



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

### Comment Form

Comments must be received by 5pm on 28<sup>th</sup> August 2018 either by:

- **Email to:** [programme.officer@southeastlincslocalplan.org](mailto: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	Robert	
Last name	Cole	
Organisation (if applicable)		
Address	[REDACTED]	
Postcode	[REDACTED]	
Telephone No.	[REDACTED]	
Email address	[REDACTED]	

**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**

<b>1. To which Main Modification does your comment relate?</b>	
Please state the relevant reference number that you are commenting on from the Schedule of Proposed Main Modifications (e.g. MM008):	MM M008 MM001
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)	Inset Map No 4 Donington

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

<b>3. If you consider the proposed Main Modification to be unsound please identify which test of soundness your representation relates to:</b> '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 checked="" 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 am concerned that the number of dwellings for Donington is miss-calculated. The total number of dwelling indicated within the plan is 450. From a freedom of information request to South Holland District Council (ref SFOI 004238) recieved in February 2018 it was stated that 351 dwellings have been approved that are still to be built (which is in year 7 of the plan).

As of 31/12/2017 there has been 142 completions within the plan period (year 7), since this time during 2018 additional approvals have been given which are within the village boundary. Some sites approved are in additional to those indicated within the local plan, together these amount to 126 dwellings:

Applications approved during 2018 (until 27/8/18):

H04-033-17 = 73 dwellings  
H04-0499-17 = 1 dwelling  
H04-0809-17 = 19 dwellings  
H04-1198-17 = 9 dwellings  
H04-1190-17 = 18 dwellings  
H04-038-17 = 6 dwellings

The plan indicates that 450 dwellings are required for Donington. The proposed plan overestimates the number of sites required to fulfil this requirement given that there has been 142 completions and 351 dwellings approved that are yet to be built , totalling 493 dwellings, which already fulfils the quota of 450 within the local plan - the sites that do not have housing approved are no longer required, which include: The plan indicates that 450 dwellings are required for Donington. The proposed plan overestimates the number of sites required to fulfil this requirement given that there has been 142 completions and 351 dwellings approved that are yet to be built , totalling 493 dwellings, which already fulfils the quota of 450 within the local plan - the sites that do not have housing approved are no longer required, which include: Don018; Don006; Don035; Don030.

As a school governor I am concerned by the increase in the number of dwellings and what impact this would have on education provision within the village. The school would require additional capital funds for extra classrooms, but in addition to this is the additional revenue funds required with regards to the increased salary ranges for teachers of an expanding school. Likewise, parking, ancillary resources, and traffic would all be extra impact upon the school and it's community. The bus service is reduced and it is planned to be reduced further. There is already existing pressure on amenities and the plan itself let alone the amendments made would continue to impact upon already struggling services. I'm concerned by the size of some sites not attracting enough section 106 monies to support the infrastructure of the community, especially as a number of small developments outside of the local plan have not attracted such requirements. The consultation for this plan has not been publicised enough for residents to know the contents and make comments.

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.

Given that the number of dwellings already planned for Donington are sufficient to meet the intended requirement (450) the following sites are now not required:

Don018;  
Don006;  
Don035;  
Don030.

If there has to be further development of the village then developers should be required to enter into a section 106 agreement to support the already strained resources/amenities.

Preference should be given to developing the larger sites (Don 035, Don 006) within the trajectory at years 6-15 to attract the section 106 funds required for the schools, transport and Doctors. The remaining sites should be given a trajectory of years 16-25). Likewise the impact on the village would be shorter if the larger sites were developed and affect less residents - 6 immediate residents adjoin the larger sites compared to the other sites (Don 018, Don 030) where 14 immediately adjoin these sites.

Don003 should be listed as a site for housing commitments given the recent planning application being granted for this site.

The settlement boundary for Donington should include Northorpe Rd, which would help spread the development of the village instead of the confining this to within the existing settlement boundary.

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?**

As above

### 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 checked="" type="checkbox"/>
By post to my agent's address:	<input type="checkbox"/>
By email to my email address:	<input 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>	Robert cole	Date:	27/08/18
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## JOINT COMMITTEE RESPONSE FORM

**REP: MM33**

**PMM REF: PMM012 and PMM013**

The form refers to PMM008 and 001, neither of which appear relevant to the matter raised.

The number of dwellings for Donington is contained in Policy 11 shown in PMM012. This was 450 but has been raised by 5% to 472 during the examination to allow more affordable housing. The figure is a target and not a ceiling. The five sites shown on the Donington Policies Map Inset Map No4 and the table in PMM012 provide 299 dwellings. Two of the sites: Don001 and Don008 have planning permission, both for 73 dwellings.

The applications that have been granted are as a result of South Holland District Council not having a five year housing land supply. Of the six applications listed:

H04-0333-17 is on Don001

H04-0809-17 has been filed away and no further action will be taken on it.

The remaining four applications account for 34 dwellings.

Don035 is a Reserve Site introduced by PMM013 and the indicated 135 dwellings will not come forward if the five allocated sites come forward. Don001 is under construction, Don008 has outline planning permission and the Reserved Matters have not been submitted yet. The other three sites still await any application.

The concerns raised are for the planning application process, as the Local Plan highlights in new Appendix 5 to the Local Plan that the schools require extending and Policy 5 "Meeting Physical Infrastructure and Service Needs" also indicates both schools in Donington require extensions.