

**SOUTH EAST LINCOLNSHIRE JOINT STRATEGIC PLANNING COMMITTEE
(THE JOINT COMMITTEE)**

**To: South East Lincolnshire Joint Strategic Planning Committee – 9 March
2017**

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**Subject: Report on Public Consultation Responses on drafts of the South East
Lincolnshire Local Plan**

**Purpose: To seek approval for the approach taken in considering consultation
responses to the three public consultation stages held in May 2013, January
2016 and July 2016**

Recommendation:

That Members agree that this report and the consultation responses form an accurate and comprehensive record of how comments have been considered and have informed the preparation of the Publication Draft South East Lincolnshire Local Plan.

1. INTRODUCTION

- 1.1 Members will be aware that the draft Local Plan has gone through several stages of Public Consultation over the past few years and that the arising material issues (and evolving evidence) have been considered by members and informed the drafting of the Local Plan. Members are reminded that it is an established principle of the statutory plan making process to evidence that all duly made comments have been considered.
- 1.2 This report will provide an overview of the three public consultation events relating to received comments, officer responses and recommendations. Electronic copies of these databases are provided via this link <http://www.southeastlincslocalplan.org/9th-march-2017/> and a hard copy of the January 2016 and July 2016 databases are available in the Member's Rooms at South Holland and Boston Council Offices.
- 1.3 The May 2013 database has previously been considered by meetings of the Joint Committee in August, September and November 2013. However as the Local Plan has evolved from a Strategies and Policies Development Plan Document to a full Local Plan (including site allocations) a significant number of the officer responses and recommendations have been revisited to take this into account. It is considered prudent to evidence that this Committee is aware of the revisions and that it is satisfied that there are no new matters arising from them that have not been considered in drafting the Publication Local Plan.

2 Report on Consultation Databases

May 2013 Consultation

2.1 The Consultation on the South East Lincolnshire Local Plan Strategies and Policies DPD resulted in 1,409 duly made comments being submitted. In terms of the Chapters of that Plan the number of comments were:

Number of responses by chapter may 2013	
Chapter Name	Number of responses
01 Introduction	2
02 Spatial Portrait	42
03 Vision and Strategic Priorities	82
04 Housing Growth and Flood Risk	131
05 Sustainable Development and Spatial Strategy	248
06 Housing	489
07 Economy	127
08 Environment	123
09 Community, Health and Well-Being	43
10 Transport	62
11 Delivery	25
12 Key Diagram	10
13 Glossary of Terms	1
14 Appendices	1
15 Whole Plan	23

2.2 In considering the individual responses the Joint Committee received the comments split into the following categories and subsequent officer recommendations:

- Support – no change to the approach is required;
- Representations beyond the remit of the Local Plan or to be addressed in the preparation of the Site Allocations DPD;
- Objection – further work required which could result in a change to the approach;
- Objection – a minor change to the approach may be required (e.g. detailed policy wording/SA scoring); and
- Objection – no change to the approach is required

As will be appreciated some of these categories and responses no longer fit in terms of how the Local Plan has now evolved. In particular the response “Representations beyond the remit of the Local Plan or to be addressed in the preparation of the Site Allocations DPD” is now obsolete. It could be concluded that because the approach of the Local Plan has now changed this consultation has minimal or no relevance. However as a non-statutory public consultation exercise that looked at options also relevant to the emerging Local Plan there are benefits in taking the comments forward for re-consideration. It is also the case that all participants were specifically contacted and invited to consider the January 2016 draft Local Plan.

2.3 The changes made in respect of officer responses and recommendations still take a general approach in the main, for example, “These considerations have been taken forward in the draft Local Plan following Whole Plan Viability and Infrastructure Delivery Plan work” where the public have raised concerns about the need to secure infrastructure improvements in particular. Similarly where comments have been made in respect of housing numbers or

development per se in particular settlements the following response has usually been made; “These considerations have been taken forward in the draft Local Plan and are also evidenced in the supporting papers e.g. SHLAA and Housing Papers.” In specific cases where “support” or “objection” was expressed for a policy that has now been deleted e.g. the Rail Freight Interchange, it has been noted that this policy is now deleted.

January 2016 Consultation

- 2.4 The consultation on the South East Lincolnshire Local Plan (including site options for development) Jan 2016 resulted in 1637 duly made comments being submitted. The database records the responses made in respect of sections and policies of the draft Plan and for settlements. The tables below indicate the number of comments made:

Sections and policies:

Chapter	No. of responses
1.1 Introduction	5
1.3. What is being published for comment?	5
1.5. The relationship of the South East Lincolnshire Local Plan with other planning documents	4
1.6. Duty to co-operate	8
2.1 Spatial Portrait	7
2.2 A Vision for South East Lincolnshire	7
2.3 Strategic Priorities	10
3.0 Policy Context	4
3.1 Presumption in Favour of Sustainable Development	11
3.2 Spatial Strategy	149
3.3 Development Management	17
3.4 Strategic Approach to Flood Risk	15
3.5 Meeting Physical Infrastructure and Service Needs	84
3.6 Developer Contributions	38
4.0 Policy Context	3
4.1 Improving South East Lincolnshire's Employment Land Portfolio	40
4.2 Specific Occupier and Restricted Use Sites	5
4.3 Spalding Rail Freight Interchange	9
4.4 Employment Development in the Countryside	12
5.0 Policy Context	3
5.1 Meeting Objectively Assessed Housing Needs	22
5.10 Conversion of Redundant Rural Buildings to Residential Use	11
5.11 Agricultural, Forestry and other Rural Workers Dwellings	2
5.2 Distribution of New Housing	161
5.3 A Sustainable Urban Extension for housing in Spalding	37
5.4 Providing a Mix of Housing	19
5.5 Affordable Housing	91
5.6 Rural Housing Exception Sites	7
5.7 Accommodation for Gypsies, Travellers and Travelling Showpeople	6
5.8 Houses in Multiple Occupation and the Sub-Division of Dwellings	7
5.9 Replacement Dwellings in the Countryside	9

6.0 Policy Context	2
6.1 Retail Hierarchy	11
6.2 Primary Shopping Frontages	1
6.3 Additional Retail Provision	4
7.0 Policy Context	3
7.1 The Natural Environment	14
7.2 The Historic Environment	13
7.3 Pollution	13
7.4 Climate Change and Renewable & Low Carbon Energy	19
7.5 Design of New Development	19
7.6 Promoting Safe, Accessible Open Space, Sport and Recreational Facilities	20
8.0 Policy Context	5
8.1 Delivering a More Sustainable Transport Network	37
8.2 Vehicle and Cycle Parking	11
9 Monitoring	1
Appendix 3: Saved Local Plan Policy Replacement List	1
Appendix 4: Car Parking Standards	2
Foreword	1
Glossary	3
Policies Map	4

Settlements

01: Boston	51
02: Spalding and Pinchbeck	81
03: Crowland	16
04: Donington	10
05: Holbeach	14
06: Kirton	36
07: Long Sutton	79
08: Sutterton	27
09: Sutton Bridge	11
10: Swineshead	22
11: Bicker	19
12: Butterwick	11
13: Cowbit	8
14: Deeping St Nicholas	10
15: Fishtoft	15
16: Fleet Hargate	6
17: Gedney Church End	23
18: Gedney Hill	11
19: Gosberton	7
20: Gosberton Risegate & Clough	2
21: Moulton	13
22: Moulton Chapel	12
23: Old Leake	12
24: Quadring	16
25: Surfleet	20
26: Sutton St James	6

27: Tydd St Mary	11
28: Weston	16
29: Whaplode	9
30: Wigtoft	3
31: Wrangle	3
32: Algarkirk	1
33: Amber Hill	2
36: Fosdyke	2
37: Frampton	3
38 Frampton West	1
39: Freiston	3
40: Gedney Black Lion End	2
42: Gedney Dyke	1
43: Gedney Drove End	1
45: Holbeach Drove	3
46: Holbeach Hurn	2
47: Holbeach St Johns	1
56: Little Sutton	1
57: Lutton	2
58: Moulton Seas End	1
60: Northgate and West Pinchbeck	2
61: Saracens Head	2
62: Shepeau Stow	2
63: Surfleet Seas End	9
64: Sutton St Edmund	2
65: Swineshead bridge	3
67: Tongue End	1
68: Tydd Gote	5
69: Weston Hills Austendyke	2
70: Weston Hills St Johns	8
71: Whaplode Drove	2
73: Wrangle Common	1

- 2.5 Members will recall that at the Joint Committee meeting of 22nd April 2016 a detailed report on the January 2016 consultation was presented. At this meeting Members endorsed that;
- the overall housing needs identified in the recent Draft Local Plan remain the basis for evaluating preferred sites;
 - the approach to development in the designated Countryside remains as defined in the recent Draft Local Plan;
 - whilst the categories in the settlement hierarchy remain the same, the approach to where settlements should be defined be reviewed;
 - the housing need to be met within each settlement be reviewed; and, in the case of Holbeach, given its scale, role and function as a centre for services and employment, that a significant increase in its housing requirement be explored;
 - the principle of an urban extension to the north of the Vernatt's Drain be retained, but that further consideration be given to the site-specific details relating to this proposal, in particular the number of dwellings involved, the nature of the countryside gap between Pinchbeck and Spalding in the vicinity of

the railway and the Spalding Road, and the phased delivery of the development;

- the current position relating to the Spalding RFI is noted; however, if additional information in respect of its delivery is not forthcoming, the continued inclusion of this proposal be reconsidered at a future meeting; and
- work is undertaken on identifying a site(s) for non-food (comparison goods) retail development in Spalding to meet an identified need – for at least 10,810 sqm (net) floor space – in a sequentially preferable location(s): in the town centre, at the edge of the town centre or at sites well connected to the town centre.

2.6 The report also contained an Appendix which was a précis of the consultation and a comprehensive summary of those material comments made on the policies and sections of the plan and also with regard to particular settlements and sites. These were presented to members as the basis of how the officers took forward work on selecting “preferred sites” for the next consultation stage and as a basis for reviewing particular policies. Members will recall that the comments on particular settlements and sites were considered in more detail at a series of Steering Groups set up to consider the “preferred sites” and settlement boundaries. These specific comments on settlements and sites were also recorded in the “housing papers” for the settlements. The Joint Committee meeting held on 24th June 2016 approved the Local Plan draft on Preferred Sites for Development for consultation.

July 2016 Consultation

2.7 The July 2016 Consultation on the Local Plan (Preferred Sites for Development) resulted in 614 duly made comments being submitted. The database records the following number of comments in respect of particular issues and settlements (and sites):

Policy or settlement	No. of comments
1.4. Supporting documents	4
1.6 The relationship of the South East Lincolnshire Local Plan with other planning documents	1
1.7 Duty to co-operate	2
Appendix 2: Glossary	3
Policies Map	8
Revised Policy 12: Distribution of New Housing	52
Revised Policy 2: Spatial Strategy	21
01: Boston	34
02 & 08: Spalding and Pinchbeck	62
03: Crowland	20
04: Donington	8
05: Holbeach	10
06: Kirton	21
07: Long Sutton	15
09: Sutterton	13
10: Sutton Bridge	8
11: Swineshead	19
12: Bicker	6

13: Butterwick	7
14: Cowbit	5
15: Deeping St Nicholas	7
16: Fishtoft	5
17: Fleet Hargate	4
18: Gedney Hill	7
19: Gosberton	8
20: Moulton	5
21: Moulton Chapel	22
22: Old Leake	4
23: Quadring	165
24: Surfleet	17
25: Sutton St James	2
26: Tydd St Mary	7
27: Weston	5
28: Whaplode	5
29: Wigtoft	4
30: Wrangle	6
32: Amber Hill	1
33: Benington	1
35: Fosdyke	1
38: Freiston	1
39: Gedney Church End and Black Lion End	6
44: Haltoft End	2
45: Holbeach Drove	1
46: Holbeach Hurn	1
60: Northgate and West Pinchbeck	4
62: Shepeau Stow	1
63: Sutton St Edmund	1
68: Weston Hills	2

2.8 Members will recall that since the consultation concluded there have been a number of Steering Groups to consider comments on the settlements, preferred sites and also to bring forward policies that have been re-drafted in respect of comments made and other material considerations (e.g. Whole Plan Viability Assessment, Infrastructure Delivery Plan and new work on Objectively Assessed Needs). Appendix 1 provides a summary of the July 2016 consultation and the issues that have been taken to Members in the Steering Groups and also considered in the drafting of the Publication Draft Local Plan.

3. Conclusion

3.1 The consideration of three large sets of representations detailing 2,660 individual comments with responses and recommendations is a substantial task. However through the summary of responses reports, housing papers, Steering Groups and Joint Committee's it is considered that the arising material considerations have been properly and fairly considered in helping to shape the Local Plan.

4. Reasons for recommendation

That the formal consideration and approval by the Joint Committee of how public consultation responses have been considered is part of the statutory planning process.

5. IMPLICATIONS

Risk

Not providing evidence that this matter has been considered could result in the Local plan being found unsound.

Financial

None

Legal

Equality and Diversity

This report has no direct policy implications but the Equality and Diversity issues of the Draft Local Plan are subject to an Equality Impact Assessment

6. Wards/Communities Affected

All wards and communities in the Plan Area have an interest in this report

Background papers:- Available on: www.southeastlincslocalplan.org

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Appendices attached to this report:

Appendix 1 – Summary of Consultation Responses to July 2016 Consultation