



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)




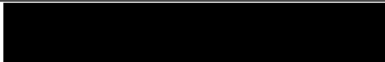
Part C : Notification Request

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	NEIL	
Last name	KERBY	
Organisation (if applicable)		
Address		
Postcode		
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 MM012
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 11: Distribution of New Housing

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

I consider that MM012 is unsound on the basis that it (and the entire strategy for Bicker) has been overtaken by events, namely the granting (on appeal) of planning permission for 40 new dwellings on land adjacent to St Swithuns Close (Bic017).

In the local plan Bic017 is earmarked for 18 new homes, therefore the recent grant of planning permission for 40 homes on this site increases the number by 22.

Planning permission has also recently been granted for 2 new homes on land adjacent to Ye Olde Red Lion.

It is my contention that these very recent developments should be taken in to consideration in any modifications to the local plan concerning Bicker.

In total, 24 new homes, additional to the local plan in its proposed modified state already have planning permission. This would seem to make Bic004 redundant in reaching the 55 total set for the village, or at the very least, Bic004 should be reduced to 3 new homes in order to reach the 55 total.

Proposed changes:-

Bic004 - Land east of Donington Road - 3

Bic015 - Land west of Drury Lane - 10

Bic017 - Land east of St Swithuns Close - 40 (already granted on appeal)

Land adjacent to Ye Olde Red Lion - 2 (already granted)

Total - 55

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.

Proposed changes to numbers, as outlined above.

No change to wording required, only distribution numbers.

These changes help to make the local plan sound as they take in to account very recent grants of planning permission in Bicker totalling 42 homes.

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?

No.

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	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

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

By post to my address:	<input type="checkbox"/>
By post to my agent's address:	<input type="checkbox"/>
By email to my email address:	<input checked="" type="checkbox"/>
By email to my agent's email address:	<input type="checkbox"/>

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

The publication of the recommendations of Planning Inspector?	<input checked="" type="checkbox"/>
The adoption of the Local Plan?	<input checked="" type="checkbox"/>

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>	N R Kerby	Date:	24/08/2018
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JOINT COMMITTEE RESPONSE FORM

REP: MM26

PMM REF: PMM012

This matter was discussed at the Examination Hearings, and the Joint Committee's detailed views are set out in its response to Question 1 of the Inspector's Additional Questions concerning Housing Allocations in the Minor Service Centres (Matter 9), which can be seen in the Examination Hearing Statements.

To summarise, the Joint Committee considered that Housing Allocation Bic005 was unlikely to be available for redevelopment for housing. Without Bic005 (and taking account of completions in Bicker since 1st April 2011 and commitments as at 31st October 2017) the Plan's provisions would deliver only 28 dwellings, compared to a target for 50. Consequently, the Joint Committee considered that a replacement Housing Allocation would be required and, following the consideration of four options, concluded that site Bic004 should be allocated.

The objector argues that the allocation of site Bic004 is unsound, because planning permissions granted since the Examination Hearings mean that the target for 50 dwellings has already been fulfilled.

The objector is correct that:

- outline planning permission was granted at appeal on 15th May 2018 for the development of up to 40 dwellings at land off St Swithins Close, Bicker (reference B/16/0463). The site of this planning permission includes the majority of Housing Allocation Bic017, with only sufficient land to accommodate approximately 4 dwellings excluded; and
- full planning permission was granted on 27th June 2018 for the erection of 2 dwellings at land adjacent to Ye Olde Red Lion Public House (reference B/18/0144)

These permissions, together with Housing Allocation Bic015 and the remainder of Bic017 would provide for 56 dwellings - i.e. the Bicker target of 50 dwellings can theoretically be met without the allocation of Bic004 (and, if Bic004 is allocated, the provisions of the Local Plan and permissions B/16/0463 and B/178/0144 would amount to 83 dwellings). However, even in these circumstances, the Joint Committee does not consider that the allocation of Bic004 is unsound because a modest 'surplus' provides choice and flexibility, and increases the chances of the target being met.