

South East Lincolnshire Local Plan 2011-2036 Draft for Consultation July 2016

Post_title: Policies Map

ID1: 533 comment_author: Mrs J Bourne

comment_content:

Market Deeping Town Council members wish to express their thanks and gratitude to you for sharing with them information relating to the South East Lincolnshire Local Plan, which relates to Boston Borough Council and South Holland District Council working together to produce a local plan for their combined area.

Members reviewed the information given and have advised that they have no comments to make at this time.

Officer Comment:

The comments are noted.

Officer Recommendation:

No change to the approach is required.

ID1: 534 comment_author: Lincolnshire Wildlife Trust

comment_content:

As we commented in February, Moulton Marsh nature reserve has been identified on this map as recreational open space in addition to its designation as a Local Wildlife Site. As a Lincolnshire Wildlife Trust nature reserve we do not feel it is appropriate to categorise the site as recreational open space and we would therefore request that this site is shown only as a LWS.

Officer Comment:

The open space will be removed from Moulton Marsh. It will be shown as a LWS.

Officer Recommendation:

A small change is required to the mapping.

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ID1:

535

comment_author:

Borough Council of King's Lynn an

comment_content:

Thank you for the opportunity to provide comments relating to the above consultation. The Borough Council of King's Lynn and West Norfolk shares an administrative boundary with South Lincolnshire District Council, hence welcomes the opportunity to contribute to the development of the District. The Borough Council of King's Lynn and West Norfolk raises no objections to the documents, and requests that due consideration is given to cross-border impacts on West Norfolk (if any) at the planning application stage.

The Borough Council of King's Lynn & West Norfolk believes that the level of cooperation has been proportionate to the significance of the cross-border issues, and has met the requirements of the Duty to Cooperate.

Officer Comment:

The comments are noted.

Officer Recommendation:

No change to the approach is required.

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ID1: 536 comment_author: Highways England

comment_content:

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is the role of Highways England to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the South East Lincolnshire Local Plan Preferred Sites for Development document, Highways England's principal interest is in safeguarding the operation of the A1 and A47 which are both relatively remote from the Plan area.

It is acknowledged that the Plan acts as a guide for development in terms of future house building, employment, shopping and supporting infrastructure and is noted that 18,250 dwellings are planned to come forward across South East Lincolnshire over the Plan period. Whilst this is a relatively substantial level of growth, Highways England considers that, due to the distance of the A1 and A47 from South East Lincolnshire, there will be no significant impacts upon the operation of the route.

Due to the distance away from our network, Highways England does not require further consultation in relation to this Local Plan.

Officer Comment:

The comments are noted.

Officer Recommendation:

No change to the approach is required.

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ID1: 537 comment_author: Anglian Water

comment_content:

Water Recycling Centre capacity

Officer Comment:

The comments are noted.

Officer Recommendation:

No change to the approach is required.

Anglian Water has made an assessment of the available capacity at Water Recycling Centres (formerly known as sewage treatment works) for each of the proposed housing, employment and mixed use allocation sites. It is important to note that this assessment does not take account of the cumulative impact of development on the identified Water Recycling Centres.

Sewerage network

The foul (or used water) flows from future growth will have an impact on the existing foul sewerage network. We have undertaken an initial assessment but each site will be looked at specifically when we are approached by a developer.

The foul infrastructure requirements will be dependant on the location, size and phasing of the development. All sites will require a local connection to the existing sewerage network which may include network upgrades.

The enclosed spreadsheet identifies where there is expected to be a need for improvements to the existing network to enable development of sites which have been proposed. The highlighting of these potential upgrades should not be seen as an objection to the allocation of these sites as we can work with the District and Borough Councils to ensure development is brought online at the correct time. Upgrades are to be expected as our sewers are not designed to have

infinite capacity for all future growth.

Asset encroachment

A number of the sites which have been proposed are in close proximity to existing water recycling centres (formerly sewage treatment works). The enclosed spreadsheet identifies the anticipated level of risk of developing these sites based upon Anglian Water's Asset Encroachment Methodology.

Nuisance may be caused by noise, lighting and traffic movements but its most prevalent source will be odours, unavoidably generated by the treatment of sewerage.

Where it is proposed to develop sites within proximity of the water recycling centres there is a need to consider further the odour impact and the extent to which housing could be accommodated on the site without having an adverse impact on future residents.

Assuming that a site specific policy is included in the Local Plan it is suggested that the following wording should be included in the Local Plan:

'Undertake a detailed odour assessment to demonstrate no adverse impact on future residents. To provide evidence to demonstrate that a suitable distance is provided from Holton Le Clay WRC and sensitive development (buildings which are regularly occupied) as part of the detailed masterplanning of the site.'

A number of sites have been shown to be within close proximity to existing pumping stations. It may be that

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the layout of these sites can be adjusted so as not to encroach on the protection zone. Development should be located a minimum of 15 metres from Pumping Stations. Assuming that a site specific policy is included in the Local Plan it is suggested that reference should be made to this requirement.

Where there are sewers or water mains crossing the site, the site layout should be designed to take these into account; this existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The sewers or mains should be located in highways or public open space. If it is not possible to accommodate the existing sewers or mains within the design then diversion may be possible under section 185 of the Water Industry Act 1991 or entering into a build over/near agreement may be considered.

Further information can be found on our website at the following link
<http://www.anglianwater.co.uk/developers/encroachments.aspx>

ID1:	538	comment_author:	Anglian Water
comment_content:	Officer Comment:	Officer Recommendation:	
Also enclosed with the representation is a spreadsheet with Anglian Water's comments relating to the availability of water/wastewater infrastructure to serve the proposed housing, employment and mixed use sites identified in the Local Plan.	This was used to help prepare the housing papers for each settlement.	No change to the approach is required.	

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ID1: 539 comment_author: Mrs F Smith (GLNP)

comment_content:

Moulton marsh is a LWS and identified as recreational open space. This is private land and it would be appropriate to check this designation with the land owner before confirming this designation.

Officer Comment:

The open space will be removed from Moulton Marsh. It will be shown as a LWS.

Officer Recommendation:

A small change is required to the mapping.

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ID1: 540 comment_author: Lincolnshire County Council

comment content:

Comments on Preferred Sites in general (by LCC function)

Lead Local Flood Authority

As Lead Local Flood Authority, LCC is responsible for managing Surface Water Flood Risk, Ordinary Water Courses and Groundwater. These comments are fairly high level and overarching. In assessing site allocations the Risk of Flooding from Surface Water map should be consulted and is available through the Environment Agency's website. This can be helpful in determining through paths through potential development sites. Groundwater should also be considered and reference may wish to be made to the British Geological Survey (BGS) maps.

When considering development reference should be made to NPPF guidance and fully take account the need to steer new development away from areas at high risk of flooding, but where necessary, make it safe without increasing flood risk elsewhere. Surface water assessment will be critical for the Boston area and should be considered for all allocations depending on size and type of development.

Following implementation of SuDS legislation, when considering new development it is expected that local planning policies and decisions on planning applications relating to major development will ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.

Officer Comment:

Support for the majority of employment land provision is welcome. While selecting larger preferred sites in close proximity to relief roads may have a positive impact upon residents health and well being, in order to generate sustainable communities it is not possible to locate all the employment land requirement adjacent to new strategic highways infrastructure. However a new employment allocation (Q2: The Quadrant) has been identified in close proximity to the route of the Boston Distributor Road, in addition to the site identified next to the A151 improvements at Holbeach. Elsewhere the majority of the sites are of a strategic scale, or as an extension to a strategic site, which should help ensure that where possible health and well being impacts are promoted such as through provision of landscaping and sustainable transport measures.

Officer Recommendation:

BO008 Q2: The Quadrant is one of the more suitable employment sites in Boston Borough and should be taken forward as a Preferred Option Employment Allocation.

Under these arrangements, in considering planning applications, the local planning authority should:

- consult Lincolnshire County Council as lead local flood authority on the management of surface water;
- satisfy themselves that the proposed minimum standards of operation are appropriate;
- and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development.

To this end, as plans develop and move towards specific site allocations we strongly encourage continued dialogue with the Operational Floods and Water Team at Lincolnshire County Council (floodwater&majordev@lincolnshire.gov.uk) so as site specific guidance and advice can be obtained.

Public Health

(Several of these comments have wider application than just public health benefits.)

In general, larger preferred sites for housing and employment development, rather than a number of smaller sites, offer greater opportunity to have a positive impact on future residents' health and wellbeing through:

- Designing healthier environments that incorporate active travel options, green open space, etc., and ensure viability of new businesses and public transport;

- S106 contributions for infrastructure, including healthcare facilities; and

- Enabling larger 'projects' to go ahead that can improve social interaction or help the economy: e.g. a new school, community hub or road improvement (bypass or relief road). Where a relief road or distributor road would reduce standing traffic and hence air borne

pollution and improve air quality near dwellings this is particularly supported.

For the main urban (sub regional) centres this appears to be the case in Holbeach but less so in Boston and Spalding.

Public Health also recognises:

- (1) The importance of ensuring that where preferred sites are reliant on new infrastructure, that it has been established sufficient resources will be forthcoming (including all potential public funds and developer contributions (£106 and Community Infrastructure Levy (CIL)); and
- (2) That wherever it can be avoided new development should not be built on high risk river flood areas unless there is a particular need (e.g. housing key workers). In particular there should be no relaxation to allow affordable housing where market housing would not be built.

Economic Development

The employment land proposals are broadly supported, subject to the specific comments on Holbeach and Kirton provided separately.

Historic Environment

Before sites are confirmed as allocations it is important to consult with each Authority's own planning advisors to assess the historic environment constraints on all of the sites. It is noted that Historic England has previously commented on the impact on scheduled Monuments and Listed Buildings, but to provide a complete picture it is also essential to consult the Historic Environment Record. This is publically available, but if necessary LCC can advise you: telephone 01522 552363 or by e-mail at lincssmr@lincolnshire.gov.uk

