

CAPITA

Appendix C – Further Main Modifications and initial assessment of potential significant effects

CAPITA

Key.

Text = text contained in the Publication version of the South east Lincolnshire Local Plan.

~~Text~~ = text contained in the Publication version and removed by the Main Modifications.

Text = new text inserted by the Main Modifications.

Text shown as above but highlighted in yellow indicates further proposed modifications for consultation.

Further main modifications proposed for consultation, December 2018

Further Main Mod. Number	Policy/ section	Proposed Change	Reason for change	Potential significant effect requiring further consideration
FMM001	Former Policy 5: Strategic Approach to Flood Risk (renumbered as 4)	<p>Update the Penultimate paragraph of the Policy to include:</p> <p>Caravans, mobile homes and park homes intended for permanent residential use will not be permitted in areas at risk of flooding. Caravan, chalet, log cabin, camping and touring sites at risk of fluvial flooding where there is a 'danger for most' and 'danger for all' will not be permitted. Occupancy of caravan, chalet, log cabin, camping and touring sites at risk of tidal flooding will not only be permitted to open between 1st March and 31st October in any one year 1st November in any one year and the 14th March in the succeeding year.</p>	The changes are made to aid clarity in the interests of the effectiveness of the policy.	Yes – additional modification reverses the format of the date and extends the time period for closure. Effect on sustainability objectives should be considered.
FMM002	Former Policy 27: Climate Change and Renewable and Low Carbon Energy (renumbered as 31)	<p>Update the beginning of Part B of the policy to include:</p> <p>With the exception of Wind Energy the development of renewable energy facilities, associated infrastructure and the integration of decentralised technologies on existing or proposed structures will be permitted provided, individually, or cumulatively, there would be no significant harm to:</p>	The changes are made to aid clarity in the interests of the effectiveness of the policy.	Yes – additional modification exempts Wind Energy and may have a significant effect on the sustainability objectives.

Further main modifications agreed and not subject to further consultation, December 2018

Further Main Mod. Number	Policy/section	Proposed Change	Reason for change	Potential significant effect requiring further consideration
OMM01	Former Policy 4: Design of New Development (renumbered as 3)	<p>Update the justification to include:</p> <p>Amenity</p> <p>3.4.7 The use or operation of sites also needs to respect neighbouring uses. Lighting should be designed to illuminate the desired building or space without spilling out beyond the boundary as this contributes causes disturbance and contributes to overnight light pollution and causes disturbance to both the human population and nocturnal wildlife. Spaces and footways should have suitable site lines and together with boundaries should seek to create a safe environment that discourages criminal activity and fosters community safety. The public impact of development can be undermined by the inappropriate design, siting and lighting of signs, the design and incorporation of security shutters into buildings and the position of metre boxes on the public faces of buildings. In addition poorly positioned service and infrastructure cabinets and sub stations produce an unsightly impact on the locality, which undermines the overall benefit that the development may achieve. These issues along with the interaction of neighbouring uses with the Pollution Policy contribute to protecting residential amenity.</p>	The changes are made to aid clarity in the interests of the effectiveness of the policy.	No – modification amends previous justification supporting the policy but does not result in a significant effect requiring further consideration to policy appraisal.
OMM02	Former Policy 8: Improving South East Lincolnshire’s Employment Land Portfolio (renumbered as	<p>Update the first paragraph of the policy to include:</p> <p>The South East Lincolnshire authorities will, in principle, support proposals which assist in the delivery of economic prosperity and some 17,600 jobs growth in the area, 3,800 in Boston Borough and 13,800 in South Holland District. Of these about 10,300 jobs fall into Class B.</p>	The changes are made to aid clarity in the interests of the effectiveness of the policy.	Yes – These proposed amendments to Local Plan policy require further assessment of potential significant effects.

CAPITA

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	7)	<p>Update SP002 in the table of the policy and thereby the totals to include:</p> <table border="1"> <thead> <tr> <th>Reference</th> <th>Main Employment Area</th> <th>Gross Site Area (Ha)</th> <th>B Class Employment Provision (Ha)</th> <th>Employment Class</th> </tr> </thead> <tbody> <tr> <td>SP002</td> <td>Lincs Gateway, Spalding*#</td> <td>18.1 22.2</td> <td>3.7 16.2</td> <td>B1, B2, B8, A3, A4, C1</td> </tr> <tr> <td colspan="2">TOTAL</td> <td>126.5 139</td> <td></td> <td></td> </tr> </tbody> </table>	Reference	Main Employment Area	Gross Site Area (Ha)	B Class Employment Provision (Ha)	Employment Class	SP002	Lincs Gateway, Spalding*#	18.1 22.2	3.7 16.2	B1, B2, B8, A3, A4, C1	TOTAL		126.5 139				
Reference	Main Employment Area	Gross Site Area (Ha)	B Class Employment Provision (Ha)	Employment Class															
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TOTAL		126.5 139																	
OMM03	Policy 10: Meeting Objectively Assessed Housing Needs	<p>Update the justification to include:</p> <p>5.2.4 In terms of delivery, both Boston Borough and South Holland have a track record of meeting housing targets through completions over the long-term. Therefore, whilst completion rates have been significantly down over for periods within the last five years and more there is evidence that with more favourable economic conditions and an established, long-term, plan-led system, the higher housing need figures are not unachievable. The Assessed Housing Requirement is derived from the Strategic Housing Market Assessment (SHMA) Update Report for the two HMA's (March 2017) with an uplift of 5% applied to increase the potential supply of affordable housing. The SHMA (March 2017) reports relatively low rates of vacant dwellings for the two HMAs (Boston Borough at 1.6% and South Holland at 1.9%). However, bringing such properties back into use will be supported in appropriate circumstances. The per annum figures in Policy 10-9 are indicative and are a result of the overall totals divided by the 25-year Local Plan period. The monitoring of completions and ongoing commitments through new planning permissions will provide a more detailed account of delivery, especially for the purposes of assessing 5-year housing land supplies.</p>	The changes are made to aid clarity in the interests of the effectiveness of the policy.	No – modification amends previous justification supporting the policy but does not result in a significant effect requiring further consideration to policy appraisal.															

CAPITA

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OMM04	Former Policy 12: Vernatts Sustainable Urban Extension (renumbered as 15)	<p>Update the policy wording to include:</p> <ul style="list-style-type: none"> 4. open space, and sports and recreational facilities; and 5. mitigation and/or enhancement measures in respect of the historic and natural environments. <p>Development proposals will be expected to:</p> <ul style="list-style-type: none"> xi. incorporate a comprehensive Sustainable Drainage System to manage surface water drainage and safeguard against any increased flood risk and xii. create natural habitat, contribute to resilient ecological networks and provide net natural environmental gain. <p>Notwithstanding the provisions of other policies in this Local Plan, all proposals for development within the designated area of this SUE will be subject to developer contributions, the calculation of which will be subject to viability.</p> <p>In respect of the whole of the proposed development:</p> <ul style="list-style-type: none"> • water supply network: infrastructure and / or treatment upgrades any improvements required to serve proposed growth or diversion of assets may be required; and • foul sewerage network capacity: infrastructure and / or treatment upgrades and any improvements required to serve proposed growth or diversion of assets may be required. <p>In respect of Site Pin045 (covering Phase 1 and part of Phase 2):</p> <ul style="list-style-type: none"> • it is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as a 	The changes are made to aid clarity in the interests of the effectiveness of the policy.	Yes – These proposed amendments to Local Plan policy require further assessment of potential significant effects.

CAPITA

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		<p>combination of 'danger for most' and 'danger for some', and flood depth in 2115 as up to 1m. Development will be required to include appropriate mitigation;</p> <ul style="list-style-type: none"> • gas mains cross the site; • water mains and sewers cross the site and the site layout should be designed to take these into account consistent with the requirements of Policy 5 of the Local Plan; and • the South Holland District Council (SHDC) contaminated land register refers to the railway line and to filled land near this site. <p>In respect of Site Pin024 (covering part of Phase 2 and Phase 3):</p> <ul style="list-style-type: none"> • it is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as a combination of 'danger for some', 'low hazard' and 'no hazard' and flood depth in 2115 as up to 0.5m. Development will be required to include appropriate mitigation. • water mains cross the site and the site layout should be designed to take these into account consistent with the requirements of Policy 5 of the Local Plan; and • it wraps around a pottery which is identified on the SHDC contaminated land register. 		
OMM05	Former Policy 13: Holbeach West Sustainable Urban Extension (renumbered as	<p>Update the policy to include:</p> <p>Notwithstanding the provisions of other policies in this Local Plan, all proposals for development within the designated area of this SUE will be subject to developer contributions, the calculation of which will be subject to viability.</p> <p>The preparation of a master plan should have regard to the key constraints outlined below:</p>	The changes are made to aid clarity in the interests of the effectiveness of the policy.	Yes – These proposed amendments to Local Plan policy require further assessment of potential significant effects.

CAPITA

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	16)	<ol style="list-style-type: none"> 1. the site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as a combination of 'danger for most' and 'danger for some' and flood depth in 2115 as 0m-1.0m. Development will be required to include appropriate mitigation; 2. the site has considerable heritage significance as it comprises the immediate and wider setting of a Grade II listed building (The Old Cottage); 3. a sewer pipe crosses the site, and therefore the site layout should be designed to take this into account consistent with the requirements of Policy 5 of the Local Plan; and 4. the site lies within the encroachment zone for Holbeach Water Recycling Centre (WRC). Accordingly, the risk of odour should be considered as part of the master planning of the site with the requirements of Policy 30 of the Local Plan. Development proposals will need to demonstrate that neither the continuing use of the WRC nor the residential amenity of future occupants will be compromised.' 		
OMM06	Former Policy 15: Affordable Housing (renumbered as 18)	<p>Update the policy to read:</p> <ol style="list-style-type: none"> 4. on sites in Boston Borough a mix of about 75% rented affordable for rent and about 25% intermediate housing for sale; and 5. on sites in South Holland District a mix of about 70% rented affordable for rent and about 30% intermediate housing for sale. <p>Copy Para 5.10.12 into policy from justification:</p> <p>As part of the mix of affordable housing, developments should also consider needs for specialist accommodation and how a site could contribute towards delivering them. This may include provision for affordable Gypsy, Traveller and</p>	The changes are made to aid clarity in the interests of the effectiveness of the policy.	Yes – These proposed amendments to Local Plan policy require further assessment of potential significant effects.

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		Travelling Showpersons pitches and plots in line with any needs identified in the latest Gypsy and Traveller Accommodation Assessment or Strategic Housing Market Assessment. This would include the needs of those communities who are identified either within or outside the Government's definition set out in Planning Policy for Traveller Sites.		
OMM07	New policy titled: 25 Ensuring Viable Town Centres	Update the last paragraph of the policy to include: The Councils, in conjunction with other partners will develop partnership working to ensure the vitality and viability of the Boston and Spalding town centres. A review of The Town Centres and Retail Capacity Study will be commenced within one year of the adoption of the Local Plan to review retail capacity, town centre boundaries, primary shopping frontages etc. This will lead to a review of the Retail section of the Plan and This will advise the most appropriate actions for the partnership to take, e.g. masterplans, site specific development briefs, town centre boundary reviews etc.	The changes are made to aid clarity in the interests of the effectiveness of the policy.	Yes – These proposed amendments to Local Plan policy require further assessment of potential significant effects.
OMM08	Former Policy 22: Primary Shopping Frontages (renumbered as 26)	Update the end of the policy to include: The blanking out of shop windows by externally-positioned opaque or semi-opaque blinds or vinyl film or by other means will not be permitted.	The changes are made to aid clarity in the interests of the effectiveness of the policy.	Yes – These proposed amendments to Local Plan policy require further assessment of potential significant effects.
OMM09	Former Policy 23: Additional Retail Provision (renumbered as 27)	Update part A of the policy to include: After 2026 2022 the outstanding requirement for 5,410–7,110 sqm (net) floor space should only be met by development in Spalding town-centre or an edge-of-centre location in accordance with the sequential test.	The changes are made to aid clarity in the interests of the effectiveness of the policy.	Yes – These proposed amendments to Local Plan policy require further assessment of potential significant effects.

CAPITA

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OMM10	Former Policy 24: Natural Environment (renumbered as 28)	Update the fifth monitoring indicator to include: Number and type of conservation biodiversity enhancement features incorporated into buildings.	The changes are made to aid clarity in the interests of the effectiveness of the policy.	No – the proposed modification amends terminology for clarity and would not result in a significant effect requiring further consideration to policy appraisal.
OMM11	Former Appendix 5 (renumbered as 7): Local Plan Implementation	Update the fifth Monitoring Indicator for Policy 24 28: The Natural Environment to include: Number and type of conservation biodiversity enhancement features incorporated into buildings.	The changes are made to aid clarity in the interests of the effectiveness of the policy.	No – the proposed modification amends terminology for clarity and would not result in a significant effect requiring further consideration to policy appraisal.
OMM12	New Appendix 5: Allocation – Infrastructure requirements, constraints and mitigation	In all tables of the Appendix the ‘All Sites’ line and the Sub027 line is amended to include, or existing text altered to read: <ul style="list-style-type: none"> Surface water – all developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). Cro036 and Reserve Site Hob011 is updated to read: <ul style="list-style-type: none"> A water pipe crosses the site and must remain accessible. The design and layout of the site should take this into consideration. If it is not possible to accommodate the existing water main within the design then diversion may 	The changes are made to aid clarity in the interests of the effectiveness of the policy.	No - The proposed modifications relate to revised and additional appendix. Their inclusion assists implementation of the Plan but would not have a significant effect upon sustainability objectives.

CAPITA

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		<p>be possible under section 185 of the Water Industry Act 1991 or entering into a build over/near agreement may be considered.</p> <p>For Deeping St Nicholas the following text is added: Sewage Treatment - the proposed housing allocations and any speculative planning applications in this area will be expected to require improvements to the existing foul sewerage networks and the Water Recycling Centre to enable development to come forward on these sites.</p> <p>For Reserve sites Old005 and Qua006 the following text is added: A foul sewer crosses the site and must remain accessible. The design and layout of the site should take this into consideration. If it is not possible to accommodate the existing sewer within the design then early contact with Anglian Water Services is suggested to discuss possible diversion, or entering into a build over/near agreement</p>		
OMM13	New Appendix 8: Developer Contributions for Education Facilities	<p>Update para 18.3.2 to read:</p> <p>For each development, LCC will first consider the projected permanent surplus capacity at the nearest accessible school(s), planned and funded expansions and other planned residential development with planning permission or already being considered via a planning application, subject to planning permission being granted. If there is no capacity, or there is not likely to be when the pupils generated by the development are likely to be entering the facility, a contribution towards expansion or to help provide for a new school will be sought.</p>	The changes are made to aid clarity in the interests of the effectiveness of the policy.	No - The modification relates to revised and additional appendix. Its inclusion assists implementation of the Plan but would not have a significant effect upon sustainability objectives.
OMM14	New Appendix	Update para 19.3.2 to read:	The changes are made to	No - The modification

CAPITA

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	9	<p>For each development, the CCG will first consider the capacity at the nearest accessible GP surgery (surgeries), planned and funded expansions and other planned residential development with planning permission or already being considered via a planning application, subject to planning permission being granted. It will also take into account the availability of mainstream NHS funding and any time lag between that funding stream availability and the 'on the ground' provision of the facility to support the new development. If there is no capacity, or is not likely to be when the residents generated by the development are likely to be using the facility, a contribution towards expansion or to help provide for a new surgery will be sought.</p>	<p>aid clarity in the interests of the effectiveness of the policy.</p>	<p>relates to revised and additional appendix. Its inclusion assists implementation of the Plan but would not have a significant effect upon sustainability objectives.</p>