this report:

Appendix A: Draft Revised Local Development Scheme June 2017

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Appendix A

SOUTH EAST LINCOLNSHIRE JOINT STRATEGIC PLANNING COMMITTEE

Draft 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'¹ 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;

¹ 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.

Timetable	<p>discussions with stakeholders</p> <ul style="list-style-type: none"> • 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)’ • Six-week public consultation exercise on Draft for Public Consultation (including site options for development) • Consideration of representations and discussions with stakeholders to, inter alia, inform the preparation of document titled ‘Preferred Sites for Development’ • Four-week public consultation exercise on Preferred Sites for Development • Consideration of representations and preparation of ‘Publication Version’ of the Local Plan • Statutory six-week public consultation exercise on Publication Version <ul style="list-style-type: none"> • Submission of all Local Plan documentation to the Planning Inspectorate • Public Examination • Receipt of Inspector’s report 	<ul style="list-style-type: none"> • January 2014 - December 2015 • 8 January -19 February 2016 • February - June 2016 • 15 July - 12 August 2016 • August - December 2016 • 10 April - 22 May 2017 • 23 June 2017 • October 2017 • January 2018
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	<ul style="list-style-type: none"> • Consideration of Inspector’s report by Joint Committee • Adoption of Local Plan 	<ul style="list-style-type: none"> • March 2018 • April 2018
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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		
Document Details	<ul style="list-style-type: none"> • Role and Subject • Geographic Coverage • DPD/SPD • Chain of Conformity 	<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"> • 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 	<ul style="list-style-type: none"> • January – September 2017 • September 2017 • March 2018

	<p>preparation of which would have been informed by the Local Plan Inspector's Report</p> <ul style="list-style-type: none">• Statutory four-week public consultation exercise on Draft SPD• Consideration of representations by Joint Committee• Adoption of SPD	<ul style="list-style-type: none">• April 2018• June 2018• June 2018
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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
Local Plan																									
Stage in plan preparation																									
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																									
Developer Contributions SPD																									
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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Room S7, Council Offices,
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PE11 2XE
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