



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		Ms
First name		Lynette
Last name		Swinburne
Organisation (if applicable)	Lincolnshire County Council	Savills UK Ltd
Address	C/O Agent	Stuart House, City Road Peterborough
Postcode		PE1 1QF
Telephone No.		01733 209946
Email address		lynette.swinburne@savills.com

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 PMM013
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)	New Policy 12 on release of reserve housing sites

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.

Please refer to covering letter.

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.

Please refer to covering letter.

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	<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 type="checkbox"/>
By email to my agent's email address:	<input checked="" 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>	Lynette Swinburne	Date:	23/08/18
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23rd August 2018
LNRU303323/LS (136M)



Elaine Henton
Programme Officer
South East Lincolnshire Local Plan
Boston Borough Council
Municipal Buildings
West Street
Boston
PE21 8QR

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Dear Ms Henton

**South East Lincolnshire Local Plan 2011-2036: Proposed Main Modifications (2018)
Consultation 16th July 2018-28th August 2018
Main Modification Reference: PMM013
New Policy 12 on release of reserve housing sites (Sut034)**

I am writing on behalf of my client, Lincolnshire County Council who own land within the SELLP area. These representations relate specifically to land north of Wigtoft Road in Sutterton, Boston, part of which is included within Reserve Site Sut034 in the Main Modifications (MM).

This submission is accompanied by the required comment form completed on behalf of our client. Comments are set out below under the same headings as included on the form.

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

My clients have concerns about the approach set out within the MM, particularly in relation to Policy 12 Reserve Sites on the basis that they are not sufficiently justified or effective.

The MM proposes an additional Reserve Site in Sutterton, Reference 034 (which appears to combine Sut05 and Sut026).

The inclusion of Sutt034 is not considered to be a realistic option for housing development in Sutterton for the following reasons:

1. The site as shown on the amended Inset Map does not represent an available or achievable option for housing. The western part of the site (reference Sut026) is entirely within the ownership of LCC. It is not therefore considered possible for it to come forward for development alongside Sut005 because it is in a separate ownership and no agreement is in place between the parties to bring the site forward.
2. Sut026 which is included as part of the proposed Reserve Site Sut034 also forms part of Sut032 which is entirely within the ownership of LCC. A planning application was submitted for the whole of Sut032 in February 2018 for 96 dwellings. It is anticipated that this application will be taken to committee for determination in September 2018 and discussions to date suggest the officer's recommendation will

be to support the development. Therefore, there is greater certainty that Sut032 will be able to come forward for development than the proposed Reserve Site Sut034.

3. The site should not be included as a Reserve Site because it is considered to be deliverable within 5 years.

Background

Land to the north of Wigtoft Road was submitted to the LPA as part of the plan-making process and is included within the SHLAA (April 2017) as site reference Sut032.

The site was assessed to be deliverable in the SHLAA, meeting the tests set out within the NPPG¹. In relation to SHLAA assessment of site Sut032, the following comments are made:

Availability: The site is in the single ownership of my client, who are pursuing a planning application at the present time. It is therefore available for development.

Achievability: The SHLAA assessment notes that the site has 'moderate achievability'. The technical work undertaken to support the planning application, has confirmed that there are no abnormal issues relating to the development of the site. It is therefore considered that the site should be considered achievable for development in the short term (0-5 years).

Suitability: The comments made in the SHLAA assessment are considered to be a fair representation of the site's suitability. In addition, the fact that site Sut034 is identified as a Reserve Site further confirms that this part of Sutterton is suitable for growth, particularly as Sut034 includes part of Sut032 (the part referenced as Sut026, which is in our client's ownership).

Planning process to date

An application was submitted in February 2018 for 96 dwellings on site Sut032. Discussions have been ongoing with the LPA and no technical concerns have been raised by statutory consultees.

It is considered that the proposed development represents sustainable development as defined within the National Planning Policy Framework. The Council have designated Sutterton as a 'Main Service Village', and therefore by definition consider it to be sustainable village.

There is therefore a clear demonstration of commitment to development on the site, which is at an advanced planning stage.

It is therefore considered that the approach to Reserve Sites in Sutterton proposed in the MM does not represent the most appropriate strategy for growth in this settlement because Sutt04 is not a deliverable option for growth where as Sut032 is.

The inclusion of Sut032 as an allocation would be an effective means of meeting growth targets because, as set out above, it can be demonstrated that the site is deliverable.

¹ Paragraph: 019 Reference ID: 3-019-20140306; Paragraph: 020 Reference ID: 3-020-20140306; and Paragraph: 021 Reference ID: 3-021-20140306

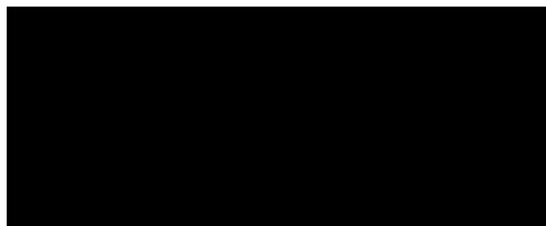
4. Please set out what change(s) you consider necessary to make the proposed Main Modification to the Local Plan legally compliant or sound, having regard to the test you have identified in Q3 where your comment relates to soundness.

It is recommended that Sut034, which is included as a 'Reserve Site' be amended to reflect the boundary of the current planning application, reference: B/18/0092 (Sut032).

In addition, given the advance stage of the planning application, it is considered a deliverable option for housing in the first five years of the plan period, contributing 96 dwellings. Therefore, the site as a whole should be included not as a 'Reserve Site' but as an allocation to come forward in the early stages of the plan period.

I trust the above letter along with the comments form clarify my client's position. Please do not hesitate to contact me should you require any further information.

Yours sincerely



Lynette Swinburne MRTPI
Associate Director (Rural Consultancy Services)

Encs:

Planning application site boundary
Planning application indicative layout



JOINT COMMITTEE RESPONSE FORM

REP: MM23

PMM REF: PMM013

The objector argues that:

1. site Sut034 is unsuitable for identification as a Reserve Site, because the fact that it is in multiple ownership means that its deliverability is questionable
2. a larger area of land (Sut032) should be identified in its place; and
3. this site should be identified as a Housing Allocation to reflect the fact that it is deliverable in the first five years of the Plan period.

On the subject of multiple ownership, the Joint Committee acknowledges that site Sut034 is, in fact, made up of three separate parcels of land (Sut005, Sut007 and Sut026) which are all in separate ownerships. However, it is not essential that the three parcels of land are brought forward as a single development – their development as three discreet units would be perfectly acceptable in visual terms. Thus, the Joint Committee does not agree that there are any legitimate doubts about the deliverability of site Sut034

The merits of site Sut032 were considered in the South East Lincolnshire Strategic Housing Land Availability Assessment which classified it as 'developable' although it identified that it has a flood hazard of 'danger for most' and a flood depth of '0.5m-1.0m'. Site Sut032 was not put forward as a Potential Housing Site in the January 2016 Draft for Public Consultation as a consequence of its relatively poor flood risk – ten sites with lesser flood hazard and depth were instead put forward in Sutterton. Notwithstanding that this site is the subject of a current planning application, the Joint Committee does not consider that it is a sequentially-preferable option for allocation.

The joint Committee does not consider that the objector's request for a Housing Allocation to be made in place of a Reserve Site is a duly-made objection.