

## **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) - 11 September 2015

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

**Subject:** South East Lincolnshire Local Plan: Draft Local Plan (including site options for development)

**Purpose:** To seek approval of the Draft Local Plan for the purpose of public consultation.

### **Recommendations:**

- 1) That Members consider the contents of this report and the associated Appendices A, B, C and D;
- 2) That Members agree to approve, in principle, the contents of Appendices A (subject to update), B, C and D, with or without revisions, for the purpose of public consultation;
- 3) That following 2) above, authority be delegated to officers to make any necessary changes to the content of Appendix B in respect of matters relating to presentation or factual correction or updating; and
- 4) That the final versions of Appendices C and D form part of the published supporting documentation accompanying subsequent stages of Local Plan preparation.

### **1.0 BACKGROUND**

- 1.1 At its meeting on 06 March 2015, the South East Lincolnshire Joint Strategic Planning Committee (the Joint Committee) resolved to approve its revised local development scheme (LDS)<sup>1</sup> and that it come into effect on 20 March 2015.
- 1.2 The revised LDS indicates that the preparation of the 'Draft Local Plan (including site options for development)' (the Draft Local Plan) would be undertaken in the period up to September 2015, and that public consultation on the Draft Local Plan would be undertaken in October and November of this year.
- 1.3 In order to meet these targets, Members are asked to consider the first of two reports relating to the approval of the contents of the Draft Local Plan for public consultation. The second report will be presented to the meeting of the Joint Committee to be held on Friday, 9 October 2015.

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<sup>1</sup> The LDS is basically a project plan that sets out key milestones in the preparation of the Local Plan and can be updated and amended as and when circumstances deem it appropriate.

- 1.4 This report is concerned with proposals for 'Policies Map insets' for all seventy-seven designated settlements in the proposed South East Lincolnshire settlement hierarchy (as set out in the recently-approved Spatial Strategy Background Paper<sup>2</sup>). For convenience, the proposed settlement hierarchy is reproduced as **Appendix A**. Also set out in **Appendix A** are housing targets for each of the designated Sub-Regional Centres, Main Service Centres and Minor Service Centres which have informed the work on site options for housing development (see Section 2.0 below).
- 1.5 Policies Maps are a necessary spatial expression of where particular policies and proposals will apply across the Local Plan area. At this stage in the Local Plan's production, their purpose is to indicate the future development options for various areas of land that may be suitable for inclusion in the Local Plan. It should be noted that for certain land uses (particularly residential land) not all the areas of land included will be required, and as the plan progresses, many of these will not be taken forward. In many cases this may be due to an oversupply of land for a particular use when considered against the plan target. Section 2.0 below sets this out in more detail.
- 1.6 The subsequent report scheduled for October will set out the accompanying draft policies and proposals and public consultation questions for Members to consider.

## 2.0 POLICIES MAP INSETS

- 2.1 The Policies Map insets (insets) form **Appendix B** to this report. Each of the insets for the designated Sub-Regional Centres, Main Service Centres and Minor Service Centres in the settlement hierarchy includes proposals for policy-area boundaries and 'site options' for housing development. Some of these insets also contain 'preferred site options'<sup>3</sup> for employment development. **NB:** It should be noted that a number of site options for housing development promoted by landowning/developer interests were deemed to be unsuitable for promotion through the Local Plan process (e.g. they were not adjacent to the settlement or were too big). Details relating to such sites will be made available during the public consultation exercise.
- 2.2 Each of the insets for the designated Sub-Regional Centres, Main Service Centres and Minor Service Centres is supported by a written statement explaining what progress has been made in meeting the settlement housing target to date, information on settlement infrastructure and information relating to individual site options.
- 2.3 The insets for the fourth tier in the settlement hierarchy, Other Service Centres and Settlements, only show policy-area boundaries as it is not intended to meet targets for housing provision or other types of development through allocating land in these settlements.
- 2.4 All these insets have been prepared having regard to the guidance provided by Members at the series of Local Plan Steering Group workshops held throughout 2014, along with initial work on Sustainability Appraisal.

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<sup>2</sup> The Spatial Strategy Background Paper was approved for publication as supporting documentation to the preparation of the Local Plan by the Joint Committee at its meeting on 24 July 2015.

<sup>3</sup> The distinction between 'site options' and 'preferred site options' can be summarised as follows:

- Site options are presented for comment to inform the process of determining which of them should be rejected as unsuitable and which should continue to the next stage of plan preparation
- Preferred site options are those which, following due process, the Joint Committee now considers to be worthy of promotion in the 'Publication' version (i.e. the version of the Local Plan that will be submitted to the Secretary of State) but, nevertheless, is seeking further views. Preferred site options need to be supported by reasons for their selection and a summary of the alternatives that were also considered.

### 3.0 CONSIDERATION OF THE POLICIES MAP INSETS

3.1 It is appreciated that the seventy-seven insets set out in **Appendix B** 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 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 inset maps and submit any *initial* queries relating to them to officers by **9.00am on Monday, 7 September**.
- 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-seven insets have been placed in the Members' Room at both Boston Borough and South Holland District Councils; and **all** Boston Borough and South Holland District councillors will have been notified to this effect.
- As a result of the steps outlined above, 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 11 September, officers will present the findings of the Member responses to steer the discussion and also raise specific issues for which they require guidance. 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 consideration of the Draft Local Plan.

### 4.0 BACKGROUND PAPERS

4.1 In support of the preparation of the seventy-seven insets, officers have prepared two further draft background papers. The first is on the definition of settlement boundaries (see **Appendix C**) and the second is on the identification of site options for housing development (see **Appendix D**). These are attached to inform the discussions at the meeting on 11 September.

### 5.0 OPTIONS

5.1 Members can choose to accept the contents of Appendices A (subject to update), B, C and D.

5.2 Alternatively, Members can suggest changes to the documents which would enhance their utility.

5.3 Finally, by not approving the documents (the 'Do Nothing' option), Members would lend uncertainty to the plan-preparation process which could lead to delays in meeting the Local Plan timetable agreed by the Joint Committee.

## 6.0 REASONS FOR THE RECOMMENDATIONS

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

## 7.0 EXPECTED BENEFITS

7.1 By approving the recommendations, Members will serve to support the preparation of the Local Plan in accordance with the published timetable.

## 8.0 IMPLICATIONS

### 8.1 Carbon Footprint / Environmental Issues

8.1.1 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.

### 8.2 Constitution & Legal

8.2.1 It is the opinion of the Report Author that there are no implications.

### 8.3 Contracts

8.3.1 It is the opinion of the Report Author that there are no implications.

### 8.4 Corporate Priorities

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

### 8.5 Crime and Disorder

8.5.1 It is the opinion of the Report Author that there are no implications.

### 8.6 Equality and Diversity / Human Rights

8.6.1 It is the opinion of the Report Author that there are no implications

### 8.7 Financial

8.7.1 It is the opinion of the Report Author that there are no implications.

### 8.8 Health & Wellbeing

8.8.1 It is the opinion of the Report Author that there are no implications.

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Background papers:- None

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**This report refers to a Mandatory Service**

**Appendices attached to this report:**

Appendix A: South East Lincolnshire Local Plan Settlement Hierarchy

Appendix B: Policies Map Insets

**To view these documents please use the following link:**

<http://southeastlincslocalplan.org/wordpress/11th-september-2015/>

Appendix C: Settlement Boundaries Background Paper

Appendix D: Housing Site Options Background Paper