

**Appendix**

**SOUTH EAST LINCOLNSHIRE  
JOINT STRATEGIC PLANNING COMMITTEE**

**Draft  
Revised**

**LOCAL DEVELOPMENT SCHEME**

**July 2012**



**South East Lincolnshire**  
**Joint Strategic Planning Committee**

## **PREFACE**

On 5th July 2011 the South East Lincolnshire Joint Strategic Planning Committee Order 2011 came into force (2011 No.1455). This Order establishes a Joint Strategic Planning Committee (Joint Committee) for the areas of the districts of Boston and South Holland (known collectively as South East Lincolnshire). The constituent authorities are Lincolnshire County Council, Boston Borough Council and South Holland District Council.

Article 3 of the Order constitutes the Joint Committee as the local planning authority for South East Lincolnshire for the purposes of Part 2 (local development) of the Planning and Compulsory Purchase Act 2004, as amended, (the 2004 Act). Together with article 4 it provides for the Joint Committee to exercise the functions of a local planning authority in relation to:

- 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.

Article 4(2) modifies section 15 of the 2004 Act so as to require the Joint Committee to submit its 'local development scheme' to the Secretary of State for Communities and Local Government (Secretary of State) no later than 30th September 2011.

The Joint Committee approved its first local development scheme (LDS) for submission to the Secretary of State at its first meeting held on 9th September 2011. That LDS came into effect on 31st October 2011.

This document supersedes the first Joint Committee LDS.

## Contents

	<b>Page No</b>
<b>Preface</b>	
1 Introduction	4
2 Content	4
3 Extension of saved policies	5
4 The Development Plan	6
5 The South East Lincolnshire Local Plan	6

## **Appendices**

- Appendix 1: Local Plan policies saved by a direction under paragraph 1(3) of Schedule 8 to the 2004 Act
- Appendix 2: Supplementary planning guidance and SPDs supporting saved policies
- Appendix 3: DPD Profiles
- Appendix 4: South East Lincolnshire Local Plan timetable
- Appendix 5: Contact details

## **1.0 Introduction**

- 1.1 Under section 15 of the Planning & Compulsory Purchase Act 2004, as amended, (the 2004 Act) every relevant local planning authority must prepare and maintain a scheme to be known as its Local Development Scheme (LDS). The purpose of the LDS is to specify the subject matter, area and the timetable for the preparation and revision of local development documents (LDDs), including the Statement of Community Involvement (SCI).
- 1.2 This LDS has been prepared by the South East Lincolnshire Joint Strategic Planning Committee (the Joint Committee) and sets out a rolling programme for the production of LDDs that will comprise its South East Lincolnshire Local Plan (the Local Plan).
- 1.3 In essence, it is a project plan with a particular focus on the next four years or so, and will be a living document that can be updated and amended as and when appropriate. It covers work to be undertaken from July 2012 to the end of 2015 and sets out details of the documents whose preparation will be given priority during this period.
- 1.4 It should be noted that this LDS has been prepared having regard to the Localism Act 2011, the Government's National Planning Policy Framework (NPPF), published in March 2012, and the Government's Town and Country Planning (Local Planning) (England) Regulations 2012 (the 'Local Planning Regulations' [which came into force on 6 April]).
- 1.5 Unlike previous related regulations, the Local Planning Regulations do not contain any specific provisions relating to the preparation of the LDS, giving councils the freedom to report the information that they think most relevant to local people, while maintaining the requirement to keep the public informed about the status of planning documents. In particular, local planning authorities are no longer required to submit the LDS to the Secretary of State.

## **2.0 Content**

- 2.1 This LDS illustrates in detail how the Joint Committee intends to progress preparation of its Local Plan up to the end of 2015.
- 2.2 Priority has been given to preparing LDDs which will follow full statutory processes and will form part of the 'development plan'<sup>1</sup> for the area. These

---

<sup>1</sup> The 2004 Act states that the 'development plan' for an area in England outside Greater London is:

are known as 'development plan documents' (DPDs). The preparation of these documents will be subject to the process of independent examination by an inspector appointed by the Secretary of State (for Communities and Local Government). Each adopted DPD will then form part of the Local Plan.

- 2.3 Future consideration will be given to the preparation of the other principal type of LDD, known as 'supplementary planning documents' (SPDs). SPDs are documents which add further detail to the policies in the Local Plan. The process for preparing a SPD is similar to the process for preparing a DPD but simplified. In particular, there is no requirement for a SPD to be subject to independent examination.

### **3.0 Extension of saved policies**

- 3.1 Under the Government's transitional arrangements for moving from the old to the new system of plan-making – as set out in the 2004 Act - most of the saved policies in the adopted Boston Borough Local Plan (April 1999) have been 'extended' by the Secretary of State<sup>2</sup>, so as to continue to form part of the development plan for the Boston Borough element of the new area of South East Lincolnshire until replaced by one or more new DPDs.
- 3.2 Policies in the adopted South Holland Local Plan (July 2006), covering the period to 2021, have likewise been extended<sup>3</sup> and will continue to form part of the development plan for the South Holland District element of the new area of South East Lincolnshire until replaced by one or more new DPDs
- 3.3 Appendix 1 to this document lists the saved policies of both Local Plans which have been extended.
- 3.4 In respect of Boston Borough Council, SPG and SPDs which relate to the saved (1999) Local Plan policies are set out in Appendix 2.

---

'(a) the regional spatial strategy for the region in which the area is situated (if there is a regional strategy for that region), and  
(b) the development plan documents (taken as a whole) which have been adopted or approved in relation to that area'.

Section 38(6) of the 2004 Act states:

'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

<sup>2</sup> This follows a direction from the former Government Office for the East Midlands (GOEM) under paragraph 1(3) of Schedule 8 to the 2004 Act which came into effect on 21st September 2007.

<sup>3</sup> GOEM's direction became effective on 18th July 2009.

- 3.5 In respect of South Holland District Council, supplementary planning guidance (SPG) prepared under the old system cannot be saved since none of it relates to the saved (2006) Local Plan policies. Supplementary planning documents (SPDs) and other guidance prepared under the new system and which relate to the saved (2006) Local Plan policies are set out in Appendix 2.

#### 4.0 The Development Plan

- 4.1 The development plan for South East Lincolnshire **currently** comprises:

- the Lincolnshire Minerals Local Plan (adopted February, 1991) prepared by Lincolnshire County Council ;
- the Lincolnshire Waste Local Plan (adopted May, 2006) prepared by Lincolnshire County Council;
- the Regional Spatial Strategy for the East Midlands (approved March 2009) prepared by the East Midlands Regional Assembly;
- **for the South Holland District part only**, the saved policies of the South Holland Local Plan (adopted July, 2006) prepared by South Holland District Council; and
- **for the Boston Borough part only**, the saved policies of the Boston Borough Local Plan (adopted April 1999).

#### 5.0 The South East Lincolnshire Local Plan

- 5.1 Over time the Local Plan will replace the saved policies in the Boston Borough and South Holland Local Plans. The Local Plan should attempt to give an effective spatial expression to the vision and aspirations of South East Lincolnshire's local communities and to those elements of the relevant strategies and programmes which relate to the development and use of land in the area. This should be coupled with a local interpretation of the requirements of the national planning policies, particularly the new NPPF. **NB:** The Localism Act repealed the requirement for LDDs to be in general conformity with the relevant regional spatial strategy.

- 5.2 The Local Plan will, in essence, comprise two parts: Part 1 will be entitled **Strategy and Policies DPD**; and Part 2 will be entitled: **Site Allocations DPD**. A **Community Infrastructure Levy (CIL) Charging Schedule** may also form part of the Local Plan (see paras 5.5-6) but this will not have development plan status.

##### **Strategy and Policies DPD**

- 5.3 The Strategy and Policies DPD will be the principal document in the Local Plan. It will contain the Joint Committee's spatial vision and strategic aims

for South East Lincolnshire; a spatial strategy, 'core' policies and strategic sites for delivering the vision and aims; and a monitoring and implementation framework with clear objectives for achieving delivery. In addition, it will contain a limited number of generic development control policies, against which planning applications for the development and use of land and buildings will be considered. All subsequent DPDs and SPDs must be consistent with it until such time as it is intended to supersede part or all of it. On adoption it will be supported by an adopted **proposals map** which will be updated on each occasion a new or revised DPD is adopted.

### **Proposals Map**

- 5.4 The adopted proposals map will express geographically the adopted development plan policies of the Joint Committee. It can only be changed as a result of a DPD being adopted.

### **Community Infrastructure Levy (CIL)**

- 5.5 The CIL is a new planning charge that allows local authorities to raise funds from developers. The money can be used to pay for infrastructure that is needed as a result of development. Under current arrangements, the responsible body for approving a CIL is an individual local authority's Full Council (known as a 'charging authority'). Therefore, in the case of South East Lincolnshire, CILs will have to be approved separately by Boston Borough and South Holland District Councils – and not the Joint Committee.
- 5.6 The Government expects charging authorities to implement the CIL on the basis of the infrastructure requirements identified in an up-to-date DPD which should normally be a draft or adopted 'core strategy' (or equivalent-type document). The preparation of an individual CIL 'charging schedule' must also involve consultation and independent examination. Consequently, it is envisaged that work on the preparation of CILs relating to South East Lincolnshire will be undertaken in conjunction with DPD preparation and by the same staff resources. A final decision on the preparation of CILs for South East Lincolnshire will be informed by future work on development viability which forms part of the preparation of the Strategy and Policies DPD.

### **Site Allocations DPD**

- 5.7 The Site Allocations DPD will identify sites allocated for specific uses that will help to deliver the spatial strategy set out in the Strategy and Policies DPD and, where appropriate, revised boundaries for the designated



settlements within which development is to be encouraged. It may also set out the policies relating to the delivery of the site allocations.

### **Additional LDDs**

- 5.8 The need to enhance the Local Plan through the preparation of additional LDDs will be considered in due course.

### **Other related documents**

- 5.9 Under section 18 of the 2004 Act, the Joint Committee must produce a **Statement of Community Involvement (SCI)**. The SCI sets out the Joint Committee's policy on community involvement in the preparation of the Local Plan and the determination of planning applications.
- 5.10 The Joint Committee adopted its SCI in April 2012.
- 5.11 The SCI will be monitored and kept up to date via the Joint Committee's '**Monitoring Report**'. Under the Localism Act, a local planning authority no longer has to make an annual monitoring report, on the implementation of its LDS, to the Secretary of State. But the duty to monitor remains, and requires a Monitoring Report to be prepared for local people, in the interests of local transparency and accountability. The new Local Planning Regulations set out the detailed requirements of the Monitoring Report, including monitoring information to be made available 'online' and in council offices as soon as it is available to the local planning authority, rather than waiting to publish it only on an annual basis.
- 5.12 In view of these requirements, it is intended to publish relevant information on the Local Plan website as soon as it becomes available and consolidate it in the form of a South East Lincolnshire Monitoring Report to be published in July of each year from 2013 onwards.
- 5.13 More detailed information on the DPDs featured above is set out in Appendix 3: DPD Profiles. In addition, this information is set out in a tabular format in Appendix 4: South East Lincolnshire Local Plan timetable.

## **Appendix 1: Local Plan policies saved by a direction under paragraph 1(3) of Schedule 8 to the 2004 Act**

### **Boston Borough Local Plan**

- G1: Amenity
- G2: Wildlife and Landscape Resources
- G3: Foul and Surface Water Disposal
- G4: Safe-Guarding the Water Environment
- G6: Vehicular and Pedestrian Access
- G7: Accessible Environment
- G8: Air and Soil Resources
- G10: External Lighting Schemes
- ED1: Development in Industrial/Commercial Areas
- ED2: Development of Ports
- ED3: Development of The Business Park
- ED5: Development in the Area of Mixed Use
- ED6: Small Developments within or next to Settlements
- ED7: Developments in the Countryside
- ED8: Office Development
- ED9: Expansion of Existing Firms
- ED10: Transport Depots and Lorry Parks
- ED11: Renewable Energy
- ED12: Telecommunication Developments
- RTC1: Retail Development in Town Centre
- RTC4: Chain Bridge Retail Area
- RTC5: Main Ridge East shopping area
- RTC6: Prime Shopping Frontages
- RTC7: Other Prime Shopping Frontages
- RTC8: Town Centre Land Uses
- RTC10: Village Shops
- RTC11: Shops in the Countryside
- RTC12: Sites for Redevelopment
- T1: New Accesses onto Major Roads
- T2: Roads and Footpaths in New Developments
- T3: Town Centre Car Parking
- T6: Taxi Businesses
- T7: Docks Railway Line
- H1: Allocated Housing Sites
- H2: Windfall Housing Sites
- H3: Quality of Housing Development
- H4: Open Space in Housing Estates
- H6: Housing for the Disabled
- H7: Low Cost Housing for Local Needs
- H8: Creating Extra Accommodation in Existing Premises
- H9: Housing for Elderly
- H10: Extensions and Alterations

- R1: Protection of Existing Recreational Open Space
- R2: New Recreational Open Space
- R3: New Indoor Leisure Facilities
- R4: Water-based Recreational Facilities
- R5: Witham Way Footpath and Nature Reserve
- R8: Leisure Facilities in the Countryside
- R9: Built Development for Countryside Leisure Pursuits
- R10: Allotments
- R11: Static Holiday Caravans and Chalets
- R12: Touring Caravan and Camping Sites
- C7: Development of Sites Adjacent to River Witham
- C8: Stump Views
- C13: Changes of Use in Wormgate
- C14: Changes of Use of Shops in Wormgate
- C15: Shopfronts and Advertisements in Wormgate
- C17: Sites of local Nature Conservation Interest
- C22: Coastal Zone
- C24: Protected Landscape Sites
- CF1: Proposed Community Facilities
- CF2: Existing Community Facilities
- CF3: New Community Facilities
- A1: Guidelines for Advertisements
- A2: Flag Advertisements
- A3: Advertising Boardings
- A4: Advertisements in the Countryside
- A5: Advance Signs in the Countryside
- CO1: Development in the Countryside
- CO6: Re-use of Buildings in the countryside for Employment Uses
- CO7: Re-use of Buildings in the Countryside for Residential Purposes
- CO8: Intensive Livestock Units
- CO9: Agricultural Buildings
- CO10: Kennels and Catteries
- CO11: Equestrian Facilities
- CO12: Replacement Dwellings

### **South Holland Local Plan**

- SG1: General Sustainable Development
- SG2: Distribution of Development
- SG3: Settlement Hierarchy
- SG4: Development in the Countryside
- SG6: Community Infrastructure and Impact Assessment
- SG7: Energy Efficiency
- SG11: Sustainable Urban Drainage Systems (SUDS)
- SG12: Sewerage and Development
- SG13: Pollution and Contamination
- SG14: Design and Layout of New Development
- SG15: New Development: Facilities For Road Users, Pedestrians And Cyclists

SG16:	Parking Standards in New Development
SG17:	Protection of Residential Amenity
SG18:	Landscaping of New Development
SG19:	Protection of Open Spaces
SG20:	Extensions and Alterations to Existing Buildings
SG21:	Extension of Curtilages
SG23:	Advertisements Outside Defined Settlement Limits
HS3:	New Housing Allocations
HS4:	New Housing in Spalding and the Area Centres (Other Towns and Donington) (Non-Allocated Sites)
HS6:	New Housing in the Group Centres (Non-Allocated Sites)
HS7:	New Housing in the Open Countryside including Other Rural Settlements
HS8:	Affordable Housing
HS9:	Rural Exceptions
HS11:	Open Space In New Residential Developments
HS14:	Accommodation for Transient Agricultural Workers
HS16:	Conversion of Redundant Rural Buildings to Residential Use
HS17:	Replacement Dwellings in the Countryside
HS18:	Change Of Use Of Property To Housing In Multiple Occupation (HMO) Use
HS19:	Sites for Gypsies and Travellers
EC1:	Major Employment Areas - Sites Allocated for Employment Use
EC3:	Existing Employment Areas/Premises
EC4:	Farm Diversification Including Re-use of Redundant Rural Buildings
EC5:	Development Within Retail Town, District and Local Centres
EC6:	Development In Primary Shopping Areas
EC7:	Retail Development Outside Defined Retail Centres
EC8:	Small Scale Retail Development
EC9:	Town Centre Evening Economy
EC10:	Hot Food Take-Aways
EC12:	Garden Centres
EC13:	The Northern Expansion Area, Spalding
EC14:	Land Rear of The White Hart, Spalding
EN1A:	Development and Sites of Local Biodiversity Interest
EN11:	Security Shutters
LT2:	Safeguarding Open Space For Sport, Recreation And Leisure
LT3:	Recreational Routes, Public Rights-Of-Way, Disused Railway Lines
LT4:	The Fens Waterways Link
LT7:	Caravan Sites
TC1:	Safeguarding Road Routes
TC2:	Cycling, Cycleways
TC4:	Roadside Services

**NB:** The next review of the LDS will identify which saved policies have been replaced or have become redundant.

## **Appendix 2: Supplementary planning guidance and SPDs supporting saved policies**

### **Boston Borough Council**

#### **1. Open Space in New Residential Development**

Adopted in October 2002 and supports Boston Borough Local Plan **Policy H4: Open Space in Housing Estates**

### **South Holland District Council**

#### **1. Open Space in New Residential Developments SPD**

Adopted in June 2007 and supports saved South Holland Local Plan **Policy HS11 - Open Space in New Residential Developments**

#### **2. Affordable Housing SPD**

Adopted in November 2007 and supports saved South Holland Local Plan **Policy HS8 - Affordable Housing and Policy HS9 - Rural Exceptions**

#### **3. Holland Park Development Brief**

Approved by Full Council in January 2008 and supports saved Local **Plan Policy HS3 - New Housing Allocations**

### Appendix 3: DPD Profiles

The following tables set out a brief description of each proposed DPD, along with its timetable for production.

#### Profile for Strategy and Policies DPD

<b>Strategy and Policies DPD</b>		
<b>Document Details</b>	<ul style="list-style-type: none"> <li>• <b>Role and Subject</b></li>         <li>• <b>Geographic Coverage</b></li>   <li>• <b>DPD/SPD</b></li>   <li>• <b>Chain of Conformity</b></li> </ul>	<p>Document setting out the vision, aims and strategy for South East Lincolnshire to 2031, and the primary policies and strategic sites for achieving the vision (including a key diagram), together with a limited number of generic development control policies. It will be supported by a Proposals Map</p> <p>South East Lincolnshire</p> <p>DPD</p> <p>All other South East Lincolnshire DPD/SPDs to be consistent with this DPD.</p>
<b>Timetable</b>	<ul style="list-style-type: none"> <li>• <b>Initial stakeholder engagement/Visioning and preparation of Sustainability Appraisal scoping report</b></li> <li>• <b>Preparation of Preferred Options and Sustainability Appraisal report</b></li> <li>• <b>Public participation on Preferred Options and Sustainability Appraisal report</b></li> <li>• <b>Consideration of representations and discussions with stakeholders</b></li> <li>• <b>Preparation of Submission DPD and Sustainability Appraisal report</b></li> </ul>	<ul style="list-style-type: none"> <li>• January - April 2012</li>     <li>• May - December 2012</li>     <li>• February - March 2013</li>     <li>• April - May 2013</li>     <li>• June - September 2013</li> </ul>

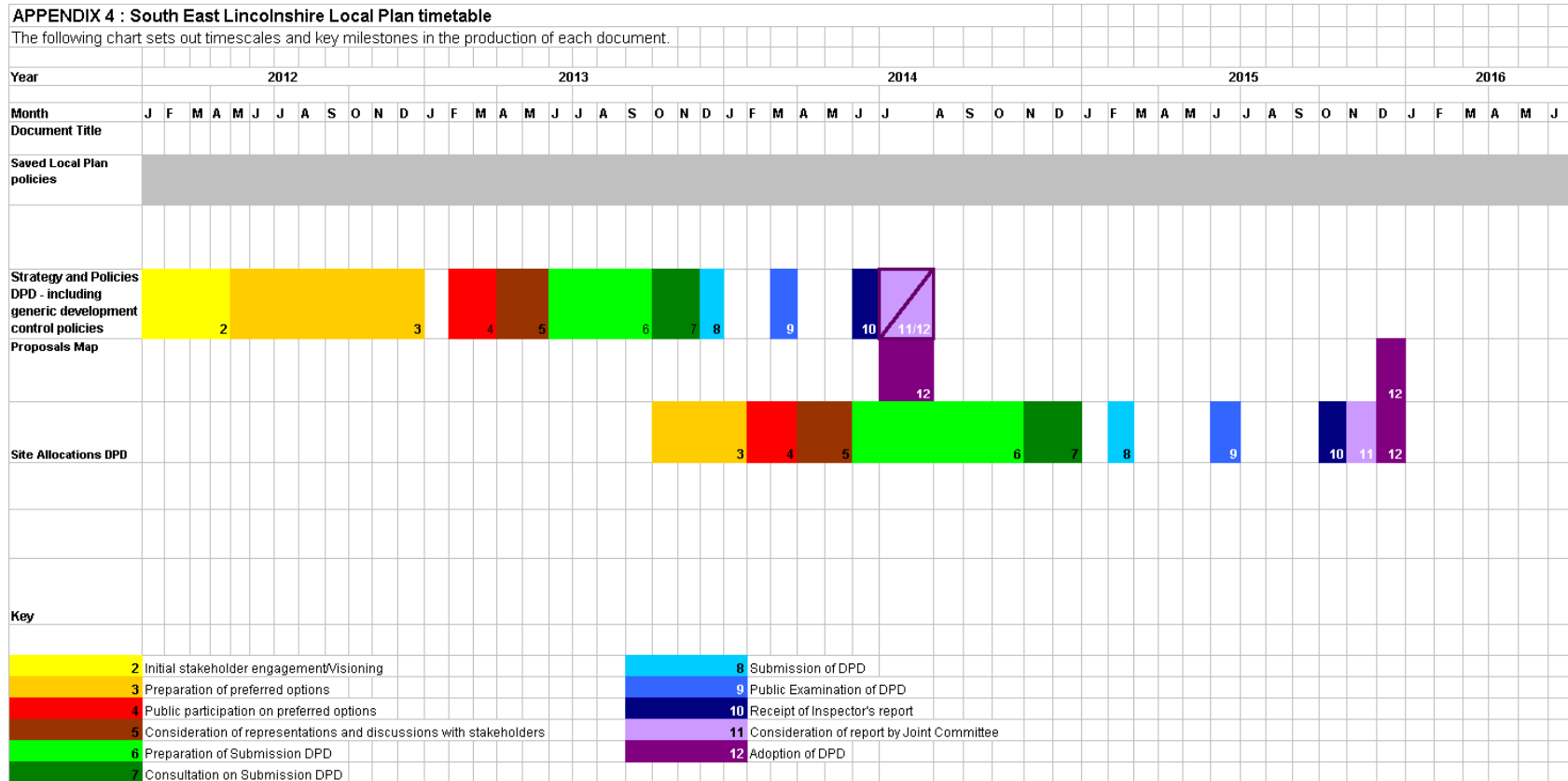
	<ul style="list-style-type: none"> <li>• <b>Consultation period on Submission DPD and Sustainability Appraisal report</b></li> <li>• <b>Submission of DPD to Planning Inspectorate</b></li> <li>• <b>Public Examination</b></li> <li>• <b>Receipt of Inspector's report</b></li> <li>• <b>Consideration of report by Joint Committee</b></li> <li>• <b>Adoption of DPD, including Proposals Map</b></li> </ul>	<ul style="list-style-type: none"> <li>• October - November 2013</li>   <li>• December 2013</li>   <li>• March 2014</li> <li>• June 2014</li>   <li>• July 2014</li>   <li>• July 2014</li> </ul>
--	--	---

**Profile for Site Allocations DPD**

<b>Site Allocations DPD</b>		
<b>Document Details</b>	<ul style="list-style-type: none"> <li>• <b>Role and Subject</b></li>   <li>• <b>Geographic Coverage</b></li> <li>• <b>DPD/SPD</b></li> <li>• <b>Chain of Conformity</b></li> </ul>	<p>Document providing site-specific allocations (and possibly some policies) for housing, employment, retail and other types of development proposal and defining settlement boundaries</p> <p>South East Lincolnshire</p> <p>DPD</p> <p>To be consistent with the Strategy and Policies DPD</p>
<b>Timetable</b>	<ul style="list-style-type: none"> <li>• <b>Preparation of Preferred Options and Sustainability Appraisal report</b></li> <li>• <b>Public participation on Preferred Options and Sustainability Appraisal report</b></li> <li>• <b>Consideration of representations and discussions with stakeholders</b></li> <li>• <b>Consideration of representations and discussions with stakeholders</b></li> </ul>	<ul style="list-style-type: none"> <li>• October 2013 - January 2014</li>   <li>• February - March 2014</li>   <li>• April - May 2014</li>   <li>• June - October 2014</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Preparation of Submission DPD and Sustainability Appraisal report</b></li> <li>• <b>Consultation period on Submission DPD and Sustainability Appraisal report</b></li> <li>• <b>Submission of DPD to Planning Inspectorate</b></li> <li>• <b>Public Examination</b></li> <li>• <b>Receipt of Inspector's report</b></li> <li>• <b>Consideration of report by Joint Committee</b></li> <li>• <b>Adoption of DPD, including Proposals Map</b></li> </ul>	<ul style="list-style-type: none"> <li>• June - October 2014</li> <li>• November - December 2014</li> <li>• February 2015</li> <li>• June 2015</li> <li>• October 2015</li> <li>• November 2015</li> <li>• December 2015</li> </ul>
--	--	---





**Appendix 5: Contact details:**

**For more information about any of the issues raised in this LDS please contact:**

***the South East Lincolnshire Joint Policy Unit***

**C/o Planning Policy Team  
Planning Department  
South Holland District Council  
Priory Road  
Spalding  
Lincs  
PE11 2XE  
Telephone: 01775 761161**

**or**

**C/o Forward Planning Team  
Planning Department  
Boston Borough Council  
Municipal Buildings  
West Street  
Boston  
Lincs  
PE21 8QR  
Telephone: 01205 314200**