



South East Lincolnshire Local Plan 2011-2036: Proposed Main Modifications (2018)

Comment Form

Comments must be received by 5pm on 28th August 2018 either by:

- **Email to:** programme.officer@southeastlincslocalplan.org; or
- **Post to:** Elaine Henton, Programme Officer, South East Lincolnshire Local Plan, Boston Borough Council, Municipal Buildings, West Street, Boston PE21 8QR

Late representations will not be accepted.

This comment form has three parts:

Part A : Your personal details

Part B : Your comment(s)

Part C : Notification Request

1. Please fill in Part A
2. If you are making representations on more than one Main Modification you will need to complete a separate form for each representation. However, you only need to complete Part A: Personal Details and Part C: Notification request once. (Please bundle your forms together so it is clear Part A and Part C relate to all the Part Bs)
3. Sign the Data Protection Act section at the end of the form, before returning it to us.

We have created **guidance notes** to help you with completing this form. **Please read** these before completing your comments as they will help you understand the nature of comment that is required.

Anonymous comments or those received outside of the consultation period will not be accepted.

PART A:

Personal Details		Agents Details (if applicable)
Title		Mr
First name		Tim
Last name		Waller
Organisation (if applicable)	Ashwood Homes Ltd	Waller Planning
Address	1 Goodison Road Lincs Gateway Business Park Spalding	Suite A 19-25 Salisbury Square Hatfield
Postcode	PE12 6FY	AL9 5BT
Telephone No.		
Email address		

NOTE:

Representations will only be accepted that refer to:

- a proposed change shown in the schedule of 'Proposed Main Modifications' to the Publication Draft Local Plan (2017),
- a map change to the Publication Draft Local Plan (2017),
- the Habitats Regulations Assessment Report on the Main Modifications (2017) and
- the Sustainability Appraisal Report on the Main Modifications (2017).

Your responses on the above documents will be sent to the Planning Inspector without prejudice to the Inspectors final report.

You should not repeat or re-submit your previous representations, these have already been considered by the Inspector during the examination process.

PART B:

Please fill in a separate Part B for each comment you wish to make

1. To which Main Modification does your comment relate?	
Please state the relevant reference number that you are commenting on from the Schedule of Proposed Main Modifications (e.g. MM008):	MM PMM008
Description of the proposed Main Modification (e.g. Policy 8 Improving South East Lincolnshire's Employment Land Portfolio, or Para 4.2.9, or Inset Map 19 Moulton)	Policy 7 and Proposals Map

2. Do you consider this proposed Main Modification is:		
A. Legally compliant?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
B. Sound?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

3. If you consider the proposed Main Modification to be unsound please identify which test of soundness your representation relates to: 'Sound' means: is the Main Modification justified, effective, positively prepared and consistent with national policy?	
Positively Prepared	<input type="checkbox"/>
Justified	<input type="checkbox"/>
Effective	<input type="checkbox"/>
Consistent with national policy	<input type="checkbox"/>

Your representation should succinctly cover all the information, evidence and supporting information necessary to support/justify your representation and any suggested changes.

4. Please give details of why you consider the Local Plan is, or is not, legally compliant or sound?

Please be as precise as possible.

We support the proposed change to the Proposals Map, which now identifies the whole of the area which has been granted outline planning permission as being either an existing or proposed mixed use employment site. This change reflects that which we requested in our representations and at the examination hearing session. We also support the addition of the label on the Proposals Map, identifying the site as a 'Prestige Employment Site'.

However, our previous representations also highlighted the need to change the figures given within the corresponding policy (now Policy 8), relating to both the gross site area and 'B Class Employment Land Provision' for Lincs Gateway. The figures in the draft policy must be amended to reflect the change on the Proposals Map, and the potential level of employment land which the site can provide. The southern part of the site, identified on the Proposals Map as an existing mixed use employment site, is around 3.8Ha in area, and the northern area, identified as a proposed mixed use employment site, is around 18.8 Ha in area. This provides a total area of around 22.6 Ha. We have previously suggested in our representations that there is the capacity to provide in the region of 16.5 Ha of employment land at Lincs Gateway. The figures currently quoted in Policy 8 make no sense.

As a further matter of correction, we also note that the dividing line on the Proposals Map between the existing and proposed mixed use employment areas is in the wrong place. It indicates that the office which is now Ashwood Homes' headquarters has not yet been built. We suggest that Officers should review this distinction prior to the plan being finalised.

Please continue on a separate sheet / expand box if necessary.

5. Please set out what change(s) you consider necessary to make the proposed Main Modification to the Local Plan legally compliant or sound, having regard to the test you have identified in Q3 where your comment relates to soundness.

You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text Please be as precise as possible.

The areas in the table within Policy 7 should be amended to reflect the areas identified on the altered Proposals Map.

The Proposals Map should be amended to reflect the current state of development on the ground, and the very clear distinction between existing and proposed mixed use employment areas.

Please continue on a separate sheet / expand box if necessary.

6. Do you have any comments on the updated Addendum to the Sustainability Appraisal or Addendum to the Habitats Regulations Assessment in respect of this particular modification?

PART C: Notification request

You can request to be notified at an address or email address of any future stages relating to the Local Plan.

1. Would you like to be notified of future stages?

Yes	
No	

2. How would you like to be notified? Please select one answer.

By post to my address:	
By post to my agent's address:	
By email to my email address:	
By email to my agent's email address:	

3. Which stages would you like to be notified about:

The publication of the recommendations of Planning Inspector?	
The adoption of the Local Plan?	

Data Protection Act 1988 and Freedom of Information Act 2000

Representations cannot be treated in confidence. The Town and Country Planning (Local Planning) (England) Regulations 2012, requires copies of all representations to be made publically available, this will be done via the Council's website. The Council will not publish personal information such as addresses, telephone numbers, or email addresses.

By submitting a representation you confirm that you agree to this and accept responsibility for your representations.

Signature: <i>For electronic responses a typed signature is acceptable</i>	Tim Waller	Date:	28 August 2018
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JOINT COMMITTEE RESPONSE FORM

REP: MM49

PMM REF: PMM008

The Joint Committee agrees that the Policies Map Inset for Spalding and Pinchbeck should be amended in respect of the boundary between the Existing Mixed Use Employment Site and the Proposed Mixed Use Employment Site/Prestige Employment Site designations at the 'Lincs Gateway' development location, in order to reflect the current state of development on the ground and other considerations.

Accordingly, it suggests that:

- all of the land to the south of the B1173 should be designated as an Existing Mixed Use Employment Site;
- areas of highway and other undevelopable land currently covered by the Proposed Mixed Use Employment Site/Prestige Employment Site designations should be deleted; and
- only developable land to the north of the B1173 should be designated as a Proposed Mixed Use Employment Site/Prestige Employment Site.

In light of the above considerations, site areas have been recalculated as follows:

- the Proposed Mixed Use Employment Site equals approx. 17.6 ha; and
- the Existing Mixed Use Employment Site equals approx. 4.6 ha.

Therefore, the Joint Committee proposes that the total 'Gross Site Area' assigned to the Lincs Gateway, Spalding (Ref. SP002) in Policy 7 should be **22.2** ha; and that the 'B Class Employment Provision' should be **16.2** ha.