

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 year¹. 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/)

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.

¹ 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 and those relating to settlements in South Holland District should be addressed to Karen Johnson at 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	Old Leake Community Centre, Furlongs Lane Donnington Ruby Hunt Centre, Church Street
Wednesday, 20 July	Kirton Town Hall, Station Road Long Sutton Market House, Market Street
Thursday, 21 July	Holbeach Community Centre, Fishpond Lane
Friday, 22 July	Swineshead Village Hall, North End
Monday, 25 July	Butterwick Village Hall, Church Road Cowbit Village Hall, Barrier Bank
Tuesday, 26 July	Sutterton Village Hall, Park Avenue Spalding South Holland Centre
Thursday, 28 July	Crowland British Legion Hall, Broadway
Friday, 29 July	Wyberton Parish Hall, London Road
Tuesday, 2 August	Gedney Hill Memorial Hall, Hill Gate
Wednesday, 3 August	Pinchbeck Library, Knight Street
Friday, 5 August	Sutton Bridge Curlew Centre, Bridge Road
Monday, 8 August	Surfleet 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.

Background papers:- None

Lead Contact Officer

Name and Post: Gary Alexander, South East Lincolnshire Joint Policy Unit Manager

Telephone Number: 01775-764467

Email: galexander@sholland.gov.uk

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/)

Appendix B: Revised Policy 2: Spatial Strategy

Appendix C: Revised Policy 12: Distribution of New Housing