

Post_title: Revised Policy 2: Spatial Strategy

ID1: 593 **comment_author:** Longstaffs

comment_content:

We consider the amendment proposed to Policy 2, to include the 'Seas End Road' part of the village with the 'Church End' part the Settlement, is a very positive proposal, and this corrects the anomaly that was in existence in previous Local plan versions, to combine the previously separated parts of one village.

Officer Comment:

The support for Surfleet's position in the Spatial Strategy is welcomed.

Officer Recommendation:

It is considered that Surfleet and Surfleet Seas End should remain as one settlement and its place in the Spatial Strategy should remain as a 'Minor Service Centre'.

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

ID1:

594

comment_author: Savills

comment_content:

Policy 2 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified Sutton Bridge as a 'Main Service Centre'. Support was received in relation to Sutton Bridge's place in the Spatial Strategy. As such, it is proposed that Sutton Bridge should remain as a 'Main Service Centre'. We fully support this assertion. Within the settlement boundaries of the Main Service Centres, an area where development is to be directed, development will be permitted that supports its role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. We support this justification supporting Revised Policy 2. We therefore support Revised Policy 2: Spatial Strategy and do not propose any changes to the policy or its supporting text.

Officer Comment:

Support for Sutton Bridge to remain as a Main Service Centre is welcome as is the support for the increased housing requirement. Support for Policy 2 is also noted.

Officer Recommendation:

No change required.

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

ID1: 595 comment_author: Roy Pearson FPC

comment content:

I have spoken to a Planning Officer at an earlier meeting regarding plans for Freiston, and his answer was that there are no plans as it is considered an insignificant village without any amenities. I asked him what he meant by that, and his reply was that there is no school, to which I replied that Butterwick school is less than 1 mile away and has received children from Freiston and surrounding villages for 50 years. Freiston has amenities of 3 public houses, butchers shop, post office and shop, veterinary practice, community centre and playing field, with a children's corner with swings, slides, etc., a bowling green, football team and 2 cricket teams. there is also an enterprise park with several firms working out of it which gives employment to many people.

We need new houses for young people with families to help the village to prosper. There are several building plots that could be available around the village, so why is Freiston left off the planning list? Do the Planning Committee want our village to die?

Officer Comment:

Revised policy 2 of the Public Consultation on Preferred Sites for Development (July 2016) identifies Freiston as an area of development restraint (i.e a location where new housing allocations should not be made). This was based upon consideration of the availability of services and facilities in Freiston, the parish's population in 2011, historic rates of housing completions, 1976 - 2011, and the availability of land that is exposed to lower flood hazard. Based upon these issues, it is considered that it is appropriate for Freiston to be identified as an 'Other Service Centre/Settlement'. Consequently, it is considered inappropriate to identify housing allocations in the village. Nonetheless, the provisions of the emerging Plan would potentially allow for the development of sites within the 'Settlement Boundary' for residential purposes, and this could potentially deliver new housing on a significant scale within the village.

Officer Recommendation:

No change to the Plan is required in response to this comment.

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

ID1: 596 comment_author: Matrix Planning Ltd.

comment_content:

SUPPORT given for SURFLEET's place in the Spatial Strategy as a Minor Service Centre. Development will now be permitted that supports its role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. We support this justification supporting Revised Policy 2.

We therefore support Revised Policy 2: Spatial Strategy and do not propose any changes to the policy or its supporting text as it relates to Surfleet.

In later comments on the Inset maps , we also support the combination of Surfleet and Surfleet Seas End as one identifiable settlement.

Matrix Planning Ltd.

Officer Comment:

The support for Surfleet's position in the Spatial Strategy is welcomed.

Officer Recommendation:

It is considered that Surfleet and Surfleet Seas End should remain as one settlement and its place in the Spatial Strategy should remain as a 'Minor Service Centre'.

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

ID1: 597 comment_author: Matrix Planning Ltd.

comment_content:

SUPPORT given for MOULTON CHAPEL's place in the Spatial Strategy as a Minor Service Centre. Development will now be permitted that supports its role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. The village has growth potential. The settlement will readily accommodate substantial new housing. Moulton Chapel has always been high in the settlement hierarchy for South Holland. It is a 'Group Centre' in the adopted Local Plan where old Policy HS6 already allows some housing development. As a 'Minor Service Centre' in this new plan growth will be encouraged. Expansion of the village meets present sustainability criteria.

Officer Comment:

The support for Moulton Chapel's position in the Spatial Strategy is welcomed.

Officer Recommendation:

It is not considered that the consultees' comments justify a change to Moulton Chapel's place in the Spatial Strategy, it is considered that it should remain as a 'Minor Service Centre'.

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

ID1: 598 comment_author: Mr Karl Vines

comment content:

I find it very disappointing that despite 27 comments having been submitted opposing Sutterton's identification as a Main Service; Centre, and only 2 in favour, that the Council cannot justify a change to Sutterton's place in the Spatial Strategy. It would appear that local opinion and resident's concerns count for absolutely nothing. Why have a public consultation? I still suggest that Sutterton is a borderline case, and considering the high level of local opinion, should be changed to a Minor Service Centre.

Officer Comment:

Whilst supporting the Preferred Housing Site, the settlement boundary and recognising the opportunities for improvements the Objector would seem to propose that Sutterton should be a Minor Service Centre. Part of the reasoning for Sutterton being promoted as a Main Service Centre is because of the relatively good level of services, the potential for improvement and that the proposed growth is comparable to that that has taken place since 1976.

Improvements to existing services and especially to accommodate further development is a common challenge relating to most settlements yet the housing need, mostly generated from within existing households, requires a Local Plan response.

Officer Recommendation:

No change to the Local Plan is proposed.

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

ID1: 599 comment_author: Matrix Planning Ltd.

comment_content:

SUPPORT given for HOLBEACH DROVE's place in the Spatial Strategy as an 'Other Service Centre' where development will now be permitted that supports its role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

The village has modest growth potential. The settlement will readily accommodate substantial new housing. Expansion of the village meets present sustainability criteria.

This comment is made for the owner (Mr S Harris) of the Site of Main Road Nursery, north side of Drove Road, Holbeach Drove, PE12 OPS. Further comment is made later on the inset map for Holbeach Drove.

Officer Comment:

The support is welcomed.

Officer Recommendation:

No change to the approach is required.

ID1: 600 comment_author: Roslyn Deeming

comment_content:

Natural England notes the comments that have been received on the previous version of the Local Plan and the changes that have been made to revised policies 2 (Spatial Strategy) and 12 (Distribution of New Housing).

Officer Comment:

Noted

Officer Recommendation:

No changes to the Local Plan in regard to this comment

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

ID1:	601	comment_author:	Mr Tom Collins (Fisher German)
comment_content:	Officer Comment:	Officer Recommendation:	
We support the continued identification of Donington as one of the Main Service Centres within the South East Lincolnshire Local Plan, and feel that this is an accurate reflection of the range of services and facilities offered within the settlement.	Support for Sutton Bridge to remain as a Main Service Centre is welcome.	No change required.	

ID1:	602	comment_author:	Robert Doughty Consultancy
comment_content:	Officer Comment:	Officer Recommendation:	
Continued support for Pinchbeck as a Main Service Centre, however, the lack of proposed allocations and an overreliance on the proximity to Spalding would seem to effectively undermine the position in the settlement hierarchy.	The scale of housing growth proposed for Pinchbeck took account of many issues, including: the findings of the South East Lincolnshire Assessment of Settlements & their Sustainability Credentials (June 2015); the population of the parish; the local rate of housing growth between 1976 and 2011; and the local availability of land at lower risk of flooding. The level of housing growth proposed for Pinchbeck, 240 dwellings over the plan period, is not an insignificant amount of growth and is appropriate for a Main Service Centre that is sixth in the South East Lincolnshire Assessment of Settlements & their Sustainability Credentials (June 2015). The level of housing promoted recognises the services and facilities Pinchbeck provides and should help sustain those in the future.	No change required.	

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

ID1: 603 comment_author: Longstaffs

comment_content:

We have studied the South East Lincolnshire Local Plan - Public Consultation on Preferred sites for development (July 2016), and write to support Weston Hills Austendyke and Weston Hills St John are being treated as one settlement called 'Weston Hills'. The proposed combined settlement, with its large range of services and facilities, and a sustainability score of 50 - should be moved to the category of a Minor Service Centre, as it has a higher score in the South East Lincolnshire Local Plan Sustainability assessment, and more services than many other villages that have been placed in the category of Minor Service Centre, such as Deeping St Nicholas, Cowbit, and Gedney Hill. Its close location to Spalding, on bus routes and by car, make it a sustainable and suitable location for new housing to be located.

Officer Comment:

The support for the defining Weston Hills as one village is welcomed.

The category a settlement is given is considered against settlement score, flood risk and historical build rates. It is accepted that three settlements have lower scores and are Minor Service Centres. However there are two that score the same or better than Weston Hills that are also Other Service Centres and Settlements. The shape of the settlement is linear which does not lend itself to some of the large sites that have been submitted, nor is it considered that extending its existing ribbon development, which these sites would, is appropriate.

Officer Recommendation:

No change to the approach is required.

ID1: 604 comment_author: Barton Willmore

comment_content:

We support that Crowland should continue to be a Main Service Centre within South East Lincolnshire and we identify that residential development in part would support the existing facilities.

Officer Comment:

Support for Crowland to remain as a Main Service Centre is welcome.

Officer Recommendation:

No change required.

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

ID1:	605	comment_author:	Robert Doughty Consultancy	comment_content:	Officer Comment:	Officer Recommendation:
<p>We consider that as the role of Haltoft End should be as suggested in Para 55 of the NPPF, to help sustain the existing services and facilities in Butterwick and Freiston, the development of Fre006 over years 6-15 of the Local Plan will assist in the achievement of that objective.</p> <p>[We] request that Haltoft End be re-scheduled as a Minor Service Centre.</p>		<p>Revised policy 2 of the Public Consultation on Preferred Sites for Development (July 2016) identifies Haltoft End as an 'Other Service Centre/Settlement'. This was based upon consideration of the availability of services and facilities in the village, the parish's population in 2011, historic rates of housing completions, 1976 - 2011, and the availability of land that is exposed to lower flood hazard. Based upon these issues, it is still considered that it is appropriate for Haltoft End to be identified as an 'Other Service Centre/Settlement'.</p> <p>Sites in Butterwick and Freiston themselves will be better placed to help sustain the services in these villages.</p>		<p>No change to the Plan is required in response to this comment.</p>		
ID1:	606	comment_author:	APB Planning	comment_content:	Officer Comment:	Officer Recommendation:
<p>Wrangle is identified as a 'Minor Service Centre'. The position is acknowledged and supported.</p>		<p>The support is welcomed.</p>		<p>Given that no challenge has been made to Wrangle's place in the Spatial Strategy, it is considered that it should remain as a 'Minor Service Centre'.</p>		

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

ID1: 607 comment_author: Gladman Developments Ltd

comment content:

Revised Policy 2: Spatial Strategy

4.1.1 In the first instance the JSPC should identify what the OAN is for the Local Plan area before any decision is made on the spatial approach. Both housing needs assessments for each HMA are founded upon the 2012 household projections are therefore do not provide an up-to-date starting point for determining the Councils' housing needs. The OAN evidence will therefore need to be updated to take into account the 2014-based projections which provide the starting point for identifying OAN.

4.1.2 Returning to the consultation documents. Revised Policy 2 seeks to distribute growth over four settlement tiers within the settlement boundaries relative to the settlement tier. In principle, Gladman are supportive of the Council's decision to allocate sites across each settlement tier.

4.1.3 Notwithstanding the above. Gladman would be opposed to the use of settlement limits if these would preclude otherwise sustainable development from coming forward. The Framework is clear that development which is suitable and sustainable should go ahead without delay, in accordance with the presumption in favour of sustainable development. The use of settlement boundaries will likely act to arbitrarily restrict sustainable development from coming forward on the edge of settlements and will only serve to contain the physical growth of sustainable locations across the district. An overly restrictive approach may result in a Plan that is not positively prepared or

Officer Comment:

The Objectively Assessed Housing Needs are subject to review.

Work on Whole Plan Viability and Infrastructure Delivery will support the proposals of the Local Plan

The Local Plan is considered to have a flexible and appropriate approach for the delivery of sustainable development to meet the needs of the plan area

Officer Recommendation:

To provide a Local Plan that will be found to be sound.

effective.

4.1.4 Beyond the defined settlement boundaries the rest of the Local Plan area is designated as countryside. Revised Policy 2 states that 'In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.'

4.1.5 The proposed wording above will only serve to cover vast swathes of land, it is therefore unclear how this will be applied consistently through the decision making process. As required by s154 of the Framework only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan. Accordingly, Gladman recommend that further clarity is required and a more permissive approach to development beyond the defined settlement boundaries is required to allow for greater flexibility if development proposals do not come forward as expected.

4.1.6 Gladman therefore recommend the following wording for consideration:

When considering development proposals beyond the defined settlement limits adjacent to built up areas, the South East Lincolnshire Local Plan will take a positive approach to development proposals that reflect the presumption in favour of sustainable development.

Development that is adjacent to the defined settlement boundaries in the South East Lincolnshire Local Plan

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

area, will be permitted provided that the adverse impacts do not significantly and demonstrably outweigh the benefits of development.'

4.1.7 The proposed wording above will allow for a greater degree of flexibility and in turn will assist in the delivery of housing and enable the Councils to demonstrate a diverse housing land supply.

ID1:	608	comment_author:	DLP (Planning) Limited
comment content:	2.9 We support the designation of Boston (including Fishtoft and Wyberton Parishes) as a Sub-Regional Centre where the majority of development is to be directed in the Borough of Boston over the proposed plan period (2011 2036).	Officer Comment:	The support is welcomed.
		Officer Recommendation:	Given that no challenge has been made to Boston's place in the Spatial Strategy, it is considered that it should remain as a 'Sub-Regional Centre'.

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

ID1:	609	comment_author:	Savills
comment_content:	Officer Comment:	Officer Recommendation:	
We welcome the continued identification of Crowland as a 'Main Service Centre', within the revised version of Policy 2 concerning the spatial strategy for South East Lincolnshire. Crowland is considered to be a sustainable location for development, in view of the level of existing services and facilities, which include a primary school, employment opportunities and public transport links to the town and the inherent opportunity to build upon this level of infrastructure in the town. In view of these sustainability credentials, we support Crowland's corresponding identification as a Main Service Centre.	Support for Crowland to remain as a Main Service Centre, under the provisions of Policy 2 is welcome.	No change required.	

ID1:	610	comment_author:	Historic England
comment_content:	Officer Comment:	Officer Recommendation:	
Historic England has no objection in principle to the proposed settlement hierarchy set out in the spatial strategy subject to the historic environment being considered adequately in the plan process.	Comments noted	No change to the Local Plan is recommended	

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

ID1: 611 comment_author: iba planning

comment content:

Land at Crease Drove:

Formal Representations

Whilst the increased number of houses (confirmed as a 'minimum') for Crowland and its retention as a 'Main Service Centre' are welcomed and supported, as is the inclusion of site Cro043 as a housing site, my client still has residual concerns regarding the way the draft Plan has so far been prepared and the consequences this will have on the overall test of soundness when independently examined.

For these reasons, she maintains her formal objection to the Draft Plan as originally submitted for consultation and to the subsequent amendments contained in the Preferred Sites for Development.

Using the most up to date baseline evidence

Of significant concern is the admission that the Settlement Hierarchy (Policy 2) and the housing distribution amongst those settlements (Policy 12) have been heavily influenced by flood mapping data which is known to be under review.

In paragraph 2.3 of the Housing Paper for Crowland, the Council explains that, Although the updated SFRA is not available yet, it will be used to inform the selection of allocations in the Publication Draft Local Plan

We are also told in that same section, The relatively high level of housing growth proposed in some of the Minor Service Centres stemmed largely from the

Officer Comment:

Support for the housing target and identification of Crowland as a Main Service Centre is noted. Support for Cro043 is noted. The Local Plan, particularly Policy 2 and Policy 12 have been informed by the SFRA, with only the flood probability for settlements covered by the updated SFRA (Spalding, Pinchbeck, Crowland, Cowbit, Deeping St Nicholas and Surfleet) expected to change, therefore the majority of housing sites selected in Boston and the other Main and Minor Service Centres have been informed by up to date flooding data. Should the updated SFRA indicate that Preferred Sites in the identified settlements are not sequentially preferable in flood risk terms, and alternatives are introduced, these would be consulted upon during the Publication consultation. The Local Plan process is iterative and it is not unusual for updated evidence to be introduced at Publication stage where consultees will have 6 weeks to comment on proposals. Throughout the Local Plan preparation, it has been made clear that the updated SFRA was outstanding and that site selection could change to reflect the outcome. Therefore it is not accepted that Policies 2 and 12 have been predetermined, that the robustness of the current flood data is flawed or that the Plan has not been positively prepared. The updated SFRA identifies Crowland as having large areas of high flood risk, therefore it is not accepted that more housing should be directed to Crowland. It is also considered that by increasing the housing target from 380 to 500 does not arbitrarily curtail housing numbers for Crowland; this was informed by the findings of the South East Lincolnshire Assessment of Settlements & their Sustainability Credentials (June 2015); the population of the parish;

Officer Recommendation:

Cro043 is one of the more suitable housing sites in Crowland and should be taken forward as a Preferred Option Housing Allocation.

availability of land without flood hazard in and around those settlements ☒

Given the Publication Draft Local Plan is due to be released for further consultation in October (this being effectively the Plan the Authorities will collectively submit for independent examination), there leaves little time for the updated SFRA to become available and to incorporate what could amount to substantial changes to both the Settlement Hierarchy and the distribution of housing numbers amongst the various settlements.

It will also deprive many of the chance to comment fully on the inclusion of sites (or on the inclusion of additional sites if/where required) in advance of the Publication Draft - i.e. One of the more advanced stages of the Local Plan review process.

In light of the above, this current consultation should quite clearly have first awaited the outcome/findings of the updated SFRA given its undoubted importance in defining the Settlement Hierarchy and housing distribution amongst settlements.

To predetermine both in advance of the availability and findings of the updated SFRA has serious repercussions on the robustness of the current flood data (as baseline evidence) and casts doubt as to whether the Plan has so far been positively prepared.

the local rate of housing growth between 1976 and 2011 and the rate of employment growth since 2009 as well as land at lower risk of flooding and the findings of the SA and the IDP. Discounting housing allocations from the settlements in the lower tier of the hierarchy would undermine this approach and create an unsustainable pattern of development in South Holland, where shops and services within Minor Service Centres could be threatened because of a lack of appropriate growth. Conversely the infrastructure and services in Crowland could be adversely impacted upon from a housing target that is much higher.

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

ID1:	612	comment_author:	Lincolnshire County Council
comment_content:	As LCC is represented on the South East Lincolnshire Joint Strategic Planning Committee which approved the Further Draft Local Plan for consultation it supports the overall spatial strategy.	Officer Comment:	Comments noted
		Officer Recommendation:	No change to the Local Plan is recommended

ID1:	615	comment_author:	Mr Nick Grace (Grace Machin Plan
comment_content:	Grace Machin - support a minimum of 80 dwellings being identified in Deeping St Nicholas.	Officer Comment:	The support is welcomed.
		Officer Recommendation:	It is considered that the Local Plan should continue to seek to identify housing allocations to provide 80 dwellings between April 2011 and 31st March 2036.
