

# AGENDA



South East Lincolnshire  
Joint Strategic Planning Committee

- Committee - **SOUTH EAST LINCOLNSHIRE JOINT STRATEGIC PLANNING COMMITTEE ANNUAL GENERAL MEETING**
- Date & Time - Friday, 24 June 2016 at 10.00 am
- Venue - Boston Borough Council, Council Offices, West Street, Boston

**Membership of the South East Lincolnshire Joint Strategic Planning Committee:**

South Holland District Council: Councillors B Alcock, P E Coupland and R Gambba-Jones (Substitutes: Councillors F Biggadike, M D Booth and M D Seymour)

Boston Borough Council: Councillors P Bedford, C Brotherton and D Brown (Substitutes: Councillors B Rush, C Rylott and S Woodliffe)

Lincolnshire County Council: Councillors A Austin, M Brookes and C Davie (Substitutes: Councillors C J T H Brewis, B McAuley and C N Worth)

**Substitutions** – Substitute members will have full voting rights for individual meetings only; and Substitute members allowed to attend all meetings of the South East Lincolnshire Joint Strategic Planning Committee to contribute but not vote.

**Terms of Reference** – The preparation, submission, adoption, monitoring and revision of joint local development documents identified in a joint local development scheme; and the preparation, submission, adoption, monitoring and revision of a joint local development scheme, in respect of those documents.

**A voting member who is unable to attend any meeting of the Joint Committee shall inform the Chair of the Joint Committee in writing as soon as practicable and in any event not later than 24 hours before the meeting is due to take place**

Democratic Services  
Council Offices, Priory Road  
Spalding, Lincs PE11 2XE

Persons attending the meeting are  
requested to turn their mobile telephones to  
silent

Date: 10 June 2016

Please ask for Amanda Taylor: Telephone 01775 764837  
e-mail: [amandataylor@sholland.gov.uk](mailto:amandataylor@sholland.gov.uk)

## A G E N D A

1. Election of Chairman.
2. Election of Vice-Chairman.  
(To be from a different authority to that of the Chairman.)
3. Apologies for Absence.
4. Declaration of Interests.  
(Where a Councillor has a Disclosable Pecuniary Interest the Councillor must declare the interest to the meeting and leave the room without participating in any discussion or making a statement on the item, except where a Councillor is permitted to remain as a result of a grant of dispensation.)
5. Minutes - To sign as a correct record the notes of the meeting of the South East Lincolnshire Joint Strategic Planning Committee meeting held on 27 May 2016 (enclosed). (Pages 1 - 2)
6. South East Lincolnshire Local Plan: Preferred Sites for Development - To seek approval of Revised Policies Map Insets for the purpose of public consultation. (Report of the South East Lincolnshire Joint Policy Unit Manager enclosed.) (Pages 3 - 14)
7. Any other items which the Chairman decides are urgent.

Note: No other business is permitted unless by reason of special circumstances, which shall be specified in the minutes, the Chairman is of the opinion that the item(s) should be considered as a matter of urgency.

Minutes of a meeting of the **SOUTH EAST LINCOLNSHIRE JOINT STRATEGIC PLANNING COMMITTEE** held in the Boston Borough Council, Council Offices, West Street, Boston, on Friday, 27 May 2016 at 10.00 am.

## PRESENT

R Gamba-Jones (Chairman)

P Bedford (Vice-Chairman)

B Alcock

P E Coupland

C Brotherton

D Brown

A Austin

Joint Policy Unit Manager (South Holland District Council), Deputy Joint Policy Unit Manager (Boston Borough Council), Shared Executive Manager – Growth and Prosperity (South Holland District and Breckland Councils), Head of Built Environment and Development (Boston Borough Council), Strategic Planning Manager (Lincolnshire County Council), Planning Principal Solicitor (Legal Services Lincolnshire) and Sustainable Places Planning Specialist (Environment Agency).

In Attendance: Councillors F Biggadike, B Rush and M D Seymour.

Apologies for absence were received from or on behalf of Councillors M Brookes, C J T H Brewis, C Davie, R McAuley, C Rylott, and N Worth, and the County Commissioner for Environment and Economy.

## 24. **DECLARATION OF INTERESTS**

No interests were declared.

## 25. **MINUTES**

The minutes of the South East Lincolnshire Joint Strategic Planning Committee meeting held on 22 April 2016 were signed by the Chairman as a correct record, subject to Councillor Brown's Christian name being corrected to David, with reference to the first paragraph.

## 26. **CENTRAL LINCOLNSHIRE LOCAL PLAN (CONSULTATION) PUBLICATION STAGE**

Consideration was given to the report of the Deputy Joint Policy Unit Manager, which asked members to consider the 'tests of soundness' relating to the current preparation of the Central Lincolnshire Local Plan. This preparation had now reached the statutory public consultation stage known as the 'Publication' stage. This was the stage prior to the submission of the Local Plan to the Secretary of State and at which the tests of soundness were considered.

The South East Lincolnshire Joint Strategic Planning Committee had been asked to formally respond to the public consultation, particularly with regard to the Duty to Cooperate element of the tests of soundness, and issues relating to the provision of infrastructure and housing.

**SOUTH EAST LINCOLNSHIRE JOINT  
STRATEGIC PLANNING COMMITTEE - 27**

May 2016

The Deputy Joint Policy Unit Manager drew attention to paragraphs 2.1 and 2.2 of his report which outlined the different approaches adopted by Central Lincolnshire and South East Lincolnshire in calculating objectively-assessed housing need. In essence, Central Lincolnshire had increased its figures on the basis of assuming stronger economic growth in the area. He reported that he had previously been involved in correspondence with the Central Lincolnshire Local Plan Manager on this matter and that he was relatively content with what had taken place.

The Chairman clarified the situation and sought views.

Councillor Austin indicated that she was aware that in 'rural' North Kesteven District there was some disquiet about the high level of housing provision proposed for that area; and enquired as to whether the Central Lincolnshire approach made any difference to the level of housing compared with that of South East Lincolnshire.

The Deputy Joint Policy Unit Manager responded that the Central Lincolnshire approach had resulted in significantly higher housing provision and cited Sleaford as an example. He considered that this could be an issue, but couldn't indicate its nature at present. He suggested that perhaps the matter was best left to the Inspector to consider at the future Examination of the Central Lincolnshire Local Plan.

Councillor Alcock enquired as to what the impact would be on South East Lincolnshire's housing figures if Central Lincolnshire's approach were to be adopted.

The Joint Policy Unit Manager made clear that a common methodology had been used to prepare separate housing-need assessments for the Boston Borough and South Holland District elements of the Local Plan area. Moreover, South Holland District's assessment had been prepared in the context of a Peterborough Sub-Regional Strategic Housing Market Assessment which included Peterborough City, Rutland County and South Kesteven District Councils.

The Chairman concluded the discussion by querying where Central Lincolnshire had got their information to support such an approach.

**AGREED:**

That the preparation of the Central Lincolnshire Local Plan meets the tests of soundness.

**27. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT**

There was none.

(The meeting ended at 10.20 am)

(End of minutes)

## SOUTH EAST LINCOLNSHIRE JOINT STRATEGIC PLANNING COMMITTEE

**Report of:** South East Lincolnshire Joint Policy Unit Manager

**To:** South East Lincolnshire Joint Strategic Planning Committee (the Joint Committee) - 24 June 2016

**(Author:** Gary Alexander, South East Lincolnshire Joint Policy Unit Manager)

**Subject:** South East Lincolnshire Local Plan: Preferred Sites for Development

**Purpose:** To seek approval of Revised Policies Map Insets for the purpose of public consultation

### **Recommendations:**

- a) That Members consider the contents of this report and Appendices A, B and C;
- b) That Members agree to approve the contents of Appendices A, B and C, with or without revisions, for the purpose of public consultation; and
- c) That, following b) above, authority be delegated to officers to make any necessary changes to the content of Appendix A in respect of matters relating to presentation or factual correction or updating.

### **1.0 BACKGROUND**

- 1.1 At its meeting held on 22 April 2016, the South East Lincolnshire Joint Strategic Planning Committee (the Joint Committee) gave consideration to a report dealing with a summary of the representations received during the public consultation exercise on the contents of the 'Draft Local Plan', held between Friday, 8 January and Friday 19 February of this year. The report also sought a 'Member steer' on a number of key issues emanating from the public consultation comments which was required for the purpose of guiding further work on plan preparation.
- 1.2 The outcomes from this meeting have informed the completion of detailed work on site-specific matters which has resulted in officers identifying their 'preferred sites' for housing, employment and other types of development. These are intended to form the basis for the allocation of land for different types of development set out in the 'Publication' version of the Local Plan which is to be submitted to the Secretary of State later this year.
- 1.3 However, before progressing with these preferred sites, it is considered essential that the public at large is consulted on their suitability for the specified development in order to consider and, if appropriate, address any major concerns before submission to the Secretary of State. This is especially the case in respect of any preferred sites that have only been identified following their promotion through the recent public consultation exercise on the Draft Local Plan, because such sites would not have been subject to any previous public scrutiny.

1.4 The preferred sites are to be publicised by way of updating the ‘Policies Map insets’ which were the subject of public consultation in January/February of this year<sup>1</sup>. Accordingly, this report is primarily concerned with approving **revisions** to the suite of Policies Map insets set out in the Draft Local Plan for the purpose of public consultation.

## 2.0 REVISED POLICIES MAP INSETS

2.1 The revised Policies Map insets (revised insets) form Appendix A to this report (NB: Owing to the large size of the document, Appendix A is only available via the following link: [www.southeastlincslocalplan.org/wordpress/24th-june-2016/](http://www.southeastlincslocalplan.org/wordpress/24th-june-2016/))

2.2 Each of the revised insets for the designated Sub-Regional Centres, Main Service Centres and Minor Service Centres in *Draft Local Plan Policy 2: Spatial Strategy*, as revised (see Section 4.0), includes proposals for policy-area boundaries and preferred sites for housing and other types of development.

2.3 The revised insets for the fourth tier of settlement, Other Service Centres and Settlements, only show policy-area boundaries, as it remains the case that it is not intended to meet targets for housing provision or other types of development through allocating land in these settlements.

2.4 These revised insets have been prepared having regard to the guidance provided by Members at the Local Plan Steering Group along with work on sustainability appraisal and other considerations.

## 3.0 PREPARATION OF THE REVISED POLICIES MAP INSETS

3.1 The preparation of the revised insets has been primarily informed by updating the ‘Housing Papers’ which accompanied the Draft Local Plan consultation document earlier this year. The Housing Papers were originally prepared for all those settlements where housing allocations were being proposed in accordance with *Draft Local Plan Policy 12: Distribution of New Housing* (i.e. all proposed Sub-Regional Centres, Main Service Centres and Minor Service Centres). They included an assessment of the suitability of every site that featured on the original insets and an assessment of the likely impacts of their development on local infrastructure.

3.2 Each updated Housing Paper includes officer responses to the Draft Local Plan representations on:

- the settlement’s place in the settlement hierarchy (set out in *Draft Local Plan Policy 2: Spatial Strategy*);
- the settlement’s housing requirement (set out in *Draft Local Plan Policy 12: Distribution of New Housing*);
- ‘site options’ and other sites for development identified in the Draft Local Plan; and
- the promotion of new sites for development.

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<sup>1</sup> Policies Maps are a necessary spatial expression of where particular policies and proposals will apply across the Local Plan area.

- 3.3 The officer responses to the site-based representations have been informed by a variety of considerations including local amenity, the availability of physical and community infrastructure, the views of the Highway Authority, flood risk and sustainability appraisal.
- 3.4 In light of the above responses and other considerations, each updated Housing Paper:
- reviews the respective settlement's position in the hierarchy identified in *Draft Local Plan Policy 2: Spatial Strategy* or proposes changes (see Section 4.0);
  - reviews its housing requirement as set out in *Draft Local Plan Policy 12: Distribution of New Housing* or proposes changes (see Section 4.0);
  - estimates the settlement's 'residual housing requirement' (i.e. the figure set out in Draft Local Plan Policy 12: Distribution of New Housing, as revised, minus housing completions between 1 April 2011 and 31 March 2016 and outstanding planning permissions as of 31 March 2016); and
  - identifies the preferred sites required to meet, more or less, the residual housing requirement and sets out the programme for delivery ('trajectory') of the housing within the period of the Local Plan. In some of the largest centres, housing delivery is also shown extending beyond the period of the Local Plan.
- 3.5 The updated Housing Papers form part of Appendix A.
- 3.6 In the light of other work emanating from representations received during the public consultation exercise on the contents of the Draft Local Plan, the revised insets also contain preferred sites for employment, retail and education developments and, in some cases, revisions to settlement boundaries.
- 4.0 **REVISIONS TO DRAFT LOCAL PLAN POLICY 2: SPATIAL STRATEGY & POLICY 12: DISTRIBUTION OF NEW HOUSING**
- 4.1 The updated Housing Papers contain officer consideration of representations relating to *Draft Local Plan Policy 2: Spatial Strategy* and *Draft Local Plan Policy 12: Distribution of New Housing*. As a result of their conclusions in this regard, it is proposed that the 'wording' of these policies be amended as set out, respectively, in Appendices B and C to this report, and be subject to public consultation.
- 4.2 In respect of *Draft Local Plan Policy 2: Spatial Strategy*, it is proposed:
- a) to designate the settlements of **Gedney Church End** and **Gosberton Clough/Risegate** as Other Service Centres and Settlements instead of Minor Service Centres; and to treat Gedney Church End and **Gedney Black Lion End** as two parts of the same settlement called **Gedney** ;
  - b) to designate the settlement of **Surfleet Seas End** as part of the expanded Minor Service Centre of **Surfleet**; and
  - c) to treat **Weston Hills Austendyke** and **Weston Hills St Johns** as two parts of the same settlement called **Weston**.

4.3 In respect of *Draft Local Plan Policy 12: Distribution of New Housing*, it is proposed to make changes to the 'housing numbers' for all the South Holland settlements. These changes have been informed by a variety of considerations including the changes to the status of settlements outlined in para 4.2 above, public consultation comments in the round, further officer consideration of site-specific matters and recent planning application activity.

## 5.0 CONSIDERATION OF THE REVISED INSETS

5.1 It is appreciated that the seventy-one revised insets set out in Appendix A present a large amount of information and detail for consideration, and therefore **it would not be feasible for the meeting to examine in minute detail every single inset**. However, it is important that the Joint Committee agrees that it is, in general, content with the proposals, as mapped, for the purposes of public consultation. To this end, the consideration and approval, with or without amendments, of the revised insets for public consultation is being managed in the manner set out below:

- Following electronic receipt of the Joint Committee papers, Members are requested, if possible, to examine the revised insets and submit any *initial* queries relating to them to officers by **9.00am on Wednesday, 22 June**.
- Those queries relating to settlements in Boston Borough should be addressed to Chris Holliday at [Christopher.Holliday@boston.gov.uk](mailto:Christopher.Holliday@boston.gov.uk) and those relating to settlements in South Holland District should be addressed to Karen Johnson at [karen.johnson@sholland.gov.uk](mailto:karen.johnson@sholland.gov.uk).
- To facilitate awareness of the publication of the Joint Committee papers, a set of hard copies of the seventy-one revised insets and accompanying updated Housing Papers are to be placed in the Members' Room at both Boston Borough and South Holland District Councils; and **all** Boston Borough and South Holland District councillors are to be notified to this effect.
- As a result of the steps outlined above and the comments made at the last Local Plan Steering Group meeting, early identification of issues should enable officers to tailor the proceedings of the Joint Committee meeting with a view to focussing upon the most pressing issues.
- At the meeting on 24 June, officers will present the findings of the Member responses to aid the discussion and also raise specific issues for which they require guidance from the Joint Committee. As indicated above, at this point in the Local Plan's preparation, officers are only seeking consensus on the general acceptability of the content of the insets for the purpose of public consultation. Following the consultation exercise, the views of the public and other key stakeholders will be reported back to Members as part of the preparation of the Publication Local Plan.

## 6.0 PUBLIC CONSULTATION

6.1 Public consultation on the revised insets and revisions to Draft Local Plan Policy 2: Spatial Strategy and Draft Local Plan Policy 12: Distribution of New Housing will be conducted under the title of '**South East Lincolnshire Local Plan - Preferred Sites for Development**'.



- 6.2 The public consultation exercise will commence on **Friday 15 July, and last for 4 weeks**. All comments must be received by **5 pm on Friday, 12 August**.
- 6.3 The public consultation exercise involves a repeat of the exhibition venues used earlier this year with the exception of Pinchbeck, where the event will take place in the Library, Knight Street and not the Village Hall.
- 6.4 Public consultation events will be held at the following locations from 3.30 to 7.30 pm, except for the South Holland Centre which will take place between 11am -3pm:

Monday, 18 July	<b>Old Leake</b> Community Centre, Furlongs Lane <b>Donnington</b> Ruby Hunt Centre, Church Street
Wednesday, 20 July	<b>Kirton</b> Town Hall, Station Road <b>Long Sutton</b> Market House, Market Street
Thursday, 21 July	<b>Holbeach</b> Community Centre, Fishpond Lane
Friday, 22 July	<b>Swineshead</b> Village Hall, North End
Monday, 25 July	<b>Butterwick</b> Village Hall, Church Road <b>Cowbit</b> Village Hall, Barrier Bank
Tuesday, 26 July	<b>Sutterton</b> Village Hall, Park Avenue <b>Spalding</b> South Holland Centre
Thursday, 28 July	<b>Crowland</b> British Legion Hall, Broadway
Friday, 29 July	<b>Wyberton</b> Parish Hall, London Road
Tuesday, 2 August	<b>Gedney Hill</b> Memorial Hall, Hill Gate
Wednesday, 3 August	<b>Pinchbeck</b> Library, Knight Street
Friday, 5 August	<b>Sutton Bridge</b> Curlew Centre, Bridge Road
Monday, 8 August	<b>Surfleet</b> Village Hall, Station Road

- 6.5 Permanent displays will be held at the Boston Borough Council and South Holland District Council offices during normal open hours.

## 7.0 **OPTIONS**

- 7.1 Members can choose to accept the recommendations.
- 7.2 Alternatively, Members can suggest changes to the recommendations which would enhance their utility.
- 7.3 Finally, by not approving the recommendations (the 'Do Nothing' option), Members would lend uncertainty to the plan-preparation process which could lead to delays in meeting the current Local Plan timetable.

## 8.0 **REASONS FOR THE RECOMMENDATIONS**

- 8.1 The reasons for the recommendations are to provide local planning authority approval on the future course of Local Plan preparation.

## 9.0 **EXPECTED BENEFITS**

- 9.1 By approving the recommendations, with or without changes, Members will serve to support the preparation of the Local Plan in accordance with the revised timetable.

## 10.0 IMPLICATIONS

### 10.1 Carbon Footprint / Environmental Issues

10.1.1 This report concerns the general location of future housing and other developments across South East Lincolnshire which will have implications for carbon footprint/environmental issues.

### 10.2 Corporate Priorities

10.2.1 The completed South East Lincolnshire Local Plan will help to deliver corporate priorities relating to the development and use of land and buildings.

### 10.3 Risk Management

10.3.1 Failure to achieve the timely adoption of the South East Lincolnshire Local Plan could prejudice the Joint Committee's ability to retain control over its preparation.

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Background papers:- None

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#### **Lead Contact Officer**

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#### **This report refers to a Mandatory Service**

#### **Appendices attached to this report:**

Appendix A: Revised Policies Map Insets

([www.southeastlincslocalplan.org/wordpress/24th-june-2016/](http://www.southeastlincslocalplan.org/wordpress/24th-june-2016/))

Appendix B: Revised Policy 2: Spatial Strategy

Appendix C: Revised Policy 12: Distribution of New Housing

## **Appendix B**

### **Revised Policy 2: Spatial Strategy**

#### **A. Areas where development is to be directed**

##### **1. Sub-Regional Centres**

Boston (including parts of Fishtoft and Wyberton Parishes)  
Spalding

Within the settlement boundaries of Boston and Spalding development will be permitted that supports their roles as sub-regional centres.

##### **2. Main Service Centres**

Crowland  
Donington  
Holbeach  
Kirtton incl. parts of Frampton Parish  
Long Sutton  
Pinchbeck  
Sutterton  
Sutton Bridge  
Swineshead

Within the settlement boundaries of the Main Service Centres development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

#### **B. Areas of limited development opportunity**

##### **1. Minor Service Centres**

Bicker  
Butterwick  
Cowbit  
Deeping St Nicholas  
Fishtoft  
Fleet Hargate  
Gedney Hill  
Gosberton  
Moulton  
Moulton Chapel  
Old Leake  
Quadring  
Surfleet  
Sutton St James  
Tydd St Mary  
Weston

Whaplode  
Wigtoft  
Wrangle

Within the settlement boundaries of the Minor Service Centres development will be permitted that supports their role as service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

### **C. Areas of development restraint**

#### **1. Other Service Centres and Settlements**

Algarkirk  
Amber Hill  
Benington  
Fleet Church End  
Fosdyke  
Frampton Church End  
Frampton West  
Freiston  
Gedney  
Gedney Dawsmere  
Gedney Drove End  
Gedney Dyke  
Gosberton Clough/Risegate  
Haltoft End  
Holbeach Drove  
Holbeach Hurn  
Holbeach St Johns  
Holbeach St Marks  
Holland Fen  
Hubbert's Bridge  
Kirton End  
Kirton Holme  
Langrick Bridge  
Leake Commonside  
Leverton  
Little Sutton  
Lutton & Lutton Gowts  
Moulton Seas End  
Nene Terrace  
Northgate, West Pinchbeck  
Saracens Head  
Shepeau Stow  
Sutton St Edmund  
Swineshead Bridge  
Throckenholt  
Tongue End  
Tydd Gote

Weston Hills  
Whaplode Drove  
Whaplode St Catherine  
Wrangle Common  
Wyberton Church End

Within the settlement boundaries of the Other Service Centres and Settlements development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

#### **D. Countryside**

The rest of the Local Plan area outside the defined settlement boundaries of the Sub-Regional Centres, Main Service Centres, Minor Service Centre and Other Service Centres and Settlements is designated as Countryside.

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.

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## Appendix C

### Revised Policy 12: Distribution of New Housing

New housing site allocations will be made in the following settlements (in accordance with the Policies Map) to meet the following housing numbers

#### A. Sub-Regional Centres

	Dwellings
Boston (including parts of Fishtoft and Wyberton Parishes)	5,900
Spalding	5,880

#### B. Main Service Centres

Crowland	500
Donington	400
Holbeach	1,420
Kirton incl. parts of Frampton Parish	500
Long Sutton	560
Pinchbeck	240
Sutterton	300
Sutton Bridge	210
Swineshead	400

#### C. Minor Service Centres

Bicker	50
Butterwick	70
Cowbit	120
Deeping St Nicholas	80
Fishtoft	50
Fleet Hargate	150
Gedney Hill	120
Gosberton	270
Moulton	90
Moulton Chapel	130
Old Leake	100
Quadring	130
Surfleet	180
Sutton St James	70
Tydd St Mary	40
Weston	310
Whaplode	80
Wigtoft	30
Wrangle	100

Housing numbers are inclusive of extant planning permissions and dwellings built since 1 April 2011

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